



**Bowen Island Municipality
Bylaw No.660, 2024**

A Bylaw to amend Land Use Bylaw No. 57, 2002

WHEREAS, “Bowen Island Municipality Land Use Bylaw No. 57, 2002” establishes zoning classifications and regulations for land within the municipality;

AND WHEREAS, Council wishes to amend “Bowen Island Municipality Land Use Bylaw No. 57, 2002” to include provisions for short-term rental accommodation.

THEREFORE, the Council of Bowen Island Municipality, in open meeting assembled, enacts as follows:

1. Citation

- 1.2 This bylaw may be cited for all purposes as *“Bowen Island Municipality Land Use Bylaw No. 57, 2002 Amendment Bylaw No.660, 2024”*.

2. Amendments

- 2.1 Bowen Island Municipality No.57 is amended at Section 1.1 Definitions to include the following definitions:
1. **“PRINCIPAL RESIDENCE”** means the residence in which an individual resides for a longer period of time in a calendar year than any other place.
 2. **“PROPERTY HOST”** means a person
 - a) Who is legally entitled to possession of a property where the short-term rental accommodation services are provided, and
 - b) Who has responsibility for arranging for the short-term rental offer.
 3. **“SHORT-TERM RENTAL ACCOMMODATION SERVICE”** means the service of accommodation in the property of a property host, in exchange for a fee, that is provided to members of the public for a period of time of less than 90 consecutive days and includes a *bed and breakfast* and a *residential guest accommodation*.
 4. **“SHORT-TERM RENTAL OFFER”** means, in respect of a property host, an offer by a supplier host to provide short-term rental accommodation services at the property.
 5. **“SUPPLIER HOST”** means in respect of a short-term rental offer, means
 - (a) the property host, and
 - (b) the following persons, if applicable:
 - (i) a person who, acting on behalf of, under the direction of or as agent of the property host, has responsibility for arranging for the short-term rental offer, which may include managing the short-term rental accommodation services;
 - (ii) a prescribed person.

2.2 Bowen Island Municipality No.57 is amended at Section 1.1 Definitions by amending the following definition to read as follows:

- a. ***“RESIDENTIAL GUEST ACCOMMODATION”*** means an *accessory use* of a *dwelling unit*, a portion of one, or other accessory residential unit on a property that is ordinarily occupied as a principal residence, as temporary accommodation for a paying guest for a period of less than 90 consecutive days, and for clarity does not include a *bed and breakfast, commercial guest accommodation, guest house, inn, or retreat centre*.

2.3 Bowen Island Municipality No.57 is amended at Section 3.35 HOME OCCUPATIONS by inserting section 3.35.7 to read as follows, and renumbering subsequent sections:

3.35.7 *Bed and Breakfast use* shall be operated by a *property host* of a *dwelling* on the *lot* which contains their *principal residence*.

2.4 Bowen Island Municipality No.57 is amended at Section 3.59 RESIDENTIAL GUEST ACCOMMODATION by inserting Section 3.59.4 to reads as follows:

3.59.4 except in one or both of the following:

3.59.4.1 in the *property host’s principal residence*; or

3.59.4.2 in not more than one *accessory residential use* on the *lot* which contains the *property host’s principal residence*.

3. Effective Date

3.1 This Bylaw comes into force and effect on November 1, 2024

READ A FIRST TIME this 22nd day of July, 2024;

READ A SECOND TIME this 15th day of October, 2024;

READ A THIRD TIME this 15th day of October, 2024;

RECONSIDERED AND FINALLY ADOPTED this 28th day of October, 2024;

(ORIGINAL SIGNED)

Andrew Leonard
Mayor

(ORIGINAL SIGNED)

Sophie Idsinga
Corporate Officer