



**Minute Excerpts from the  
April 16, 2024, Regular Council Meeting**

**7. COMMITTEE OF THE WHOLE**

**7.1 Short-Term Rental Accommodations Act: Loss of Legal Non-conforming Status  
for Existing B&B's**

*Bruce Greig, Director of Community Planning*

Mr. Greig presented this report.

The Committee discussed repealing Zoning Amendment Bylaw No. 1310, 2022, which would legalize many legally non-conforming Bed and Breakfasts (B&Bs).

The Committee clarified that the principle residence requirement should remain in place and noted that Bill 35 was intended to address whole home B&Bs, not units in residents' homes. The Committee further discussed Staff time being prioritized for facilitating the development of housing.

A spot zoning approach to legalize legally non-conforming B&Bs was discussed and concerns related to the inequitable impact on property values and tax valuation were raised.

The Committee discussed options for limiting the growth of B&Bs in Ucluelet, including introducing an additional R1 definition that restricts or prohibits nightly rentals in new development.

The Committee also discussed potential for the District to lose its Resort Municipality Status, if there are too few Short-Term Rentals.

Staff provided information from the District's Growth Analysis, and outlined tools that could be used to regulate B&Bs.

The Committee discussed the negative and positive impacts of B&Bs and Short-Term Rentals, on current and future housing market conditions. The Committee discussed incentivizing the conversion of B&Bs to long-term rentals. Advantages and challenges with converting B&B units into long-term rental units were discussed.

The Committee noted the need for long-term solutions intended to address the housing crisis, Council's history of requiring affordable and attainable housing in proposed new development, and challenges with private sector development of affordable housing.

2024.2114.REGULAR     *IT WAS MOVED AND SECONDED:*  
***THAT** Staff come back to Council with an amendment that changes the provisions of section 404 of the Zoning Bylaw back to how they were before this section of the Zoning Bylaw was amended in September of 2022.*

CARRIED.

2024.2115.REGULAR     *IT WAS MOVED AND SECONDED THAT:*  
***THAT** Staff come back to Council with an amendment to create a new zoning that would restrict nightly rentals in residential areas for future subdivisions.*

CARRIED.

2024.2116.REGULAR     *IT WAS MOVED AND SECONDED:*  
***THAT** the Committee of the Whole recommend Council direct staff to renew those existing Bed and Breakfast business licences that are legally non-conforming to section 404 of the zoning bylaw as of April 30, 2024, for a period of one year, notwithstanding section 2(2) of Ucluelet Business Regulation and Licensing Bylaw No. 922, 2003.*

CARRIED.

2024.2117.REGULAR     *IT WAS MOVED AND SECONDED:*  
***THAT** the Committee of the Whole Rise and Report.*

CARRIED.

The Committee of the Whole rose and reported at 5:18 PM. Council considered the Committees' recommendations at this time.

## **7.2 Council's Consideration of the Committee of the Whole's Recommendations**

2024.2118.REGULAR     *IT WAS MOVED AND SECONDED:*  
***THAT** Council direct staff to renew those existing Bed and Breakfast business licences that are legally non-conforming to section 404 of the zoning bylaw as of April 30, 2024, for a period of one year, notwithstanding section 2(2) of Ucluelet Business Regulation and Licensing Bylaw No. 922, 2003.*

CARRIED.

2024.2119.REGULAR

***THAT*** Council direct staff to present zoning amendment bylaws intended to:

- 1. remove amendments to the Zoning Bylaw established by Zoning Amendment Bylaw 1310, 2022;*
- 2. create a version of the R1 Zone with no accessory B&B use to apply to future development.*

CARRIED.