



CITY OF PRINCE RUPERT

ZONING BYLAW AMENDMENT BYLAW NO. 3535, 2024

A BYLAW TO AMEND CITY OF PRINCE RUPERT ZONING BYLAW NO. 3462, 2021

The Council of the City of Prince Rupert has enacted Zoning Bylaw No. 3462, 2021 for the City of Prince Rupert; AND,

NOW THEREFORE the Council of the City of Prince Rupert in an open meeting assembled, enacts as follows:

1. Amend City of Prince Rupert Zoning Bylaw Schedule "A" Section 1 as indicated in Attachment 1 of this Bylaw.
2. Amend City of Prince Rupert Zoning Bylaw Schedule "A" Section 2 as indicated in Attachment 2 of this Bylaw.
3. Amend City of Prince Rupert Zoning Bylaw Schedule "A" Section 3 as indicated in Attachment 3 of this Bylaw.
4. This Bylaw may be cited as Prince Rupert Zoning Bylaw Amendment No. 3531, 2024

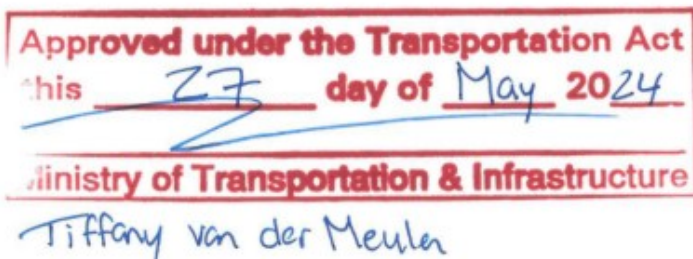
READ A FIRST TIME this 6th day of May, 2024.

READ A SECOND TIME this 6th day of May, 2024.

PUBLIC HEARING this 22nd day of May, 2024.

READ A THIRD TIME this 22nd day of May, 2024.

READ A FOURTH & FINAL TIME this 27th day of May, 2024.



MAYOR

CORPORATE OFFICER

This Bylaw was adopted by Council.

To view the signed original,
contact City Hall Administration at
(250) 627 0934 or email
cityhall@princerupert.ca

<p>SHORT TERM RENTAL ACCOMODATION means an accessory use of a dwelling unit that is used for a temporary commercial accommodation for short term use of any paying guests within a period of 30 days or less. This includes but is not restricted to bed & breakfast accommodations; however, this is not a home occupation and it does not include tourist accommodation.</p>	<p>SHORT TERM RENTAL ACCOMODATION means a use of dwelling or sleeping unit that is used for a temporary commercial accommodation for short term use of any paying guests within a period of ninety (90) consecutive days or less. This includes but is not restricted to Bed & Breakfast accommodations. Short Term rentals are subject to Municipal and Regional District Tax.</p>
<p>TRAVELER ACCOMMODATION means a use providing for the accommodation of a transient public in a permanent structure, with individual dwelling units or sleeping units (each with private washrooms) such as a hotel, short term accommodation or motel, or providing space for such lodging. It also includes hostels; and may include dining and beverage facilities. This does not include tents, trailers, or recreational vehicles.</p>	<p>TRAVELER ACCOMMODATION means a use providing for the accommodation of a transient public in a permanent structure, with individual sleeping units such as a hotel or motel, or providing space for such lodging. It also includes hostels; and may include dining and beverage facilities. This does not include tents, trailers, or recreational vehicles.</p>

ATTACHMENT 1

AMEND:

ADD:

FRACTIONAL OWNERSHIP refers to a situation where a host owns a part or fraction of a property with the right to use it for an equal fraction of the year.

ADD:

SLEEPING UNIT means a unit primarily used for sleeping, containing sleeping and sanitary facilities, but no kitchen as defined within the City of Prince Rupert Zoning Bylaw.

ATTACHMENT 2

Add the following to Section 2.5:

2.5.0

d) Fines for a violation of this Bylaw may also be set out in the City of Prince Rupert Ticket Information Bylaw.

ATTACHMENT 3

Amend Section 3.9 and 3.12.1 to align with the following:

3.9.0 Short Term Rental Accommodation:

The following requirements apply to all short-term rental accommodations:

- a)** Short term rental accommodations are permitted in all residential and commercial zones.
- b)** No person may operate a short-term rental accommodation unless the dwelling is a portion or entirety of the principal residence of that person or one secondary suite or accessory dwelling unit on the same property.
- c)** Section 3.9.0 a) does not apply in the following instances:
 - i.** Where a fractional ownership agreement is on Title that prevents principal occupancy as defined in this Bylaw;
 - ii.** Timeshare properties;
 - iii.** Accommodation in commercial buildings that is a component of an of an outdoor recreation operation with a valid business licence, including fishing and water sports, and is provided and operated only for that purpose.
 - iv.** Formal Home Exchange arrangements.
 - v.** Living accommodation primarily for students or employees of an educational institution that is owned or operated by the educational institution or a non-profit organization.
- d)** A short term rental accommodation is not permitted in a mobile home, structure without a permanent foundation, or any structure or shelter that is not a dwelling unit.
- e)** A short term rental accommodation must comply with the parking regulations on bed and breakfasts in this Bylaw.

3.12.0 Bed & Breakfast Accommodation

In addition to the regulations under section 3.9, a Bed & Breakfast, where permitted, must comply with the following general guideline

3.12.1 General Guidelines

- a)** Be limited to no more than two (2) sleeping units.
- b)** Be located within a single detached single family dwelling only.
- c)** The minimum permitted floor area for any guest room is nine (9) square metres
- d)** The maximum permitted gross floor area for any guest room is twenty two (22) square metres.
- e)** No boarders or lodgers shall be permitted within a dwelling where a Bed & Breakfast Accommodation is operated.

Remove Section 3.4.1 e) and replace with the following:

Section 3.4.1 e) intentionally deleted.