



COMMITTEE OF THE WHOLE AGENDA

Monday, June 23, 2025
to follow the Regular Council Meeting
Council Chambers
325 Wallace Street, Hope, British Columbia

For those in attendance at District of Hope Open Council Meetings, please be advised that the Hope Ratepayers Association is recording these meetings. The District, in no way, has custody or control of the recordings. Therefore, all persons who do not want their presentation or themselves recorded, please approach the Clerk to declare same and the District will relay this to the Association so that you can freely speak.

1. CALL TO ORDER

2. APPROVAL OF AGENDA

Recommended Resolution:

THAT the June 23, 2025, Committee of the Whole Meeting Agenda be adopted as presented.

3. ADOPTION OF MINUTES

(a) Committee of the Whole Meeting (1)

Recommended Resolution:

THAT the Minutes of the Committee of the Whole Meeting held June 9, 2025, be adopted, as presented.

4. STAFF REPORTS

(a) Report dated June 17, 2025 from the Planner II Re: Short-Term Rental Regulations (3)

Recommended Resolution:

THAT Council receive the report dated June 17, 2025, regarding Short-Term Rental Regulations for information.

5. QUESTION PERIOD

6. CLOSE COMMITTEE OF THE WHOLE

MINUTES OF A COMMITTEE OF THE WHOLE MEETING

Monday, June 9, 2025
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Bonny Graham
Councillor Scott Medlock
Councillor Pauline Newbigging
Councillor Angela Skoglund
Councillor Dusty Smith
Councillor Heather Stewin

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Branden Morgan, Deputy Corporate Officer
Danielle Laporte, Communications/IT

Others Present: 1 member of the Public

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:27 p.m.

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the June 9, 2025 Committee of the Whole Meeting Agenda be adopted, as presented. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Committee of the Whole

Moved / Seconded

THAT the Minutes of the Committee of the Whole Meeting held May 12, 2025, be adopted, as presented. **CARRIED.**

4. STAFF REPORTS

(a) Report dated June 4, 2025 from the Planner III

Re: Proposed Development Application Fee Amendments

Council noted that the development application fees were last updated in 2015 and inquired as to whether there is a way to tie the fees to inflation. The Director of Community Development advised that tying the fee increases to inflation may result in uneven amounts that are difficult to track, noting that staff intend to update the fees every two to three years moving forward.

Moved / Seconded

THAT Council receive the report dated June 4, 2025, regarding Proposed Development Application Fee Amendments for information. **CARRIED.**

**(b) Report dated June 4, 2025 from the Planner III
Re: Short-Term Rental Regulations**

The Director of Community Development advised that the purpose of this report is to provide Council with a high-level analysis of short-term rental activity in the District, regulations implemented by the Province, and regulations implemented by neighbouring municipalities. He added that staff will prepare a report with recommendations for short-term rentals for review by Council.

Council engaged in discussion regarding short-term rental regulations, including:

- The impact of limiting short-term rentals to owner-occupied homes as tourists may prefer whole-home rentals
- The results of the Official Community Plan update engagement which found that many respondents did not support short-term rentals as a standalone use, but that it also did not necessarily capture responses from out-of-town visitors
- Options for limiting the number of short-term rentals within the municipality
- Providing staff with the tools to enforce business licensing requirements for short-term rentals
- Impacts on motels in the District and how to better align short-term rental costs through business license fees or tax rates
- Establishing a process to track non-compliant short-term rentals
- The Municipal & Regional District Tax Program and how it applies to short-term rentals

Moved / Seconded

THAT Council receive the report dated June 4, 2025, regarding Short-Term Rental Regulations for information. **CARRIED.**

5. QUESTION PERIOD

There were no questions from the public.

6. CLOSE

Moved / Seconded

THAT the June 9, 2025 Committee of the Whole Meeting adjourn at 7:44 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Committee of the Whole meeting held on June 9, 2025 in Council Chambers of the District of Hope, British Columbia

Mayor

Director of Corporate Services



DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

DATE: June 17, 2025 **FILE:** 6440-04

SUBMITTED BY: Christian Parr, Planner II

MEETING DATE: June 23, 2025

SUBJECT: Short-Term Rental Regulations

PROPOSAL

To provide Council with recommendations for short-term rental regulations.

RECOMMENDATION:

That Council receive the report dated June 17, 2025, regarding Short Term Rental Regulations for information.

BACKGROUND

Council Direction

At their May 12, 2025, meeting Council received information from the first round of *Official Community Plan* (OCP) public consultation which included community feedback on short-term rentals (STRs) in the District.

Responses showed neutral support for STRs. There was a preference to permit them throughout the District as well as in units where the property owner is on site. Residents would prefer not to have them as the principal use of residential property.

In response to this feedback and the new provincial short term rental registry, Council directed staff to investigate possible STR regulations for Councils consideration.

For context, STRs are residential units rented out for short term use that are listed on online platforms. While STRs are typically residential buildings other options like yurts, tiny homes, and park models can also be listed on STR platforms.

This differs from the currently permitted bed and breakfast use as no meal is required to be served to the guest and that STRs are not typically limited to a sleeping unit. In

addition, commercial units can be listed on Airbnb and other platforms but are typically included under different uses.

On June 9, 2025, Council received a report for information on current provincial and municipal regulations for STRs and existing STRs in Hope (report included as an attachment). At this meeting, Council noted concerns regarding housing affordability, collection of the Municipal and Regional District Tax (MRDT), implementation of a cap on business licences, controlling problematic STR operations and the requirement for owners to be on-site. There was also openness to not having the owner on site.

In response, staff have prepared this report with recommendations for STR regulations as well as discussion around Council's specific concerns regarding STRs.

RECOMMENDED REGULATIONS

In the Jun 9, 2025, report, staff reviewed the STR regulations from the Cities of Chilliwack, Mission, and Merritt, the town of Princeton and the District of Kent and identifying the following seven key components of STR regulations:

- 1) Use definition and classification.
- 2) Maximum number of guest and/or rooms.
- 3) Permitted zones.
- 4) Maximum number of days per stay.
- 5) Building types.
- 6) Parking regulations.
- 7) Owner presence during STR use.

Staff have reviewed these regulations further with Council's concerns in mind and have prepared the following regulations accordingly.

Use Definition and Classification

All the reviewed municipalities use the general term Short-Term Rental with contextual differences. Kent uses two definitions to differentiate between a guest unit or principal residence use, providing a definition for either a suite or a full home STR.

Recommendation:

While the District does not currently have a short-term rental use, the Zoning Bylaw does have a definition for bed and breakfast use. As bed and breakfast and short-term rental uses are comparable staff are recommending the following definition for short-term rental use which will both allow the new use but also include the bed and breakfast use:

Short-term rental use means the use of dwelling or sleeping unit for the temporary lodging (90 days or less in duration) of paying guest in which food may or may not be served.

The existing bed and breakfast use will be deleted from the Zoning Bylaw as having both it and the short-term rental use definition would be redundant.

Maximum Number of Guest and/or Rooms

Kent, Chilliwack and Princeton all regulate the maximum number of guests a single STR can have at one time and both Chilliwack and Princeton also regulate the number of rooms that can be used for STR. These are detailed below:

- Kent
 - a. Maximum number of guests – 6 for a guest unit, 10 for a principal dwelling.
- Chilliwack and Princeton
 - a. Maximum number of guests – 8
 - b. Maximum number of rooms – 3

Merritt and Mission do not have a maximum number of rooms or guests.

Currently, the Zoning Bylaw permits a maximum of three rooms for bed and breakfast use, however, given the nature of STR rentals a blanket number of maximum rooms for the use may not be ideal.

Recommendation:

Staff recommend establishing a maximum of 8 guests for an STR with no maximum number of rooms. This provides a level of flexibility for the types of buildings used for STRs but also mitigates the proliferation of party houses in residential areas and provides the bylaw department enforcement options if STR stays become a nuisance due to overcrowding and noise.

Permitted Zones

The review of which zones STRs are permitted in in other municipalities revealed little consistency in the practice.

Kent has chosen a more restrictive approach to STRs not allowing it within their Small-Scale Multi-Unit Housing zone or any multi-family zones. They also restrict STRs from being within secondary dwelling units in the Agricultural Land Reserve.

This contrasts with Chilliwack and Mission which permit STRs anywhere a home occupation is permitted.

The District's OCP survey feedback indicated that respondents would accept STRs anywhere in the District, but the survey did not request information on what type of zones we should permit them within.

Currently, bed and breakfast use is permitted in the Limited (L-1); Agriculture (AG-1); Rural (RU-1); Country Residential (CR-1); Small-Scale Multi-Unit Housing (RS-1) (one family residence only); Commercial Transition zone (C-5); and Comprehensive Development 3, 4, 7, and 7 zones.

Recommendation:

Staff would recommend allowing short-term rental use in the current zones where bed and breakfast use is permitted.

Maximum Number of Days

As previously noted, the province considers short-term rentals to be a maximum length of 90 days.

Kent and Chilliwack allow a maximum stay of 28 days while Merritt and Princeton have a maximum stay of 30 days. These regulations predate the provincial regulations. Mission, who are in the process of adopting their bylaw, are choosing to align with the province's maximum stay of 90 days.

Recommendation:

Staff would recommend aligning with the province's regulations and implementing a 90-day maximum stay for STRs as this would provide flexibility for the period of time for a stay.

Allowing a maximum stay of 90 days does not exempt the use from the requirement to collect the Municipal and Regional District Tax (MRDT), this exemption only would apply when a stay is over 27 days. For reference, this exemption would also apply to any hotel room booking over 27 days in length.

Type of Buildings

The types of buildings STRs are permitted within reflect which zones they are permitted in. Princeton and Kent restrict the use to one family residences while Chilliwack and Mission allow them wherever home occupations are permitted regardless of dwelling type. Merritt has taken a different approach by making the use discretionary and granting the approving officer the ability to approve the use on a case-by-case basis.

Staff review of existing STR listings revealed that 88.3% of STRs are within one family residences, and the remaining 11.7% is split between RVs/Tiny Homes/Campers, townhouses and apartments.

Recommendation

Given that most dwelling units used for STRs in the District are one family residences, the low rental vacancy rate and the importance of maintaining affordable housing stock in the District, staff would recommend allowing STRs only in one family residences at this time.

This would restrict STRs from operating in apartments, townhouses, secondary suites and detached accessory dwellings with the intention of maintaining as much affordable housing stock as possible in the District. One family residences are also a distinctly different option than most hotels and motels, and likely to cause the least amount of competition with local hotel and motel businesses.

Parking

All the municipalities reviewed except for Kent required provision of parking for STR uses.

Currently, the Zoning Bylaw requires one parking space per sleeping unit for bed and breakfast use.

Recommendation:

Staff would recommend requiring a parking space be provided for STR use as well as requiring adequate signage to ensure visitors know where to park.

Owner On-Site

The District's OCP engagement showed a clear preference for property owners to be on-site when a secondary dwelling unit is used as an STR. This preference for owners to be on-site during STR use is simple to accommodate when the STR is a suite or a room but is not possible when the full dwelling unit is rented. The survey did not ask why this preference, but it could be interpreted as a concern that short-term rentals are not a nuisance for the neighbourhood. Historically the District has received very few complaints regarding short-term rentals.

The survey did not ask if there was a preference for STRs to be in principle residences only but did reveal a slight preference for STRs to not be the only use on a property.

Staff review of STR listings showed that of the total STRs listed in the District only 13.3% of them are suites, the rest are all full dwellings. Some of these suites are secondary dwellings and are used without the owner being on-site.

Neighbouring municipalities have chosen not to require the property owner to be on-site during STR operations unless they are a bed and breakfast style rental where food is served (Princeton) or a guest unit exclusively (Kent).

Recommendation:

Given the reality of what types of STRs operate in the District as well as the best practices employed by other municipalities, staff's recommendation would be not requiring the owner be on-site during STR operations. Single family residences as the permitted building type for STRs would make it challenging in many situations for the owner to be on site. But as noted earlier, there have been few bylaw complaints regarding STRs and the District has the ability to conduct enforcement if required.

June 9, 2025 Council Discussion

At their June 9, 2025, meeting Council discussed housing affordability, collection of the Municipal and Regional District Tax (MRDT), implementation of a cap on STR business licences, controlling problematic STR operations and the requirement for owners to be on-site during STR operations. Staff have prepared the following responses to these concerns:

- Impact on housing affordability.

As discussed, STRs can have a negative impact on housing affordability. To that end, staff have recommended only allowing STRs in single family residences and not allowing STRs in apartments, townhouses, duplexes, secondary suites, and detached accessory dwelling units in order to preserve these more affordable housing types for residential use.

- Municipal and Regional District Tax.

As previously noted, staff have recommended aligning with the province's regulations and implementing a 90-day maximum stay for STRs.

Allowing a maximum stay of 90 days does not exempt STRs from the requirement to collect the Municipal and Regional District Tax (MRDT), this exemption only would apply when a stay is over 27 days.

- Cap on Short-Term Rental business licences.

A cap on STR business licences could be problematic to enforce and implement

as in terms of determining who gets a licence and having questions arise regarding fairness.

While staff would recommend against a formal cap on the number of STR business licences, alternative measures such as requiring the STR to be on a principal residence can limit the pervasiveness of the use. But this would likely significantly reduce the number of available STRs and the direction from Council has been to explore permitting STRs, which staff have interpreted as making feasible.

- Owner on-site during Short-Term Rental operations.

At the meeting, Council noted some alleviated concerns with requiring STR operators to be on site during operations, as there is a preference from many using STRs to rent the whole property or unit.

As previously noted, the District's OCP engagement showed a preference for property owners to be on-site when a secondary dwelling unit is used as an STR. This preference for owners to be on-site during STR use is simple to accommodate if there were additional units on site but challenging in most cases where single family residence is the only unit type.

SUMMARY

The following is a summary of the regulation proposals for STRs in the District.

- 1) Use definition and classification.

Staff recommend the following definition for short-term rental use be adopted:

Short-term rental means the use of dwelling or sleeping unit for the temporary lodging (90 days or less in duration) of paying guest in which food may or may not be served.

- 2) Maximum number of guest and/or rooms.

Staff are proposing to set a maximum of 8 guests for STR use but no maximum number of rooms.

- 3) Permitted zones.

All zones that currently have bed and breakfast use will continue to have access to equivalent use while also allow for STR uses.

4) Maximum number of days per stay.

Staff are proposing to align with the 90-day maximum stay permitted by the province.

5) Building types.

Staff are recommending permitting STRs within one family residences with a maximum of one STR per lot in order to maintain more affordable housing options for residential use exclusively.

6) Parking regulations.

Staff are proposing to require provision of 1 parking space for STR use that also features appropriate signage designating it for the use.

7) Owner presence during STR use.

Staff are proposing not to require property owners to be on-site during STR operations.

ATTACHMENTS

- Council Report from June 9, 2025 – Short Term Rentals

Reviewed by:

Approved for submission to Council:

Original Signed by Robin Beukens

Director of Community Development

Original Signed by John Fortoloczky

Chief Administrative Officer

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: June 4, 2025

FILE: 13-6440-04

SUBMITTED BY: Christian Parr, Planner II

MEETING DATE: June 9, 2025

SUBJECT: Short-Term Rental Regulations

PROPOSAL

Staff have reviewed the existing short-term rental activity in Hope, short-term rental regulations of the Province, and regulations of neighbouring municipalities with the intention of providing Council a high-level analysis.

RECOMMENDATION

THAT Council receive the report dated June 4, 2025, regarding Short-Term Rental Regulations for information.

BACKGROUND

Council Direction

At their May 12, 2025, meeting Council received information from the first round of *Official Community Plan* (OCP) public consultation which included community feedback on short-term rentals (STRs) in the District.

Responses showed neutral support for STRs. There was a preference to permit them throughout the District as well as in secondary dwelling units when the property owner is on site. Residents would prefer not to have them as the principal use of residential property.

In response to this feedback Council directed staff to investigate possible STR regulations for Councils consideration.

For context, STRs are residential buildings rented out for short term use that are listed on online platforms. While STRs are typically residential buildings other options like yurts, tiny homes, and park models can also be listed on STR platforms.

This differs from the currently permitted bed and breakfast use as no meal is required to be served to the guest and that STRs are not typically limited to a sleeping unit. In addition, commercial units can be listed on Airbnb and other platforms but are typically included under different uses.

Short-Term Rentals in Hope

Currently, STRs are not a permitted use in the District's Zoning Bylaw, however, the bed and breakfast use is permitted. The bed and breakfast use is currently defined as temporary accommodation in a sleeping unit (room) in which no meal but breakfast is served.

The bed and breakfast use is permitted as an accessory use in the Limited Use, Agricultural, Rural, Country Residential, Small-Scale Multi-Unit Housing, Commercial Transition, and Comprehensive Development 3, 4, 7, 8 Zones.

Based on staff's review of current Airbnb listings for May, there are approximately 60 STRs operating in Hope of which 8 are suites and 52 are for the entire dwelling. STRs are located throughout Hope with 24 in the Kawkawa Lake area, 17 in downtown Hope, 12 in Silver Creek and 7 in rural parts of the District. This is a snapshot in time and there could be other STRs listed on other platforms, but this provides some context for Hope.

For building types, 53 STRs are within single-family dwellings, 2 are in RVs/Campers/Tiny Homes, 3 are in apartments and 2 are in townhomes.

OCP Policies and Guidelines

While Hope's current Official Community Plan does not specifically address short-term rentals, Commercial Policy 3.4.1 encourages the support of tourist destination uses including hotels, lodges, agri-tourism, eco-tourism, cultural attractions, and other recreation facilities.

Other Considerations

While they do offer alternative options for visitors to the District, short-term rentals can have a negative impact on rental availability and housing affordability by diverting residential units to a quasi-hotel land use. At peak seasons, especially in desirable areas, the rental income for short-term rentals can easily exceed the possible rental income of a long-term rental. In addition, STRs landlords don't have the same legal obligations as landlords do in long-term rental arrangements. These two factors can drive dwelling units out of long-term rental use and into STR use.

STRs do benefit from lower residential tax rates compared to the commercial rate paid by hotel/motels which are offering a similar service. This means that there is an

imbalance between commercial hotels and STRs must be considered when looking to permit the use as we do not want to negatively impact the commercial tourism accommodation industry's viability in Hope.

Finally, STRs can also impact the neighbourhood in which they are located by changing the primary users of dwelling units from long term to short term.

PROVINCIAL REGULATIONS

Principle Residence Requirement

Provincial legislation now limits STRs to either the home where the host lives longer than any other locations in the year plus a secondary suite or dwelling unit on the same property.

This means that a property owner could live on the site for 51% of the year while renting it for the remaining 49%.

Hope is currently exempt from this requirement as it applies only to municipalities with a population over 10,000, however, we can opt-in to the requirement annually.

Registry

All STRs operating in the province must now register with the province or the listing will be removed from online platforms.

The provincial regulation requires both a provincial registry number and a business licence number be displayed in the listing.

MUNICIPAL REGULATIONS

To assist in developing potential bylaw regulations for STRs in the District, staff reviewed the STR regulations from the Cities of Chilliwack, Mission, and Merritt, the town of Princeton and the District of Kent, and the Fraser Valley Regional District. Harrison Hot Springs was also considered but currently bans STR's in residential zones in their Zoning Bylaw. Abbotsford currently does not permit short-term rentals.

All reviewed municipalities except for Chilliwack regulate STR's within their Zoning Bylaw. Chilliwack uses both an STR bylaw and their Zoning Bylaw.

Staff broke down the review into the following seven key components of STR regulations:

- 1) Use definition and classification.
- 2) Maximum number of guest and/or rooms.

- 3) Permitted zones.
- 4) Maximum number of days per stay.
- 5) Building types.
- 6) Parking regulations.
- 7) Owner presence during STR use.

These components are discussed below and the full table is included in Appendix B.

Use Definition and Classification

All the reviewed municipalities use the general term Short-Term Rental with contextual differences. Kent uses two definitions to differentiate between a guest unit or principal residence use, providing a definition for either a suite or a full home STR.

Maximum Number of Guest and/or Rooms

Kent, Chilliwack and Princeton all regulate the maximum number of guests a single STR can have at one time and both Chilliwack and Princeton also regulate the number of rooms that can be used for STR. These are detailed below:

- Kent
 - a. Maximum number of guests – 6 for a guest unit, 10 for a principal dwelling.
- Chilliwack and Princeton
 - a. Maximum number of guests – 8
 - b. Maximum number of rooms – 3

The FVRD, Merritt and Mission do not have a maximum number of rooms or guests.

Currently, the Zoning Bylaw permits a maximum of three rooms for bed and breakfast use.

Permitted Zones

The review of which zones STRs are permitted in in other municipalities revealed little consistency in the practice.

Kent has chosen a more restrictive approach to STRs not allowing it within their Small-Scale Multi-Unit Housing zone or any multi-family zones. They also restrict STRs from being within secondary dwelling units in the Agricultural Land Reserve. The FVRD is

also more restrictive with STRs limited to ALP zones which are only in the Hemlock Valley area.

This contrasts with Chilliwack and Mission which permit STRs anywhere a home occupation is permitted.

The District's OCP survey feedback indicated that respondents would accept STRs anywhere in the District, but the survey did not request information on what type of zones we should permit them within.

Maximum Number of Days

As previously noted, the province considers short-term rentals to be a maximum length of 90 days.

Kent and Chilliwack allow a maximum stay of 28 days while Merritt, the FVRD and Princeton have a maximum stay of 30 days. These regulations predate the provincial regulations. Mission, who are in the process of adopting their bylaw, are proposing to align with the province's maximum stay of 90 days.

Type of Buildings

The types of buildings STRs are permitted within reflect which zones they are permitted in. Princeton and Kent restrict the use to one family residences while Chilliwack and Mission allow them wherever home occupations are permitted regardless of dwelling type. Merritt has taken a different approach by making the use discretionary and granting the approving officer the ability to approve the use on a case-by-case basis.

Staff review of existing STR listings revealed that 83.3% of STRs are within one family residences and the remaining 11.7% split between RVs/Tiny Homes/Campers, townhouses and apartments.

Parking

All the municipalities reviewed except for Kent and the FVRD required provision of parking for STR uses.

Currently, the Zoning Bylaw requires one parking space per sleeping unit for bed and breakfast use.

Owner On-Site

The District's OCP engagement showed a clear preference for property owners to be on-site when a secondary dwelling unit is used as an STR. This preference for owners to be on-site during STR use is simple to accommodate when the STR is a suite or a room but is not possible when the full dwelling unit is rented.

The survey did not ask if there was a preference for STRs to be in principle residences only but did reveal a slight preference for STRs to not be the only use on a property.

Staff review of STR listings showed that of the total STRs listed in the District only 13.3% of them are suites or rooms, the rest are entire dwellings as defined by Airbnb. Some of these suites are secondary dwellings and are used without the owner being on-site.

Neighbouring municipalities have chosen not to require the property owner to be on-site during STR operations unless they are a bed and breakfast style rental where food is served (Princeton) or a guest unit exclusively (Kent).

NEXT STEPS:

Staff will prepare recommendations for short-term rentals for review and discussion by Council. After this, staff will prepare regulations for approval.

ATTACHMENTS:

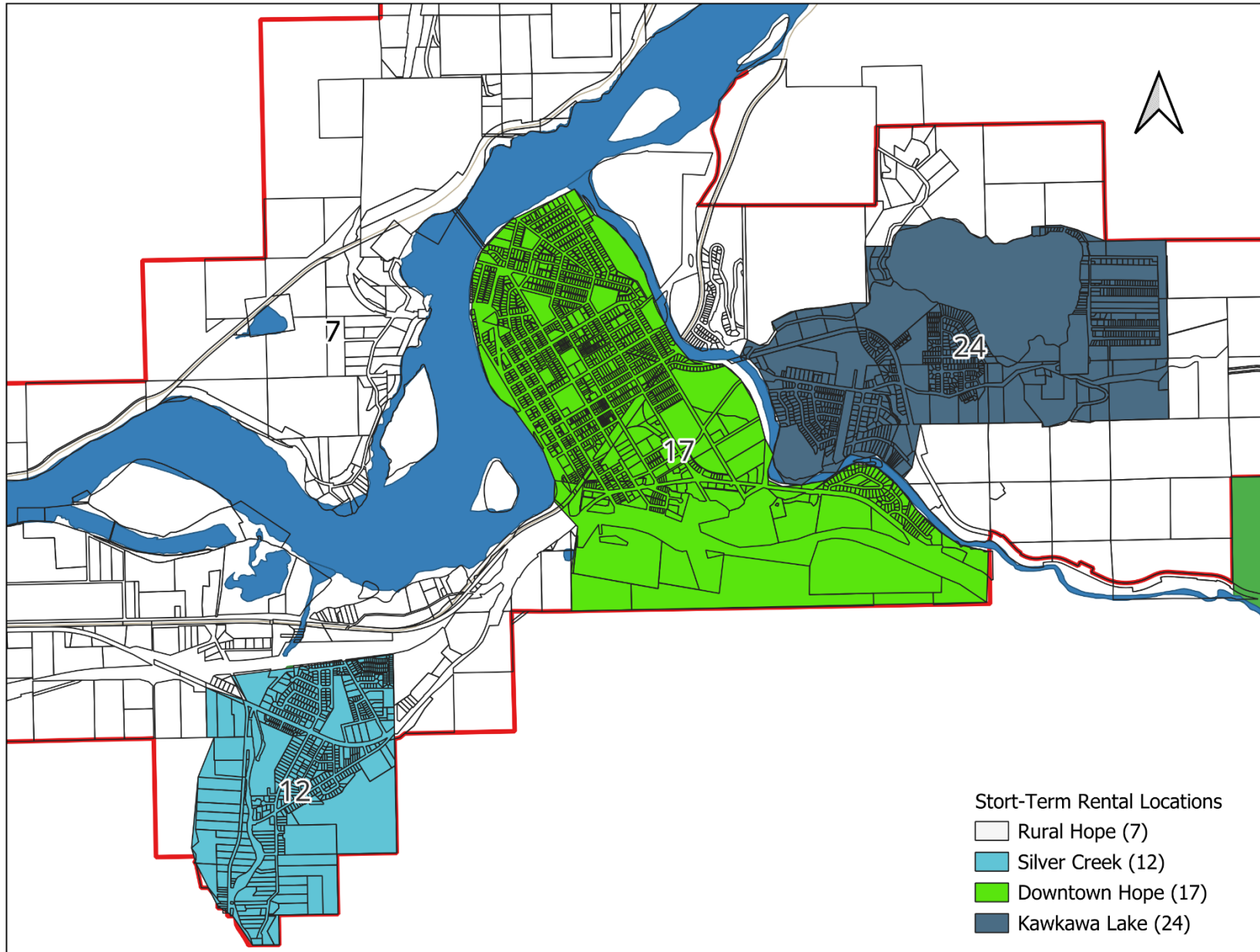
- Schedule "A": Map of Short-Term Rental Locations
- Schedule "B": Regulation Comparison

Reviewed by:

Original Signed by Robin Beukens
Director of Community Development

Approved for submission to Council:

Original Signed by John Fortoloczky
Chief Administrative Officer



Regulation	Kent	Chilliwack	Merritt	FVRD	Princeton	Mission
Bylaw	Zoning	Zoning and STR Bylaw	Zoning		Zoning	Zoning
Use	Short-term Commercial Accommodation (guest unit and principle residence)	Home Occupation	Short-term rental	Temporary Tourist Accommodation	Bed and Breakfast 8 guest / 3 bedrooms	Short term rental (home occupation)
Number of Guest/Rooms	6 or 10 guest depending on use	8 guest / 3 rooms	No apparent limit	No limit		No apparent limit
Maximum Days	28 days	28 days	30 days in a row up to 90 per year	30 days maximum	30 days	90 days
Zones	A, A1, RRs, RL, MR, CD2	All zones with Home Occupation Use	AR1, C2, C3, C4, C6, R1, R3, R7,R8, C5	ALP-2, ALP-3, ALP-4, ALP-5,		All where home occupations are permitted
Types of Buildings/Structures	SFDs	All dwelling units	Residential are at the discretion of the AO	Dwelling Units	SFD	All residential units
Parking	N/A	1 space per sleeping unit (specially designated)	1 space plus 1 bike space per sleeping unit	N/A	1 per 2 sleeping units	1 per 2 guest rooms
Owner On-Site	Guest Unit yes, Principle residence no	Owner or Renter occupied (allowed during absence)	No requirement	N/A	Not explicitly but breakfast must be served	No
Other	Not in ALR ADUs	Meals not to be served after 11 am	Not to be used in conjunction with secondary suite or b and b. Strata must sign off when necessary			Not yet adopted

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