



Zoning options to manage visitor use of bed and breakfasts and guest cabins in the West Dawson and Sunnydale area

The following are options for provisions that may be included in the zoning regulation for the West Dawson and Sunnydale area to ensure that visitor accommodations do not become long-term rental properties or secondary dwellings.

Option 1	Limit the size and types of facilities permitted within visitor accommodations.
Example	A tourist accommodation unit shall be no more than 45 m ² in floor area and shall not have cooking or sanitary facilities.
Comment	This option was proposed in the previous zoning outline presented to the community at the last public meeting on June 14, 2018.

Option 2	Include a definition indicating the use of visitor accommodations are for visitors only.
Example	A visitor accommodation unit means a use that provides temporary tourist or visitor accommodation in rooms, cabins, cottages or tents containing sleeping facilities and optional cooking and sanitary facilities.
Comment	From an enforcement perspective it can be difficult to distinguish between a visitor and a long-term renter. This basic approach is not overly prescriptive in terms of outlining the requirements for visitors.

Option 3	Limit the amount of time someone can stay in visitor accommodations.
Example	No patron shall stay in a visitor accommodation unit for more than thirty (30) consecutive days with 30 days in between any subsequent stay.
Comment	This approach would encourage short-term use, less than or equal to 30 days. However, it would be difficult to monitor and enforce compliance.

Option 4	Don't regulate as a visitor accommodation and simply allow additional dwellings.
Example	A residential dwelling unit is a building or portion of a building designed for the use of one or more individuals living as a single household, containing sleeping, cooking and separate or shared sanitary facilities.
Comment	If there is a community preference for a high degree of flexibility as far as the length of stay and requirements for visitors, it may be best to allow the additional accommodation unit as a residential dwelling. Under such circumstances, the property owner would have the option of renting the unit out on a short or long-term basis.