



Planning, Building and Bylaw
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PUBLIC INFORMATION BULLETIN
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Rental Accommodation in City of Revelstoke

Purpose: To clarify legal rental options to the community, under the provisions of the City's building, and zoning bylaws.

Background:

The City is experiencing pressures for various types of residential and short term uses. The resort and tourism sectors demand different levels of accommodation that include secondary suites, bed and breakfast, boarding rooms and houses, vacation rentals, and short term occupancy.

Discussion and Analysis:

Zoning bylaw

The zoning bylaw addresses types of uses - for example:

- Residential (e.g. bed and breakfast, boarding houses or secondary suites); and
- Commercial (e.g. hotels/motels).

Zoning gauges impacts to the community through parking, number of residences, use of infrastructure (e.g. sewer, water, roads, and storm water), and character.

Short term residential rentals (under one month) cannot be located on non-commercial zone properties.

Building bylaw

The BC Building Code, as a provincial code, mandates primarily life safety requirements. Boarding houses and bed and breakfasts do not need the myriad of commercial requirements including fire separations, separate heating control, and separate exiting **provided** the use is under control of the primary owner/occupier.

Bed and Breakfast and Boarding Houses (see ***Bed and Breakfast Brochure***)

For these reasons bed and breakfasts, and boarding houses (R1, R1A, R2 and R2A zones) are residential uses and fundamentally different than motels and hotels. Must be common cooking and eating, laundry and washing facilities to be considered under one primary ownership/occupancy and cannot be rented for periods under one month.

Boarding rooms cannot be located in R1 zoned properties but are permitted in R2, R2A, R3 and R4 with some restrictions.

Secondary suites (see ***Secondary Suite Brochure***)

Considered as separate suites in single family buildings. Must meet building code requirements for exiting, and fire separations. Cannot be used in other than single family, and detached residential buildings.

Carriage Cottages

Unless attached structures in respective zones, detached carriage cottages or independent residential units are not permitted in multi-unit types of zoning or single family residential zones (e.g. R1, R2, R3, etc.)