



BED AND BREAKFAST GUIDE (SHORT TERM RENTAL)

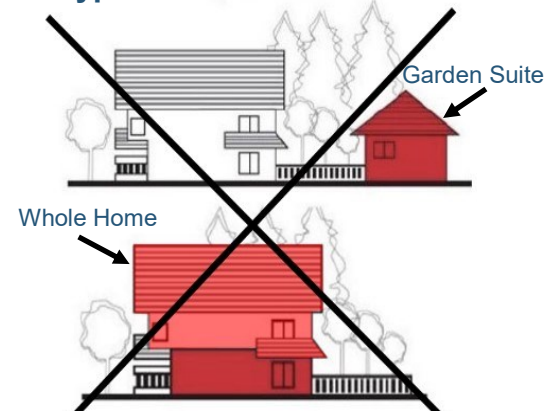
WHAT IS A BED AND BREAKFAST (BnB)?

In Peachland, a Bed and Breakfast (BnB) refers to any **short-term rental** in a residential property, including vacation rentals. A Bed and Breakfast (short-term rental) is a secondary suite or room(s) within a home that are rented out for less than 30 days at a time. An operator of the Bed and Breakfast must hold a valid Municipal Business Licence and must be operating within their principal residence.

It is important that Bed and Breakfast operations do not affect the comfort and enjoyment of neighbours and the surrounding community. As such, all Bed and Breakfasts must have a business licence, adhere to zoning requirements, and meet specific health and safety standards. The BnB will require a site visit from the District's Building Inspector, Fire Inspector and Bylaw Officer to ensure the location complies with the BC Building Code and BC Fire Code, and District Bylaws before a Business Licence is issued.

- Entire dwelling units (including garden suites) are not permitted to be rented out short-term.
- The operator of the BnB must occupy the home and the home must be their primary residence.
- A BnB is not permitted on a property containing an unregistered suite.
- BnBs are permitted in A1, A2, RR1, R1, RM2 and CR2 zones. If the property is in a comprehensive development zone contact our planning team.
- An inspection is required every two years and will be required to meet basic fire and life safety measures.

Types of BnBs Not Permitted



WHAT ARE THE TWO TYPES OF BnBs?

A Bed and Breakfast falls into one of two categories:

Traditional Bed and Breakfast	Suite Bed and Breakfast
<ul style="list-style-type: none">• A business operated from a principal dwelling providing one (1) or more room(s) with shared common areas (i.e. kitchen, living room, etc.).• There is easy and open access between all living facilities.• No more than four (4) bedrooms are used for the BnB.• No bedroom has a kitchen.• Breakfast may or may not be provided.	<ul style="list-style-type: none">• A business operated from a principal dwelling providing one (1) or more rooms(s) which consists of a self-contained sleeping, living, cooking, and sanitary facilities.• There is direct access to the exterior, without passing through any part of the principal dwelling.• The suite has been registered with the District of Peachland and meets BC building code.

Find more information on how to register a secondary suite at www.peachland.ca/suites.



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HOW DO I APPLY FOR A BnB BUSINESS LICENCE?

You need to hold a valid Business Licence issued by the District of Peachland to operate a BnB. Whether you have a traditional BnB or a suite BnB, the process to obtain a business licence is the same.

To obtain a business licence, you need to:

- Submit the Business License Application Form (www.peachland.ca/business-licensing);
- Provide the following supporting documents:
 - ◇ Secondary Suite Licence (if applicable).
 - ◇ Site plan of the property.
 - ◇ Detailed floor plans of the house, highlighting the BnB area.
 - ◇ Parking plan showing one parking space per sleeping unit in addition to parking spaces required for the primary dwelling (no off-street parking permitted).
- Pay the application fee (see Development Application & Licence Fees Bylaw No.2277).

After we receive a complete application package that includes the required supporting documents, your submission will have an initial review to ensure it is complete. When it is complete you will be contacted to pay the application fee.

Be sure to review the Business License Bylaw (www.peachland.ca/business-licensing), Zoning Bylaw (www.peachland.ca/zoning), and any other municipal bylaws that may apply.

QUESTIONS?

If you have any questions, please contact the following:

- For zoning related questions, please contact planning@peachland.ca or (250)-767-3707.
- For business license related questions, please contact bylaw@peachland.ca or call (250)-767-2647.

CONTACT INFORMATION

Planning and Development Services

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5806 Beach Avenue
Peachland, BC V0H 1X7
planning@peachland.ca
250-767-3707

This guide is not a legal document. Any contradiction, dispute or difference between the contents of it and applicable District bylaws, plans, policies or guidelines will be resolved by reference to the bylaws or other official documents. Always refer to the official copies of the OCP, Zoning Bylaw and/or Subdivision and Development Servicing Bylaw if you are unsure of any procedure or requirement.