Vacation Rentals

Vacation Rentals are a short term rental accommodation in dwellings for tenancies less than 30 days. Tenancies may be facilitated through hosting platforms such as Airbnb, Vrbo, Expedia, Booking.com, and many others.

The Town's Zoning Bylaw regulates the uses in each zoning district. Vacation rental dwellings are listed as a permitted ***accessory*** use in the R1, R2 and RMH zoning district.

Application Package MUST include: **Can be found on Town Website at:** **www.reginabeach.ca\building-development-applications**	Development Permit Application + FORM D General Operation Plan Floor plan of dwelling unit Site Plan including off-street parking plan Application Fee
Development Application Fee	$50.00
Type of Use	Accessory Use (Permitted)
Processing Timeline	Up to 2 to 3 weeks
	Processing of application begins once all required information has been received, and application fee paid.
Development Permit Valid	As per Zoning Bylaw Section 3.14.

*Information based on the R1 zoning district.

A Permit must be issued from the Town office prior to operation of the vacation rental.

Permitted to be located in: A legal secondary Suite, Garden Suite, Garage Suite, or Owner Occupied single detached dwelling. If located in a single-detached dwelling, maximum two (2) bedrooms are allowed to be rented.

Recreational vehicles such as a motorhome, travel/camper trailer, or similar vehicle are not permitted to be used as a vacation rentals or part thereof. (Section 4.6.7(c)(ii))

For reference purposes see excerpts below from Zoning Bylaw 11/2021

4.6.6 Vacation Rental Dwellings

The use of any dwelling as a vacation rental shall be subject to the following conditions:

a) A Vacation Rental Dwelling may be located within any legally approved dwelling unit or secondary, garden, or garage suite.
b) If the Vacation Rental Dwelling is located within an owner-occupied single-detached dwelling, then one additional off-street parking space shall be provided for each guest room.
c) The Vacation Rental Dwelling shall not change the principal residential character or external appearance of the dwelling unit. All signs are prohibited.
d) Permission for the Vacation Rental Dwelling to operate may be revoked at any time if, in the opinion of Council, the use is or has become detrimental to the amenities of adjoining properties and the neighbourhood.

**Information is provided as a reference guide only and may not include all applicable information required by the developer. Please review the Town's Zoning Bylaw and Official Community Plan, which is available on our website at www.reginabeach.ca*

Definitions from Zoning Bylaw 11/2021

Accessory: A use, building, or structure customarily associated with, incidental to, subordinate to, and located on the same lot as the principal use, building or structure.

Dwelling, Vacation Rental: The short-term rental of a dwelling unit as temporary accommodation by a person or group of persons for up to 30 days or based on a daily or weekly rate by way of concession, permit, lease, license, rental agreement or similar arrangement, unless otherwise prohibited by this Bylaw, or any other Bylaw of the Town of Regina Beach. A Vacation Rental Dwelling may also include a single-detached dwelling which is owner occupied, and in which not more than (2) two bedrooms are rented.

Dwelling Unit: One (1) or more habitable rooms used, or fully capable of being used as a residence, where each unit provides sleeping, cooking and toilet facilities.

Garage / Garden Suite: An accessory dwelling unit located in the yard of a single detached dwelling or within a detached accessory building that may have cooking; food preparation; sleeping; and, sanitary facilities which are separate from those of the single detached dwelling. Typically, garden suites are standalone structures while garage suites are either attached to or located above a detached garage.

Secondary Suite: A self-contained dwelling unit which is an accessory use to, and located within, a detached building in which the principal use is a one (1) unit dwelling.

Dwelling, Single-Detached: A building containing only one (1) dwelling unit, and shall not include a mobile home as herein defined.

Additional Zoning Bylaw Information

5.1 Secondary Suites

5.1.1 Secondary suites are subject to the following conditions:

a. Secondary suites may be constructed within a principle, single detached dwelling in a residential zoning district. Only one (1) secondary suite is permitted on each residential site;

b. Secondary suites must be located within the principle dwelling and must have a separate entrance from the principle dwelling either from a common indoor landing or directly from the exterior of the building. Secondary suites must contain cooking, eating, living, sleeping and sanitary facilities;

c. Secondary suites shall have a maximum of two (2) bedrooms and the total floor area of the suite may not exceed 83.6 m^2 (900 ft^2) or 50% of the total floor area of the principal dwelling, whichever is less.

5.2 Garage and Garden Suites

5.2.1 Garage and garden suites are subject to the following conditions:

a. Garage and garden suites will be considered accessory to the principle permitted dwelling;

b. No more than one (1) garage or garden suite shall be allowed per site;

c. Garage and garden suites must meet all requirements as outlined in the general regulations and the respective zoning district;

d. Garage and garden suites must meet all relevant building, plumbing and development codes and will be regulated by the Town's building permit and inspection process;

e. Garage suites may be located on the ground level or second storey of a building where the main storey is used as a private garage;

f. All garage and garden suites must be in accordance with the National Building Code;

g. Basements are not permitted in any garage or garden suite;

h. The garage or garden suite must be hooked up to the water and sewer service of the principle dwelling;

i. Other services, i.e. electrical, natural gas, cable and telephone, may be connected either to the services of the principle dwelling or be separate services;

j. Service cables including electrical, telephone and television are to be buried underground if underground servicing is normal practice in the neighbourhood where the garage or garden suite is located;

k. The location of a garage or garden suite and the site grading must allow for proper drainage of the site.

7.4.1 Accessory buildings and structures shall be subject to the following standards and conditions:

d. With the exception of a detached garage, no detached or attached structure, including an attached garage or deck, shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded;