

REQUEST FOR DECISION

DATE: April 22, 2025

TOPIC: Zoning Amendment Bylaw No. 2027, 2025

PROPOSAL: Zoning Amendment Bylaw – Principal Residence – Short Term Rentals

PROPOSED BY: Joel Comer, Director of Community Services

DIVISION: Community Services

SECTION 1: SUMMARY

On February 25, 2025, Council directed Staff to prepare a zoning amendment bylaw to change the definition of “Principal Residence” when referring to Short Term Rentals, to align with provincial legislation.

Staff Recommendation:

THAT Council RECEIVE the April 22, 2025, Council Direction Request titled “Zoning Amendment Bylaw No. 2027, 2025”.

THAT Zoning Amendment Bylaw No. 2027, 2025, be read a first time by title and a second time by content.

SECTION 2: BACKGROUND

Background information regarding the definition of Principal Residence, when referencing Short Term Rentals can be found in the February 25, 2025, Council Direction Request titled “Opting into the Provincial Principal Residence Requirement”.

SECTION 3: ISSUE ANALYSIS / DISCUSSION

This amendment is expected to improve clarity and alignment with provincial definitions and to reduce complexity for hosts and provincial/Town Staff enforcing the regulations. See Appendix A – Draft Zoning Amendment Bylaw No. 2027, 2025.

Provincial	Town of Creston Zoning Bylaw: Current	Town of Creston Zoning Bylaw: Proposed
A principal residence is the place where an individual resides for more calendar days in a year than any other location.	A Short term rental is to be conducted: i. only in the Principal residence where the operator of the Short term rental resides at least 8 months out of the year;	A Short term rental is to be conducted: i. only in the Principal residence where the operator of the Short term rental resides for a longer period of time in a calendar year than any other place;

Environmental Considerations

None identified.

Social Considerations

Alignment with provincial legislation provides consistency for Short Term Rental operators.

Economic Considerations

None identified.

SECTION 4: ORGANIZATION IMPLICATIONS

Legislative Considerations (Policies and/or Bylaws)

Zoning Bylaw No. 1958, 2022

- a) Outlines Short-Term Rental Principal Residence requirements

Local Government Act s. 464

- a) Outlines Public Notice Requirements
- b) Where the following conditions are met, a Public Hearing is not required, and Council must give notice of First Reading.
 - a. an official community plan is in effect for the area that is the subject of the zoning bylaw, and
 - b. the bylaw is consistent with the official community plan.

Notice of First Reading was published in the Creston Valley Advance on April 10, 2025, and April 17, 2025.

Strategic Focus

- Community Safety and Security.
- Service Excellence.

Reconciliation Considerations

None identified.

Communication Considerations

Notice of First Reading.

SECTION 5: FINANCIAL IMPLICATIONS

Included in Financial Plan:	Financial Plan Amendment Required:
-----------------------------	------------------------------------

☐ Yes ☐ No ☒ N/A

☐ Yes ☒ No ☐ Next Budget Cycle

None identified.

SECTION 6: OPTIONS AND ALTERNATIVES

Option 1:

Council gives 1st and 2nd Readings of Zoning Amendment Bylaw No. 2027, 2025 as presented.

- Alignment with provincial legislation regarding short term rentals and principal residence.

Option 2:

Council refer to staff for additional information (to be specified).

Option 3:

Staff directed to take no further action on the matter. (Status quo)

SECTION 7: RECOMMENDATIONS

That Council passes the following resolution(s):

THAT Council RECEIVE the April 22, 2025, Council Direction Request titled "Zoning Amendment Bylaw No. 2027, 2025".

THAT Zoning Amendment Bylaw No. 2027, 2025, be read a first time by title and a second time by content.

SECTION 8: SUBMITTED AND REVIEW

This report is respectfully submitted by:


Joel Comer, Director of Community
Services

I concur with the staff recommendation.


Michael Moore, Chief Administrative Officer

PowerPoint: ☐ Yes ☒ No

Attachments

Appendix A – Draft Zoning Amendment Bylaw No. 2027, 2025.

References

No references.