

# COUNCIL REPORT



REPORT DATE: June 5, 2019  
MEETING DATE: June 10, 2019

File No. 3010

TO: Mayor and Councillors  
FROM: Karin Albert, Senior Planner  
SUBJECT: Vacation Rental Regulations

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## RECOMMENDATION

1. THAT Council receive the June 5, 2019 staff report on the vacation rental regulations.
2. THAT vacation rental regulations be reviewed upon completion of the 2019/2020 Housing Needs Assessment and in conjunction with the review of the Official Community Plan in 2020.

## SUMMARY

During the fall 2018 rezoning process to permit vacation rentals at 2771 and 2773 Dunsmuir Avenue, some residents expressed concern about noise and nuisance issues of vacation rentals rented out by absentee landlords and the impact of vacation rentals on the long-term rental market. Others emphasized the important role vacation rentals play in providing visitor accommodation. To explore how the vacation rental regulations in the Zoning Bylaw may assist in managing the potentially negative and positive impacts of vacation rentals, Council passed the following resolution at their December 10, 2018 meeting:

*That staff review the Zoning Bylaw in regard to vacation rentals and report back to Council as soon as possible. (Motion 18-676).*

A review of existing vacation rentals and other tourism accommodation available in the Village of Cumberland clearly show that without vacation rentals, visitor accommodation options would be very limited. The impact of vacation rentals on long-term rental housing in the Village is more difficult to quantify because one cannot know exactly how many vacation rental owners would rent to long-term tenants if vacation rentals were not permitted or were more restricted.

This report reviews existing vacation rentals in Cumberland, seeks to approximate the number of secondary suites and accessory dwelling units available for long-term rental housing, and summarizes tools used by other local governments to regulate vacation rentals in order to reduce both their nuisance impact on neighbours as well as their impact on the long-term rental market.

## **BACKGROUND**

Vacation rental refers to the use of a residential dwelling to provide temporary accommodation for paying guests. As per the Zoning Bylaw No. 1027, 2016 rental for periods longer than a term of four weeks is considered a residential use. Vacation rentals are considered a commercial use of residential property and require a business licence.

### **Public concerns**

In 2018 an application was approved to rezone properties at 2771 and 2773 Dunsmuir Avenue to permit vacation rentals. Leading up to and during the public hearing on the Zoning Bylaw amendment, the Village received a number of comments for and against permitting vacation rentals on the two Dunsmuir Avenue properties and in other areas of Cumberland.

Following is a summary of the comments received during that rezoning process.

#### ***Concerns expressed***

- Vacation rentals are taking away from the limited long term rental housing stock;
- limited availability of long-term rental options in the Village drives up the rental rates;
- Cumberlands' vacation rental bylaw is inadequate in protecting the residential rental market;
- the lack of affordable housing, especially rental housing, should be addressed before additional rental stock is removed from the market by allowing vacation rentals in additional zones;
- absentee landlords can rent their properties as vacation rentals. This means there is little oversight on activities and noise levels of short-term renters, at times impacting neighbours; and
- vacation rentals should have to be owner occupied.

#### ***Comments received in support of vacation rentals***

Vacation rentals:

- help pay homeowners' mortgages;
- provide short-term stays for people looking to buy homes in Cumberland or visiting as tourists;
- accommodate tourists in the downtown core which is good for retail businesses and restaurants;
- allow to host prospective employees considering to relocate to Cumberland versus having to house visitors at hotels in Courtenay; and
- fill the gap for accommodation since there are no hotels in the community.

From the above comments, the following three key themes or concerns emerge:

1. Vacation rentals play an important role in providing tourism accommodation;
2. Vacation rentals take up units that may otherwise be rented to long term tenants; and
3. Vacation rentals can create nuisances for neighbours, especially if no owner or other permanent resident is on site.

## Contribution of vacation rentals to tourism accommodation

While tourism accommodation directly benefits the owner and any employees, it also benefits the local economy through spending in the retail and service sectors.

Spending on accommodation and food represents a significant component of tourism spending. According to a report by Destination British Columbia on the value of tourism, accommodation and food services generated over one third (35.5 %) of every tourism dollar spent in BC in 2015. Tourism also generates income in other sectors, such as retail and transportation.

The Village of Cumberland Economic Development Strategy identifies the lack of tourist accommodation as a key challenge to reaping the economic benefits of growing tourism to the Village. While the number of tourists visiting Cumberland is growing, this is not resulting in more overnight stays because of a lack of places to stay. One of the action items in the Economic Development Strategy is to develop an accommodation strategy which would research tourism trends, understand impacts on housing and village culture, define objectives and develop and prioritize alternatives. Among the options the strategy may explore expanding camping, attracting a hotel and/or motel, and reviewing vacation rental regulations.

The Village does not have data on the relative importance of the tourism accommodation sector. However, it is clear from the many visitors that Cumberland welcomes throughout the year, that tourism plays a significant role in the local economy, with accommodation being one component of that.

### ***Number of vacation rentals in Cumberland***

Currently, nine homes in Cumberland hold a business licence for vacation rental business. However, there are also a large number of unlicensed vacation rentals in Cumberland. The total number of vacation rentals retrieved online at homeaway.com on May 31, 2019 was 42. The total number of rooms available for rent on that day was 94 and the total capacity of the vacation rentals was 169 guests. Those numbers may change from week to week since some vacation rental owners may only rent out their additional dwelling for part of the year or while they are away.

See Table 1 below for a summary and Appendix 1 for the individual listings (note that the Waverly Hotel listed its two rooms on a vacation rental site – since they are a hotel, their two rooms were subtracted from the total).

**Table 1: Vacation Rental Listings in Cumberland retrieved May 31, 2019**

<b>Vacation Rental Listings</b>	<b>Capacity</b>	<b>Number of Beds</b>	<b>Number of Bedrooms</b>	<b>In R-1A*</b>	<b>In other residential zones*</b>
42	169	94	64	32	10

*\* The numbers in the zones cannot be verified - locations provided online are approximate.*

About three quarters (32) of vacation rentals are located in the Residential Infill (R-1A) zone where they are a permitted use with a business licence. About one quarter (10) appear to be located outside of the R-1A.

### **Commercial tourist accommodation in Cumberland**

Cumberland has several accommodation businesses in the Village core and a campground, as shown in table 2 below. The commercial accommodations have the capacity to host 34 guests. The campground can host approximately 190 visitors.

**Table 2: Hotel type accommodation in Cumberland**

<b>Business</b>	<b>Total Capacity</b>	<b>Number of Rooms</b>	<b>Dormitories</b>	<b>Serviced Campsites</b>	<b>Unserviced Campsites</b>	<b>Group Campsites</b>
Cumberland Hotel*	-	-	-	-		
Waverly Hotel (rented via AirBnB)	4	2	-	-		
Riding Fool Hostel	30	6	2 (6 beds ea.)	-		
Cumberland Lake Park Campground	~190	-	-	18	41	1
<b>Total</b>	<b>224</b>	<b>12</b>	<b>2</b>	<b>18</b>	<b>41</b>	<b>1</b>

\*Even though called a hotel, the Cumberland Hotel currently does not rent rooms.

In other jurisdictions, hotels have raised concerns about loss of revenue and inequity related to having to pay a hotel tax while vacation rentals do not. This is less of a concern in Cumberland since, currently, neither vacation rentals nor other tourism accommodation in the Village pay a hotel tax. Based on a conversation with one vacation rental operator, the greater concern at this time is that there are not enough visitor accommodations in Cumberland and tourists are finding accommodation in Courtenay resulting in lost tourism spending at Cumberland businesses.

Cumberland's zoning bylaw regulations are generally very permissive, allowing vacation rentals in its largest residential zone, the R-1A zone, and in the Recreation One zone (RE-1).

### **Rental housing need in Cumberland**

In 2016, Cumberland had 1,565 households and 415, or 26.5%, of those were rental households (Statistics Canada). The census data does not identify the type of accommodation occupied by renter households but, given the limited number of rental apartments in Cumberland, it can be assumed that many either rent a single family dwelling or live in a secondary suite or accessory dwelling unit.

The total number of secondary suites and accessory dwelling units in Cumberland is approximately 200 (based on properties that have a second house number +/- 20).

If Cumberland has an estimated 200 secondary suites and accessory dwelling units and approximately 36<sup>1</sup> of the 42 listed vacation rental units are located within either a secondary suite or accessory dwelling unit, that would mean an estimated 18% of secondary suites and accessory dwelling units in Cumberland are used as vacation rentals (36/200x100). The use of the remainder, an estimated 164, or 82%, would house family members or long term renter households.

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<sup>1</sup> Appendix A: Vacation Rental Listings shows six listings that have three bedrooms and can accommodate five to nine guests. These are assumed to be principal dwellings. The remainder of the listings, or 36, are assumed to be secondary suites or accessory dwelling units.

Since 415 households identified as renter households in the 2016 census, that means about 164, or 40%, of renters in Cumberland live in a secondary suite or accessory dwelling unit. The remainder are presumably living in a rental apartment or are renting an entire house.

Assuming most suites and accessory dwellings would be rented to long-term tenants if vacation rentals were not an option, about 36 additional units could potentially be available for long-term rentals.

It is more difficult to make assumptions with respect to options for property owners who rent out their entire home as a vacation rental. A certain number may rent out their home for only a few weeks out of the year when they are away and would never rent to a long-term tenant.

Others, whose primary residence is elsewhere, may rent out their second home/recreational property as a vacation rental for most of the year but reserve it for themselves when they vacation in Cumberland for a few weeks of the year.

Yet others, who have a second property in Cumberland for investment purposes, would have the option to rent their property to a long-term renter.

As the above discussion shows, it is difficult to quantify exactly how many short-term vacation rentals are taking up potential long-term rental housing stock. Even if the Zoning Bylaw regulations were changed to prohibit vacation rentals outright, the nine that are in compliance with the Zoning Bylaw and have a valid business licence would be permitted to continue to operate as legally non-confirming<sup>2</sup>. That means a maximum of 31 units, and likely somewhat less, could become part of Cumberland's rental housing stock.

Following is a brief snapshot of affordable rental housing need in Cumberland. The 2016 Housing Needs Assessment conducted by Thomson and Krause for Cumberland found an average rental vacancy rate of 2%. A rental market is considered healthy when vacancies are between 3% and 5%.

Low vacancy rates put upward pressure on rents. Combined with lower than average incomes of tenants, this creates an affordability issue for renters. According to the 2016 Census, 42.2% of Cumberland rental households spend more than 30% of their income on shelter costs<sup>3</sup>. This compares to 17.7 % of owners. Eleven percent of Cumberland renters live in subsidized housing.

Given that lack of affordability affects 42.2% of rental households, greater availability of rental units of any type as well as more affordable rental rates would ease their situation. Tighter regulation of vacation rentals could add to the available long term rental stock; however, other measures should also be explored.

Cumberland will have a better understanding of current vacancy rates, rental housing stock and rental trends upon completion of the housing needs assessment planned for late 2019/early 2020 – subject to grant approval.

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<sup>2</sup> If a permitted use in the Zoning Bylaw is changed, those properties that have that use at the time that new regulations are adopted and continue it without an interruption of more than 6 months, are permitted to continue the use. The use is considered 'legally non-conforming' with the new Zoning Bylaw regulations.

<sup>3</sup> According to BC Housing and the Canadian Mortgage and Housing Corporation, housing is considered affordable when a household spends no more than 30 percent of pre-tax household income on shelter.

## **Nuisance and noise impacts of vacation rentals on neighbours and enforcement**

The Bylaw Enforcement Officer responds to noise and nuisance complaints; however, he does not necessarily know whether the offending noise or nuisance resulted from a vacation rental use. Complaints from vacation rentals are not tracked separately from other noise or nuisance complaints. In addition, some neighbours may contact the RCMP instead of the Village or seek to address the issue directly with the neighbour. As per Council's Bylaw Enforcement Policy, adopted in November 2012, the Village does not formally inspect properties to enforce all of its bylaws on a regular basis. However, the Village Bylaw Enforcement Officer responds to and investigates residents' complaints.

The Bylaw Enforcement Policy identifies the business licence bylaw as one of five Village bylaws that are enforced pro-actively – however, enforcement of vacation rentals is a problematic and expensive endeavour under the current regulatory and licensing regime, as the Bylaw Enforcement Officer would need to rent a space to determine if it was actually being used for the illegal use. Contravention of the Business Licence Bylaw, No. 896, 2009, e.g. operating a business without a licence, can result in a minimum fine of \$1,000 and up to \$10,000 on summary conviction. Changes are planned for the upcoming Business License Bylaw review that will make enforcing vacation rental infractions easier (including language that it is an offense to advertise a business without a business license). Under the Municipal Ticket Information Bylaw No. 1053, 2017, the ticket fine for carrying out a prohibited use in a zone, e.g. a short term rental outside of the R-1A zone, is \$1,000. The fine for noise which disturbs is \$50 for the first offence, \$100 for the second offence and \$150 for third or continued offences.

## **REGULATING VACATION RENTALS**

The challenge for Cumberland is to determine how best to regulate vacation rentals to respond to the above three challenges – recognize vacations rentals contribution to the tourism economy, increase the existing rental housing stock and minimize nuisances resulting from vacation rentals.

### **Cumberland regulations**

The Village of Cumberland Zoning bylaw No. 1027, 2016 currently regulates vacation rentals through the following provision:

#### **4.15 Vacation Rental**

- a) No noise, vibration, smoke, dust, odors, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the *vacation rental*.
- b) The use of a principal *dwelling unit* and *accessory dwelling units* are permitted to operate as *vacation rental* instead of the principal *residential use*.
- c) Meals may be provided to customers of a *vacation rental* operation only and not the public.
- d) Any person intending to operate a *vacation rental* shall hold a valid business licence from the *Village*.

Vacation rentals are permitted in the R—1A Infill zone, the RE-1 Recreation and Tourism Zone as well as in the Village Core Commercial Mixed-Use zone (VCMU-1) only at 2771 and 2773 Dunsmuir

Avenue. Properties used as vacation rentals do not have to be occupied by the owner or a permanent resident while being rented out.

Vacation rentals are permitted on over half of residential properties in the Village. The R-1A and RE-1 zones make up 759 or 54% of residential zoned properties in the Village. At \$110 per year, the business licence fee is lower than in other municipalities researched (see Appendix B).

Following is a brief review of approaches to regulating vacation rentals and practices in other jurisdictions.

### **Vacation rental regulations in the Comox Valley**

Courtenay and Comox do not explicitly regulate vacation rentals in their zoning bylaw. However, they are considered a commercial use of a residential property and are not permitted. A brief scan of online vacation rental listings shows that they are being advertised in both municipalities in spite of the prohibition.

Courtenay and Comox's zoning bylaws do permit Bed and Breakfast accommodation. B&B's are permitted in some residential zones as a secondary use of a single-family dwelling. The B&B operation has to be within a dwelling, occupied by the owner of the dwelling and be conducted by household members. The regulations do not permit guests to occupy a separate dwelling such as an accessory dwelling unit. Cumberland had similar B&B regulations prior to the adoption of the Zoning Bylaw No. 1027 in 2016.

Similarly to Courtenay and Comox, the Comox Valley Regional District's current Zoning Bylaw also does not permit vacation rentals. However, the Regional District permits Bed and Breakfast accommodation. In order to clarify that vacation rentals are not permitted unless they operate like a B&B, the CVRD recently proposed to include a definition for vacation rental in their Zoning Bylaw. This raised concern among property owners who, possibly unbeknownst to them, have been operating vacation rentals illegally. In response to the concerns expressed by vacation rental operators, the CVRD is planning to review vacation rentals through a separate process from the current zoning bylaw review.

Bed and Breakfasts fall under the same regulations as vacation rentals in Cumberland since vacation rentals may serve meals to their guests. B&B's that existed outside of the R-1A zone prior to 2016 are legally non-conforming to the new Zoning Bylaw regulations.

### **Regulatory tools and practices**

Local governments have a number of tools at their disposal to regulate vacation rentals. See Attachment B for a comparison of seven different jurisdictions including Cumberland. Tools include:

1. *Business licensing* – all of the jurisdictions researched use this tool except Hornby Island which does not have the power to issue business licences under the *Islands Trust Act*. Powell River, Victoria and Tofino require that the business licence number be listed on print, online advertisements or promotions of the rental. This allows discerning guests to identify which businesses are operating legally with a licence. It also assists with bylaw enforcement since those that do not list a licence number can be identified for enforcement of the Business Licence Bylaw.

2. *Distinguishing between year-round and seasonal vacation rentals* – Powell River, Victoria and Nelson have two types of business licences, one for owners who are renting out a space throughout the year and one for owners who may only rent out their home, a suite or accessory dwelling on occasion, possibly while they are away.

Hornby Island is unique in that it only permits one rental within a seven day period to reduce turn-over. It is likely that this regulation is difficult to verify and enforce.

3. *Residency and Type of Dwelling Units* – it is common for municipalities to require a proof of principal residency on the property. This does not necessarily mean that the unit has to be owner occupied while guests are staying in the rental. However, a few municipalities, such as in Ucluelet, require the property to be owner occupied while the vacation rental is in operation. This is done in order to reduce the likelihood of party houses and nuisances to neighbours.

Out of the jurisdictions researched, only Tofino prohibited the principal residence from being rented out. The other jurisdictions permit vacation rentals in any type of dwelling.

4. *Location and Number Restrictions* – All of the jurisdictions permitted vacation rentals only in certain residential zones. Powell River and Nelson put a cap on the total number of vacation rentals permitted, set at 10 and 110 respectively. Nelson also limits vacation rentals to a maximum of three per block. The cap and limit per block are specified in the City's business licencing bylaw. Under a cap system, business licence renewals are given priority and new licences are issued on a first come first serve basis until the cap is reached.
5. *Parking and Signage Requirements* – All of the communities researched require parking to be allocated to vacation rentals. Hornby Island requires posting of a sign with the name and phone number of the owner or agent who will be available 24/7 to deal with any problems while the vacation rental is in use. Other jurisdictions require the vacation rental owner or operator to provide contact information to immediate neighbours and have someone available to respond in case of problems.

Appendix B provides an overview of different regulatory tools and their use in different jurisdictions.

### ***Discussion***

While there are a myriad of regulatory tools and approaches available, generally, the more complex the regulation, the more difficult and time consuming it becomes to enforce.

For example, when Tofino decided to shift from complaint-based to proactive enforcement, the municipality had to dedicate one full-time person to business licence inspections and enforcement for short-term rentals. While Cumberland does not have as many vacation rentals as Tofino, experience with proactive enforcement in 2017 demonstrated that it takes considerable bylaw enforcement staff time. If a proactive approach to compliance is desired, host compliance software is available to assist with registration, address identification and compliance monitoring. Nonetheless, bylaw enforcement staff time is required to conduct site visits and seek statements from guests or neighbours. Given other requirements for the Village Bylaw Enforcement Officer's time, the complaint driven approach makes the most sense for Cumberland at this time.

In order to have vacation rental owners take responsibility for resolving issues and complaints by neighbours, the Village could require that landlords post their or their agent's contact information



on a sign outside of the vacation rental property, on their online listing and/or provide it to neighbours within a 75.0 metre radius of the rental (a 75 metre radius would be consistent with the notification requirements for bylaw amendments in the Village's Procedures Bylaw).

The Village could also require that vacation rental properties be owner occupied. However, this would prevent those property owners who only rent out their property while they are away from doing so. It is important to remember that this type of occasional short-term vacation rental does not impact the long-term rental housing market. Instead, Cumberland could consider a primary residency requirement to ensure that investment properties are not used as vacation rentals but are part of the long-term rental housing stock. A primary residence is the place where a person usually lives; the residence that qualifies for the home owner grant toward a person's property taxes and which is the address on their driver's licence. Proof of primary residence would need to be provided at the time that the business licence is purchased.

In order to protect the long-term rental housing stock, Cumberland could also place a cap on the total number of vacation rentals permitted in the Village. Where that cap is to be set should be explored with residents and vacation rental operators in order to understand the level of support for a cap, its possible contribution to the availability of long-term rental housing and its impacts on operators and the local tourism industry.

Staff recommend that these and other options to increase availability of affordable rental housing be explored during the 2020 Official Community Plan review and once the housing needs assessment planned for late 2019/early 2020 has been completed and more data is available to inform policies and strategies.

This report could be forwarded to the Homelessness and Affordable Housing Select Committee and Economic Development Committee for discussion and comment.

If the Zoning and/or Business Licence bylaws are amended, existing licensed vacation rental operations that do not comply with the new regulations will be legally non-conforming. That means they can continue to operate as they have under the old regulations. For example, if a primary residency requirement is introduced, any of the vacation rentals with a valid business licence where the property is not the owner's primary residence, may continue to operate. However, if the vacation rental use on their property ceases for more than six months and they wish to re-introduce it, they will have to comply with the new regulations. Operations that do not have a valid business licence at the time that a Zoning Bylaw amendment is passed, will need to follow the new regulations.

## **FINANCIAL IMPLICATIONS**

None.

## **OPERATIONAL IMPLICATIONS**

The review of Zoning Bylaw regulations are part of the services provided by the Development Services Department. Further review and consultations on the vacation rental regulations will shift staff time away from other projects and priorities.

Enforcement of vacation rental regulations is currently complaint driven. If more enforcement is desired, less time would be spent on other enforcement issues.

## **STRATEGIC OBJECTIVE**

Comprehensive Community Planning

(f) Develop and implement an economic development strategy

(g) Implement the Affordable Housing Implementation Framework

## **ATTACHMENTS**

Appendix A: Vacation rental listings in Cumberland

Appendix B: Overview of Municipal Regulations of Short-Term Rentals

## **CONCURRENCE**

Ken Rogers, Manager of Development Services

Kaelin Chambers, Economic Development Coordinator

James Abrams, Bylaw Enforcement Officer

## **OPTIONS**

1. Review vacation rental regulations upon completion of the 2019/2020 Housing Needs Assessment and in conjunction with the review of the Official Community Plan in 2020.
2. Direct staff to amend the vacation rental regulations in the Zoning Bylaw to require proof of primary residency by operators and to establish a cap on business licences issued and leave other changes to be explored as part of the 2020 OCP Review and the 2022 Zoning Bylaw review.
3. Refer this report to the Homelessness and Affordable Housing Select Committee and Economic Development Steering Committee for comment.
4. Any other action deemed appropriate by Council.

Respectfully submitted,

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Karin Albert  
Senior Planner

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Sundance Topham  
Chief Administrative Officer

**Appendix A: Vacation Rental Listings in Cumberland (retrieved May 31, 2019 from homeaway.com)**

Vacation Rental	Type	# of guests	# of bedrooms	# of beds	Price
33 ft Dutchman Aspen Trailer	Camper/RV	6	1	5	\$ 109
Apple Tree House	Entire house	4	2	3	\$ 120
Bridal Alley Cottage Guest House	Entire cottage	3	1	2	\$ 115
Casa Velo	Entire guest suite	4	1	2	\$ 85
Casa Verde	Entire house	5	2	3	\$ 140
Character in heart of Cumberland	Entire guest suite	6	3	4	\$ 150
Coal Town Cottage	Entire cottage	5	3	3	\$ 150
Cozy Cumberland Cottage	Entire guest house/studio	4	0	2	\$ 80
Cozy Cumberland Suite	Entire guest house	4	1	1	\$ 89
Cozy private room in heart of Cumberland	Private room in townhouse	2	1	1	\$ 51
Crooked Cottage	Entire cottage	2	1	1	\$ 85
Cumberland backyard hideaway	Entire guest house/studio	3	0	2	\$ 74
Cumberland Carriage House	Entire guest house	3	1	1	\$ 76
The Cumberland Carriage House	Entire guest house	3	1	1	\$ 109
Cumberland Charm, Modern Interior	Entire house	5	2	2	\$ 120
Cumberland Guest House	Entire house	6	3	3	\$ 135
Cumberland Headquarters Guesthouse	Entire guest suite	4	1	2	\$ 95
Cumberland Mountain Guesthouse	Entire guest house	4	1	2	\$ 99
Cumberland Radhaus	Entire guest suite	4	2	3	\$ 88
Cumberland Residence	Private room	3	1	1	\$ 90
Cumberland Woods Retreat	Entire guest suite	4	1	2	\$ 65
Executive family house	Entire house	6	3	3	\$ 300
Foothills vacation suite	Entire guest suite/studio	4	1	2	\$ 85
Happy Campers B&B	Camper/RV	2	1	3	\$ 80
Home away from Home	Entire guest suite	6	2	2	\$ 78
Hotel Room 101 (Waverly)	Private room in hotel	2	1	1	\$ 76
Hotel Room 102 (Waverly)	Private room in hotel	2	1	1	\$ 76
Itsy Bitsy but Very Private Single Home	Entire house	2	1	1	\$ 89
Main Street Suite No. 1 Cozy	Entire house	4	1	2	\$ 99

Vacation Rental	Type	# of guests	# of bedrooms	# of beds	Price
Cove					
Main Street Suite no. 2 Urban Oasis	Entire guest house/studio	3	0	2	\$ 80
Main Street Suite No. 3 Simple Pleasure	Entire guest house/studio	2	0	1	\$ 69
Main Street Suites (Downtown Cumberland)	Entire house	9	3	5	\$ 239
One room in the Heart of Cumberland	Private room in house	2	1	1	\$ 50
Sea to Sky Master	Entire house	7	3	5	\$ 226
Sea-to-Sky Airbnb	Entire guest suite	5	2	2	\$ 73
Spacious 2 bedroom Cumberland suite	Entire apartment	4	2	2	\$ 70
Spacious Cumberland Getaway w/ secure bike storage	Entire guest suite	4	1	2	\$ 85
Stansbury's Guest House Unit C	Entire guest suite	4	1	2	\$ 89
Stansbury's Guest House Unit D	Entire guest suite	3	1	2	\$ 89
Stansbury's Guest House Suite B	Entire guest house	4	2	2	\$ 132
The Cumberland Vista	Entire guest house	4	1	2	\$ 155
Trailhead Guest house	Entire guest house	2	1	1	\$ 80
Your Cumberland getaway	Entire suite	4	1	2	\$ 72
Zen Den	Entire guest suite/studio	4	1	2	\$ 59
		<b>173</b>	<b>64</b>	<b>94</b>	

## Appendix B: Overview of Municipal Regulations of Short-Term Vacation Rentals

Municipality	Cumberland	Hornby	Powell River	Victoria	Tofino	Ucluelet	Nelson
<b>Licensing</b>							
Business licence required	<input checked="" type="checkbox"/>	N/A*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Business license no. to be listed on print or online advertising or promotion of rental			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Business licence fee	\$110/yr		\$1,000/yr year-round; \$180/yr short-term	\$1,500/yr year round; \$150/yr short-term	\$450/yr + \$150/rm	\$125 first unit + \$50 for each additional	\$200 - \$1,564
<b>Year-round and Seasonal</b>							
Distinguish between year-round vacation and short-term rental (seasonal rentals, in some municipalities can be rented when owner away)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Only one rental permitted in 7 day period to reduce turn-over		<input checked="" type="checkbox"/>					
<b>Residency and Type of Dwelling Units</b>							
Primary residency on property required (but owner or long term tenant does not have to be on site at same time as rented out)			<input checked="" type="checkbox"/> for year-round	<input checked="" type="checkbox"/> for year-round	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Owner or long-term tenant has to be on site.		<input checked="" type="checkbox"/> for year-round			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Has to be run/operated by household members				<input checked="" type="checkbox"/> for short-term	<input checked="" type="checkbox"/>		
Has to be in a separate dwelling unit from the principal residence					<input checked="" type="checkbox"/>		
Can be in any type of dwelling (single family dwelling, secondary suite, accessory dwelling)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	

Municipality	Cumberland	Hornby	Powell River	Victoria	Tofino	Ucluelet	Nelson
Not permitted in laneway houses							<input checked="" type="checkbox"/>
Permitted in duplexes in some zones						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Location and Number Restrictions</b>							
Permitted in a specific residential zone or zones	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	N/S	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cap on vacation rentals			10 year-round rentals				110 year-round 40 4-months
Limit per property			1				1 year-round 2 <sup>nd</sup> up to 6mths
Limit per block							3
Maximum of two beds per bedroom		<input checked="" type="checkbox"/>					
Maximum of two bedrooms				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Maximum of three bedrooms		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
Max. of four bedrooms on lots 1 ha or larger		<input checked="" type="checkbox"/>					
Maximum number of guests			8				6
<b>Parking and Signage Requirements</b>							
Parking spaces	1 per rental room	1 per bdrm	1; 3 for 4 or more bdrms	Varies by neighbourhood	1.5 per unit	1 per unit	
Signage required with name and phone number of owner or agent		<input checked="" type="checkbox"/>					