



Bed and Breakfast and Short Term Rental Accommodation Regulations

On October 8, 2020 the Sunshine Coast Regional District (SCRD) Board adopted zoning bylaw amendments with respect to regulations for bed and breakfast and short term rental accommodation.

These amendments have been incorporated into both of SCRD's zoning bylaws, and should be read within the context of each bylaw. You can download the consolidated zoning bylaws below. By searching the key word "*bed and breakfast*" you can quickly access relevant regulations.

- [Zoning Bylaw No. 310](#) for Electoral Areas: B (Halfmoon Bay), D (Roberts Creek), E (Elphinstone), F (West Howe Sound)
- [Zoning Bylaw No. 337](#) for Electoral Area A (Egmont / Pender Harbour)

What you need to know about these regulations:

1. What is the difference between "bed and breakfast" and "short term rental" accommodation?

The zoning bylaws define Bed and Breakfast as "*the use of buildings or properties for transient accommodation provided for commercial purposes, auxiliary to the residential use of the property, and occupied by the same occupant(s) for not more than 30 consecutive days, but specifically excludes accommodation provided in a campground, a sleeping unit, a motel, a housekeeping unit, a lodge, a hotel or a resort hotel*". The serving of breakfast is not a defining factor for a bed and breakfast establishment.

Similar to Bed and Breakfast, Short Term Rental is a commonly used term for temporary commercial accommodation provided in a residential property, but it is not defined in the zoning bylaws. However, if a short term rental accommodation fits the definition of Bed and Breakfast, and no matter how it is advertised, it is considered a bed and breakfast and it is subject to regulations for Bed and Breakfast of the zoning bylaws.

2. Where can I operate a bed and breakfast?

There are many zones of the zoning bylaws that permit bed and breakfast as follows:

Zoning bylaw 310: R1, R2, CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, AG, PA2, PA3, C2, C2A, C3, C4, C6

Zoning bylaw 337: R1, R1A, RS1, R1B, R2, R2A, R3, R3A, R3B, R3C, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU3, RU5, CR1, C1, C2, C2A, C3, C3A, C4

Find out which zone your property falls within by using [SCRD Maps](#), then search the relevant sections in the zoning bylaw. Some zones have parcel size limitations for bed and breakfast.

3. How many bedrooms can I use for a bed and breakfast establishment?

This can vary depending on the size of your property and which zone and which zoning bylaw your property is within. You will need to first find out which bylaw and zone your property is within by using [SCRD Maps](#), and you need to know the size of your property. Then you can find the number of permitted bedrooms for bed and breakfast use according to the table below:

	Bylaw No. 310		Bylaw No. 337	
Parcel size requirement	up to 2 bedrooms per dwelling per parcel	up to 5 bedrooms per parcel	up to 2 bedrooms per dwelling per parcel	up to 5 bedrooms per dwelling per parcel
Any parcel size	R2, C2, C2A, C3, C4, C6, CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, AG, PA2 and PA3 zones	RU1A and RU1C zones	RS1, R1B, R2, R2A, R3, R3A, R3B, R3C, CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2 and RU3 zones	C1, C2, C2A, C3, C3A and C4 zones
Exceeds 2000 m ²	R1 zone		R1 and R1A zones	
Exceeds 3500 m ²				R3 and RU3 zones
Exceeds 4000 m ²				R2, R2A, R3A, R3B and R3C zones
Exceeds 8000 m ²				RU1 zone
Exceeds 1 ha				RU2
Exceeds 2 ha			RU5 zone	RU1A zone

4. Can I operate a bed and breakfast without someone living on site to manage it?

No. A bed and breakfast must be operated by an operator who resides on the property where the bed and breakfast is located and for the duration when the bed and breakfast is in operation. However, the resident operator can be the owner of the property, a long term tenant, a friend or relative, a house sitter, or a staff of a property management company, and so forth.

5. How many guests can occupy a bed and breakfast?

The total number of occupants of a bed and breakfast establishment must not exceed two persons per permitted bedroom. However, as long as the total number of occupants meets this requirement, the number of occupants in each bedroom is not limited to two.

6. Are there other regulations for bed and breakfast?

Yes. The following general regulations apply:

- a. No exterior indication or advertising associated with a bed and breakfast is permitted except a single sign not exceeding 3500 cm²
- b. Any dwelling utilized for bed and breakfast must be connected to sewerage disposal and water supply facilities that are in compliance with current regulations of the *Public Health Act* of British Columbia.
- c. At least one off-street parking space must be provided for each permitted bed and breakfast bedroom.

7. What are the penalties for infractions of regulations related to bed and breakfast and short term rental accommodation?

The maximum fines for such infractions are \$1000 in the Municipal Ticket Information System Bylaw (MTIS) and \$500 in the Bylaw Enforcement Notice Bylaw (BEN). Tickets issued under MTIS are served in person, and tickets issued under BEN can be served by mail. How tickets are served is the discretion of SCRD Bylaw Compliance.