

## Bed and Breakfast Operation and Vacation Rental Waiver

March 2025

I am proposing to operate the following: (choose only one)

- Vacation Rental
- Bed and Breakfast operation in principal dwelling unit (bedrooms: \_\_\_\_)

If operating a Vacation Rental, dwelling unit to be used: (choose only one)

- Main dwelling (bedrooms: \_\_\_\_)
- Secondary suite (bedrooms: \_\_\_\_)
- Carriage House (bedrooms: \_\_\_\_)

My principal residence is located on the subject parcel.  Yes  No

Proof: please submit two items verifying principal residence:

- 1) scanned copy of government issued photo ID, (once ID verified scan will be shredded) and
- 2) recent utility bill, property tax notice, mail from the CRA, etc.

I am the owner of the subject parcel.  Yes  No

I have reviewed my insurance policy and can confirm that I have the necessary insurance required to operate a vacation rental or bed and breakfast operation.  Yes  No

I agree to maintain a list of tenants and agree to provide this list to the Town when requested to ensure the maximum number of tenants allowed are being followed.  Yes  No

I have included a site plan showing the required parking spaces on the property.  Yes  No  
(see the Town's online mapping system if needed)

**I hereby make application for a business licence as a Bed and Breakfast Operation/Vacation Rental in accordance with the regulations as stated above and on the next page. I undertake that if I am granted the licence applied for, I will comply with each and every obligation relating to the operation.**

---

Signature of Applicant

Print Name

---

Date

Business Name

**PLEASE INITIAL AND ACKNOWLEDGE SECTIONS ON PAGE 2 FOR APPLICABLE BUSINESS TYPE**



## Guidelines (Zoning Bylaw 1380)

---

### INITIAL Definitions:

**“bed and breakfast operation”** means the use of bedrooms in a principal *dwelling unit* which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations. This does not include a *vacation rental*.

**“vacation rental”** means the use of a *dwelling unit* for the temporary accommodation of paying guests for a period of less than one month. This does not include a *bed and breakfast operation*.

**“principal residence”** means a *dwelling unit* where a person resides for six (6) months of the year or more.

### Off-Street Parking Requirements:

**B & B** – 0.5 spaces per bedroom.

**Vacation rental** – 2 per principal dwelling **AND** either 1 per secondary suite **OR** 2 per carriage house.

### Section 6.12 Bed and Breakfast Operations:

A *bed and breakfast operation* is permitted where listed as a permitted use, provided that:

1. it is located within a principal *dwelling unit*;
2. no more than eight (8) patrons shall be accommodated within the dwelling unit;
3. no more than four (4) bedrooms shall be used for the bed and breakfast operation;
4. no cooking facilities shall be provided for within the bedrooms intended for the bed and breakfast operation;
5. only persons residing in the principal dwelling unit may carry on the bed and breakfast operation on the parcel occupied by the principal dwelling unit, and must be present on the property during a patron's stay;
6. the bed and breakfast operation shall not generate traffic congestion or produce a public offence or nuisance of any kind;
7. a bed and breakfast operation shall not be permitted on the same parcel as a vacation rental.
8. the holder of a bed and breakfast operation licence shall keep a written record of the names of all tenants.

### Section 6.13 Vacation Rentals:

A *vacation rental* is permitted where listed as a permitted use, subject to the following regulations:

1. A *vacation rental* shall not be operated without a valid business licence issued by the Town of Oliver, which shall be displayed in a prominent location on the parcel in question.
2. In a Low Density Residential or Rural zone, the following provisions for a *vacation rental* shall apply:
  - a) a *vacation rental* shall only be permitted within a *single detached dwelling*, legal *secondary suite*, *carriage home* or *duplex unit*.
  - b) a *vacation rental* shall only be operated by the owner of the parcel in question.
  - c) a *vacation rental* shall only be operated by a person who has a *principal residence* on the parcel in question.
  - d) a maximum of one (1) *vacation rental* is permitted per parcel.
  - e) in the case of a *duplex*, only one (1) *dwelling unit* shall be permitted to be used as a *vacation rental*.
  - f) *vacation rental* shall not be permitted on the same parcel as a *bed and breakfast operation*.
  - g) a maximum of two (2) adults and two (2) children per bedroom are permitted per *vacation rental*.
  - h) the holder of a *vacation rental* licence shall keep a written record of the names of all *vacation rental* tenants.