

TOWN OF SIDNEY

BYLAW 2163

A BYLAW TO AMEND ZONING BYLAW NO. 2015

The Council of the Town of Sidney, in open meeting assembled, enacts as follows:

This Bylaw may be cited as "**Zoning Amendment Bylaw No. 2015-37**".

That Town of Sidney Bylaw No. 2015 be amended by:

1. Adding the following definition in alphabetical order to Section 2, Definitions, as follows:
Short Term Rental: means a commercial accessory use located in a dwelling unit which provides accommodation for a period of less than 31 days to the travelling public.
2. Adding a Section 4.1.11, Short Term Rentals, as follows:

4.1.11 Short Term Rentals
 - a. Notwithstanding any other section of this bylaw, one (1) Short Term Rental is permitted on a lot or a strata lot, subject to the following:
 - i. The Short Term Rental use is located in a dwelling unit on a lot or strata lot that is within the areas designated as Neighbourhood Residential (RES-1), Intensive Single-Family Residential (RES-2), Multi-Family Residential (RES-3) and Downtown Commercial (COM-1) in Schedule C of the Town of Sidney Official Community Plan, and also the area bounded by Beacon Avenue West, Galaran Road, Henry Avenue West and Highway 17;
 - ii. The lot or strata lot in which the Short Term Rental use is located is continuously occupied by a permanent resident, whether it be the owner or a tenant who has a valid and subsisting tenancy agreement;
 - iii. A Short Term Rental is not permitted on a lot or strata lot where any of the following are located on the same lot: a secondary suite or detached secondary dwelling occupied by a long-term tenant, or an active boarding or bed and breakfast use.
 - iv. No more than two bedrooms in a dwelling unit shall be used for the purposes of a Short Term Rental; and
 - v. No separate or additional cooking facilities or other such facilities for the keeping or preparation of food are provided within any bedroom intended for Short Term Rental use.

Read a first time the	13 th	day of	August, 2018.
Read a second time the	13 th	day of	August, 2018.
Public Hearing held the	24 th	day of	September, 2018.
Read a third time the	24 th	day of	September, 2018.
Ministry of Transportation & Infrastructure approval the	27 th	day of	August, 2018.
Reconsidered and finally adopted the	24 th	day of	September, 2018.

MAYOR

CORPORATE ADMINISTRATOR