

**SUMMER VILLAGE OF HALF MOON BAY
LAND USE BYLAW
AMENDMENT BYLAW #169/22
PUBLIC HEARING – September 27, 2022**

PROPOSED REGULATIONS:

1. Part One: 1.3 Definitions

Add Definition:

“tourist home” – means a discretionary use wherein a dwelling unit is offered for rent to guests for no less than thirty (30) days.

2. Part Three: 4(8)

Add Regulations:

Tourist Homes

- (a) A development permit is required to operate a tourist home. Tourist Homes will be issued for twelve (12) months. Registered owners cannot operate more than one (1) tourist home in the Residential District (R).
- (b) Tourist homes shall be contained within the principal building and therefore garage suits shall not be used.
- (c) Notwithstanding part three, section 2(3), no recreation vehicle shall be used as accommodation for tourist home guests.
- (d) The maximum number of people staying overnight in a tourist home shall be two (2) times the number of bedrooms plus two (2). Floor plan is to be submitted at the time of application.
- (e) The operator of a tourist home shall provide the Summer Village Office with the name and phone number(s) of at least one person (adult) that is authorized to act on the owner/operator’s absence. The owner/operator is responsible for informing the Summer Village Office of any changes in this information.
- (f) The minimum length of stay shall be no less than 30 days in peak season between May (15) until September (15).

- (g) The tourist home shall always abide by the community bylaws and policies. A summary of key bylaws will be provided by administration.
- (h) In residential districts tourist homes shall not display any sign advertising the tourist home.
- (i) Adequate parking must be in place on the property, of a minimum of one stall per bedroom.
- (j) Approval of a development permit does not exempt the owner/operator of a tourist home from complying with any federal, provincial, or other municipal legislation.

3. Part Four: (R) District

Add the following under Discretionary Uses:

Tourist Home

Reasoning:

The current Land Use Bylaw regulations do not address regulations on Tourist Homes in the Summer Village of Half Moon Bay. The purpose of this proposed amendment is to regulate potential overcrowding, parking, and to ensure compliance with existing bylaws.

PLEASE SUBMIT ALL WRITTEN COMMENTS BY SEPTEMBER 26, 2022