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February 8, 2017

Mayor and Council
 Township of Esquimalt
 1229 Esquimalt Road
 Esquimalt, BC, V9A 3P1

RE: RENTAL SUITES AND LICENCING

Although my letter of January 31, 2017 was placed on the Council agenda of the meeting on February 7, 2017, it was listed as a matter of "Secondary suites in duplexes", and debate centered on "reno-evictions", rather than rental suites and business licences.

As a result I have repeated the relevant section of my letter below and ask that it be placed on the next meeting of Council.

*If Council would consider the rental of suites as a **business** and require them to have a business licence, it would provide a register of all the suites in the municipality and renters would know that these units meet the requirements of the building code.*

Following is a suggested mechanism by which this could be accomplished and I ask Council to have staff review it and report to Council on the implications. This does not require a delay until a review of the OCP, since the secondary suites bylaw is already in place governing these units.

*By adding "**Rental Suite**" shown below to the definitions list in bylaw 2810, the Business Licence and Regulation Bylaw, it means a person having a suite in their house is operating a business and requires a business licence. To get a business licence the unit must be permitted under other bylaws and be up to code (Section 9(3)).*

Under section 40(1) one cannot carry on this business without a licence, and under section 41(1) to do so without a licence is an offence. Under section 41(2) they would be subject to a fine not exceeding \$10,000, and each day could be a separate offence.

Rental Suite: means a dwelling unit within a residence that is not an apartment building, which is not occupied by a member of the owner's immediate family, but is rented for gain or profit.

You will note that temporary accommodations for "granny suites", or "in-law-suites", would be exempt from requiring a business licence, but if rented to an outsider a licence would be required.

Terry Prentice