

What to consider before becoming a landlord

With all the buzz about Trans Mountain pipeline workers needing accommodation and the questions the District has been fielding regarding renting out living space – we have provided this bulletin with factual information on what are permitted uses and what is not.

Long-term rentals are permitted in rural & residential zones as per District of Clearwater Zoning Bylaw No. 133. The contents of this bulletin provide information on the permitted uses by accommodation type, we have also provided a summary of housing options.

For short-term rentals (less than 30 days) a **property owner must apply to Council for a rezoning or preferably a Temporary Use Permit** to first approve and enable the use.

Permitted Uses

Bed and Breakfast Use (Business Licence required):

Bed and breakfast use is permitted in residential zones (**except R-3 multi family and MHP-1 Manufactured Home Park Zone**) provided it is carried out by a member of a resident family and the owner lives in the same dwelling unit for the rental.

To be considered Bed and Breakfast, the following conditions apply:

- a) accommodation may be provided for not more than eight (8) persons as part of the bed and breakfast use;
- b) accommodation must be within the proprietor's dwelling unit;
- c) a maximum of four (4) sleeping units can be used for the bed and breakfast;
- d) no cooking or kitchen facilities shall be provided within the rooms of the dwelling unit intended for patron accommodations;
- e) one (1) onsite parking space must be provided for each bedroom used; and
- f) no bed and breakfast guest shall stay within the same dwelling unit for **more than 60 days in a calendar year**.

Boarding

Boarding is also permitted in rural and residential zones (except R-3 multi family and MHP-1 Manufactured Home Park Zone) which means a property owner can rent up to 2 rooms (sleeping units) within their home provided the owner resides within the same primary dwelling unit.

Recreational Vehicles

Renting out a recreational vehicle (RV), including 'park model' units, for residential use is prohibited by Zoning Bylaw 133. RVs are not buildings and are prohibited from being used as dwellings as they do not comply with the BC Building Code. RVs are designed for temporary lodging and are intended for use in campgrounds, RV Parks, and commercial resorts.





Housing Options in a Residential Zone

Properties within the municipality have different zones. Zoning specifies what you can build (i.e. single family home) and the density allowed (i.e. one home with a secondary suite) on a specific property. Described here are types of residential development permitted in different zones giving property owners more options to suit their financial and/or lifestyle needs. For more information, view Zoning Bylaw No. 133 on our website.

Carriage suite is a self-contained, two-storey dwelling unit that is separate, smaller, and accessory to the main house, having a footprint no greater than 80 m² (860 ft²) and not more than 95 m² (1,022 ft²) of residential living space.

Garden suite is a self-contained, one-storey dwelling unit that is separate, smaller, and accessory to the main house, having a total gross floor area of not more than 80 m² (860 ft²).

One carriage or garden suite is permitted in the RL-1 zone on lots greater than 2 ha (5 acres) in area and where land is not within the Agricultural Land Reserve (ALR).

Secondary Suites: One secondary suite (a residential use consisting of a self-contained dwelling unit wholly contained within a single family dwelling) is permitted as an accessory use in the following zones: RL-1, SH-1, CR-1, R-1, R-2, and MX-1.

Suites must comply with the BC Building Code. If you are retrofitting an existing dwelling to include a suite it must also comply with the BC Building Code – consult a contractor and District Building Inspector to confirm requirements.

Manufactured Homes: One manufactured home (pre-manufactured factory built home designed to CSA Z-240MH or A-277 standard) may be sited in the following zones: RL-1, SH-1, CR-1, & R-1. The R-1 zone stipulates a minimum width of 6.5 metres for manufactured homes.

Questions?

District of Clearwater Planning / Zoning Services/ Building Inspection



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