

Appendix C: Short-Term Rental – Regional Context (June 1st, 2024)

Victoria

The City of Victoria requires licenses for short and long-term rentals. Victoria allows short-term rentals for eligible operators who have a lawful ‘Short-Term Rental Business Licence’ and follow operating rules as outlined in the [City’s Short-Term Rental Regulation Bylaw](#). Currently, individuals may be eligible to operate a short-term rental if the short-term rental unit is their principal dwelling unit. They may be eligible to use: the whole unit on occasion (for example, when you are on vacation); up to two bedrooms in the unit with shared kitchen and living spaces. Individuals are not eligible if the short-term rental unit is a self-contained dwelling unit (i.e., secondary or garden suites). Tenants may also be eligible as long as owner consent is provided on the application. The cost for a Short-Term Rental Business Licence is \$150.

Saanich

[Short-term rentals \(STRs\) are not permitted](#), in any zone, per Saanich’s Zoning Bylaw. The reasoning is to align with Saanich’s priority to support long-term rental housing. Saanich’s Zoning Bylaw defines “short-term rental” as accommodation that is less than 30 consecutive days. Residents in Saanich may consider applying for a [Bed and Breakfast Licence](#), which means a home occupation use providing temporary accommodation to guests that involves the use of sleeping units in a dwelling unit where the room rental rate includes breakfast provided on the premises (Zoning Bylaw). To obtain a [Bed and Breakfast Licence](#), applicants must confirm that their dwelling unit meets zoning, fire safety, and building code requirements.

Sidney

Sidney’s Zoning Bylaw allows Short Term Rentals (STR) on most residential properties in Sidney, provided the following [requirements](#) are met:

- Only one (1) STR is permitted per property.
- The property (i.e. single-family dwelling, condo, etc.) must be continuously occupied by a permanent resident, whether it be the owner or a tenant.
- An STR must be located in a legal dwelling unit (e.g. a secondary suite that has received an occupancy permit).

- STR is not permitted on properties that have a secondary suite or other secondary dwelling unit occupied by a long-term tenant (however, the secondary dwelling unit may be used for STR if not occupied by a long-term tenant).
- STR is not permitted on properties that have an active residential boarding or bed and breakfast use.
- No more than two bedrooms in a dwelling unit may be used for a STR.
- A bedroom in a STR may not have separate or additional cooking facilities.

Sidney Council has provided direction to amend the Business Licence Bylaw to require licensing for short-term rentals. This bylaw amendment is anticipated to happen in summer 2024, and business licences for short term rentals will be required as of January 2025. Currently a business licence is not required to operate a short-term rental in the Town of Sidney, although operators must meet the bylaw requirements.

View Royal

View Royal specifically prohibits the following uses: Vacation rentals, AirBNB and any other form of non-residential commercial overnight accommodation, whether as a principal or accessory use, and whether of a dwelling unit, a building or of land, excepting only the following when listed as a specifically permitted use in a Zone: Bed & Breakfast, Hotel, Motel, Campground or Hospital Hostel ([Zoning Bylaw, 2014, No. 900](#)).