

# November 2<sup>nd</sup> Public Webinar

## Responses to Public Comments & Questions

**This document provides the comments and questions that were received during the November 2<sup>nd</sup> Zoning Bylaw Update webinar and their respective responses.**

### Impacts of the Zoning Bylaw Update for Buildings and Structures

**Question:** *Will existing structures be protected from the new bylaws?*

Existing structures will not be impacted from the new bylaw unless the structure is no longer deemed a permitted use in the property's zoning (see answer to Question 2 below). The update mainly impacts new construction including renovations.

**Question:** *Is it accurate that any change in Bylaw results in a Legal-Non-Conforming status for existing structures impacted by changes?*

Yes, if the zoning of your property changes and the type of building or structure that you have on your property is no longer listed as permitted use in that zone, then the building/structure becomes legal non-conforming. This is also the case if the building/structure does not adhere to any of the siting regulations for the zone (e.g. front yard setback, building height, etc.). If you were to apply for a building permit for construction that resulted in increasing the size of the structure, an application for a rezoning or a development variance permit may be necessary depending on the nature of the non-conformity.

### Short-Term Rentals

**Comment:** *The bylaw should reflect the Sunshine Coast Regional District. Only homes with homeowners present are allowed to rent. Too many homes owned from out of province owners then rented out short term. This takes away from local residents wanting to live here.*

**Question:** *We have an Airbnb in our home, licensed by the Village in an area that presently allows for it. Could this potentially be impacted?*

Depending on community feedback and direction that Council would like to proceed in terms of regulating short term rentals, the Zoning Bylaw may have an impact on the operation of the Airbnb that you are currently operating.



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**Comment:** *I have a licensed vacation rental here in Nakusp and it would be a shame if the town decides to go against our line of business. We all have to pay for the PST, GST and the MRDT, which is money to the town.*

Airbnbs are classified as a short-term rental and short-term rentals are not currently addressed in the Zoning Bylaw. This means that short-term rentals are neither explicitly prohibited nor explicitly permitted in the Zoning Bylaw. However, operators of Airbnbs in the Village can obtain a business license from the Village to operate. One of the goals of the Zoning Bylaw update is to ask the community about their opinions on short-term rentals and how they would like short-term rentals regulated in the Village.

**Question:** *I was told by the previous CAO that short term rentals and b&b operations were two different things. Please clarify.*

In the current Zoning Bylaw, Bed and Breakfasts in Nakusp can only be operated in a single-family home which is occupied by the owner. A maximum of 3 rooms can accommodate up to 6 guests for sleeping purposes only. Room rates must include breakfast served on the premises. Bed and Breakfast uses are currently addressed in the Village's Zoning Bylaw while short-term rentals are not.

Short term rentals vary from Bed and Breakfasts in the way that they operate. Depending on the municipality, short-term rentals can operate in a single-family home and/or accessory dwelling unit. Some municipalities permit short term rentals in multi-family buildings as well. The biggest distinguishing feature between short term rentals and Bed and Breakfasts is the inclusion of breakfast included in the room rate. The way that short-term rentals and Bed and Breakfasts are differentiated in Nakusp will depend on the regulations that the community and Council choose to include in the Zoning Bylaw or other short-term rental policy.

### **Thank you for your participation the webinar!**

If you have any other questions about the Zoning Bylaw, please submit them to the Village of Nakusp Main Office:

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