

TOWN OF LADYSMITH

BYLAW NO. 2205

A Bylaw to Amend "Official Community Plan Bylaw 2022, No. 2200"

The Council of the Town of Ladysmith in open meeting assembled enacts the following to effect changes to "Official Community Plan Bylaw 2022, No. 2200":

1. Add as policy 3.14 of Part C the following:

"3.14 where Short-Term Rentals are not permitted under the zoning bylaw:

- Council may issue Temporary Use Permits (TUP's) in accordance with the guidelines in Schedule A.2; or
- Approve rezoning applications where the applicant can demonstrate the benefits of the tourism offering provided by the Short-Term Rental outweighs the loss of housing".

2. Add Schedule A of this bylaw as Schedule A.2 to the OCP.

Citation

3. This Bylaw may be cited for all purposes as "Official Community Plan Bylaw 2022, No. 2200, Amendment Bylaw 2025, No. 2205".

**READ A FIRST TIME** on the 1<sup>st</sup> day of April, 2025

**READ A SECOND TIME** on the 1<sup>st</sup> day of April, 2025

**PUBLIC HEARING HELD PURSUANT TO SECTION 464(1)(a) of the Local Government**

**Act** on the 15<sup>th</sup> day of April, 2025

**READ A THIRD TIME** on the 15<sup>th</sup> day of April, 2025

**ADOPTED** on the 15<sup>th</sup> day of April, 2025



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Mayor (D. Beeston)

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Corporate Officer (S. Bouma)

## Schedule A

### Temporary Use Permit Guidelines for Short-Term Rentals

#### Introduction

The purpose of these guidelines is to balance the role of Short-Term Rentals in providing tourist and travelling workforce accommodation and the need to preserve long-term housing stock. In the context of these guidelines, a “Short-Term Rental” means a dwelling unit rented for nightly accommodation in a zone where dwelling units are a permitted use, but where nightly rentals are not. The objectives of these guidelines are:

1. To limit Short-Term Rentals in Ladysmith until rental vacancy rates are consistently at or above 3%.
2. To allow Temporary Use Permits for Short-Term Rentals that provide unique, high-quality accommodations that make Ladysmith a preferred tourism destination; while preserving generic housing stock for residents.
3. To support housing for both the travelling workforce and permanent workforce.
4. To complement regional and provincial initiatives to address the impact of Short-Term Rentals on the housing market.

#### Guidelines

1. The number of TUP’s issued by Council should be based on the average of CMHC’s Rental Market Survey for Ladysmith for the preceding two calendar years, as shown in the table below:

Residential Vacancy Rate	Number of Issued TUP’s
0%	0
0-1%	5
1-2%	10
3% or higher	No Limit

2. Short-Term Rentals should not be provided in housing units that tend to be more affordable or serve populations in greater need of housing such as secondary suites, apartments, and older housing stock.
3. Notwithstanding guidelines 1 and 2, TUP’s may be issued where the applicant is able to demonstrate that:
  - a. the Short-Term Rental will be limited to rentals for workers temporarily working in Ladysmith; or
  - b. the Short-Term rental provides a unique, high-quality tourism offering within a ten-minute walk of Ladysmith’s waterfront or Downtown.
4. Short-Term Rentals should not provide redundant accommodation products that would otherwise be available in the conventional accommodation market (e.g. hotels and motels).
5. Short-Term Rentals should accommodate guest parking on site.