



**DISTRICT OF SECHELT  
COMMITTEE OF THE WHOLE MEETING  
AGENDA**

Wednesday, November 8, 2023, 3:00 p.m.

Community Meeting Room

1st Floor, 5797 Cowrie St., Sechelt

**PLEASE NOTE:**

The District of Sechelt will continue to conduct Council and Committee meetings in person in the Community Meeting Room. The public is welcome to attend in person or by electronic communications, as follows:

- District of Sechelt's YouTube channel: <https://www.youtube.com/user/SecheltMedia>
- Zoom: <https://zoom.us>, join Meeting ID: 811 6308 4815 and Password: Nov2023.
- Phone: 1-778-907-2071, with Meeting ID: 811 6308 4815 and Password: 0804518.

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**Pages**

1.	CALL TO ORDER AND DECLARATION OF CONFLICT	
2.	ADOPTION OF AGENDA	
3.	APPOINTMENTS AND DELEGATIONS	
4.	NEW BUSINESS	
5.	BUSINESS ITEMS	
5.1	2024 Budget Survey Summary	2
5.2	Short-Term Rental Program Update	27
6.	ADJOURNMENT	
	Public Question and Answer Period	



**FINANCIAL IMPLICATIONS**

None at this time.

**COMMUNICATIONS**

None at this time.

Respectfully submitted,

David Douglas  
Director of Financial Services & Information Technology

Attachments:

1 - 2024 Budget Survey Summary

# Budget Survey

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## **SURVEY RESPONSE REPORT**

06 September 2023 - 05 October 2023

**PROJECT NAME:**

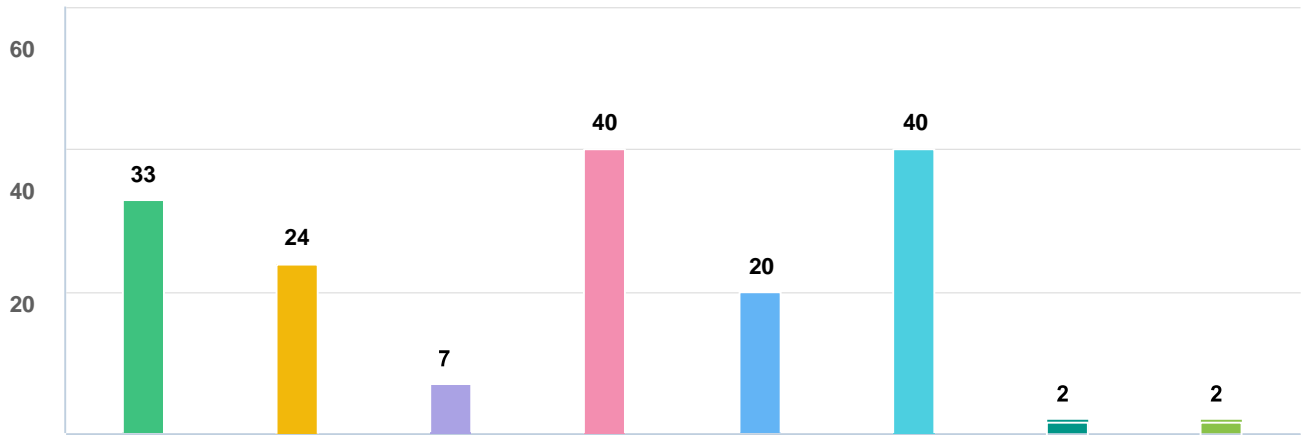
**Budget 2024**





# SURVEY QUESTIONS

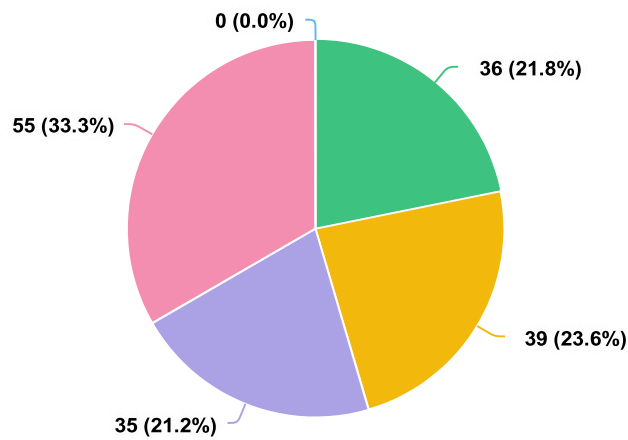
**Q1 Which Sechelt neighborhood do you live in?**



**Question options**

- Village of Sechelt
- Selma Park/Davis Bay
- Ts'ukw'um (Wilson Creek)
- West Sechelt
- West Porpoise Bay
- East Porpoise Bay/Sandy Hook/Tuwanek
- Sunshine Coast/Outside of Sechelt
- Other

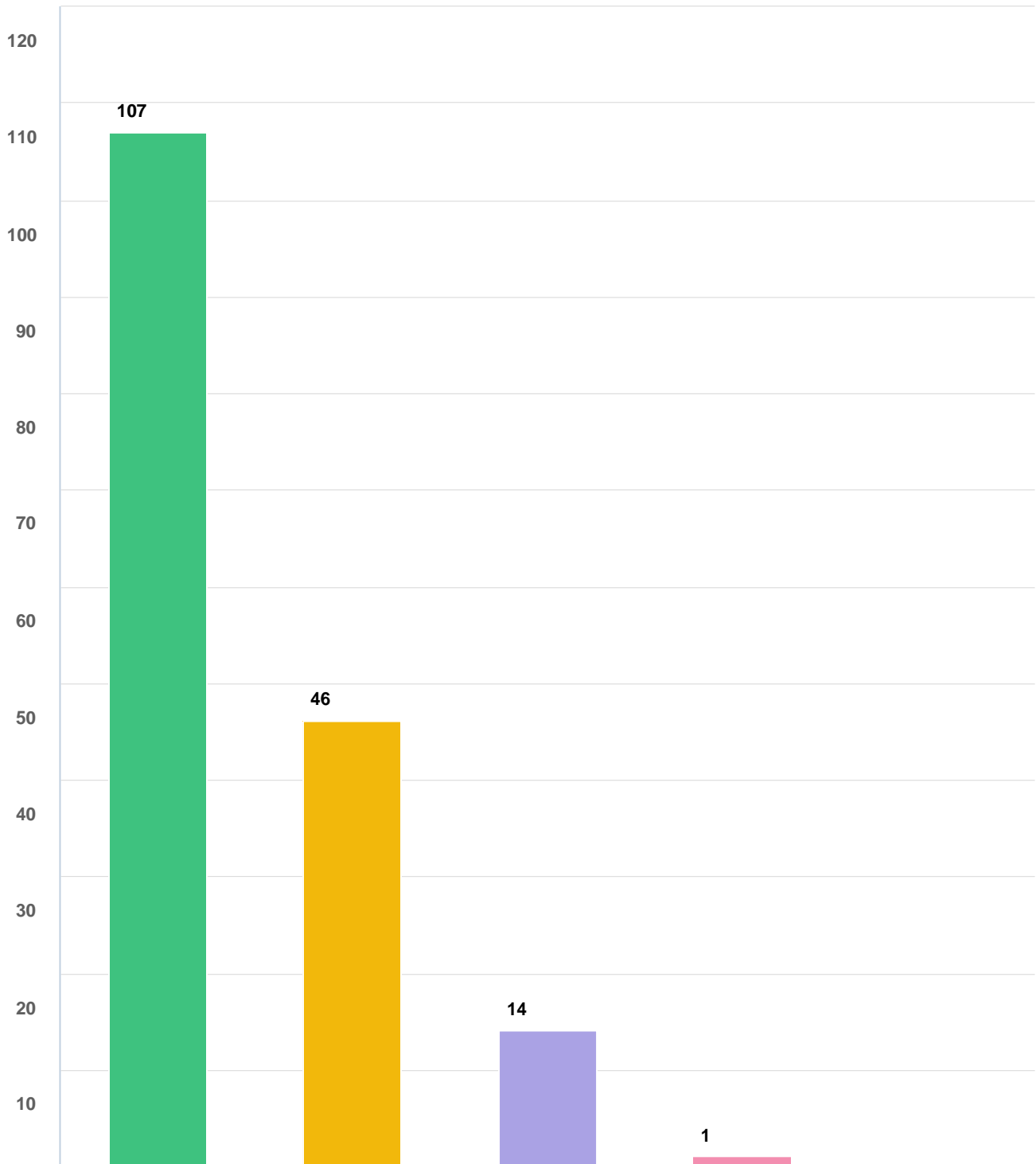
**Q2 How long have you lived in Sechelt?**



**Question options**

- Less than 5 years
- 5 to less than 10 years
- 10 to less than 20
- More than 20
- I live here part time

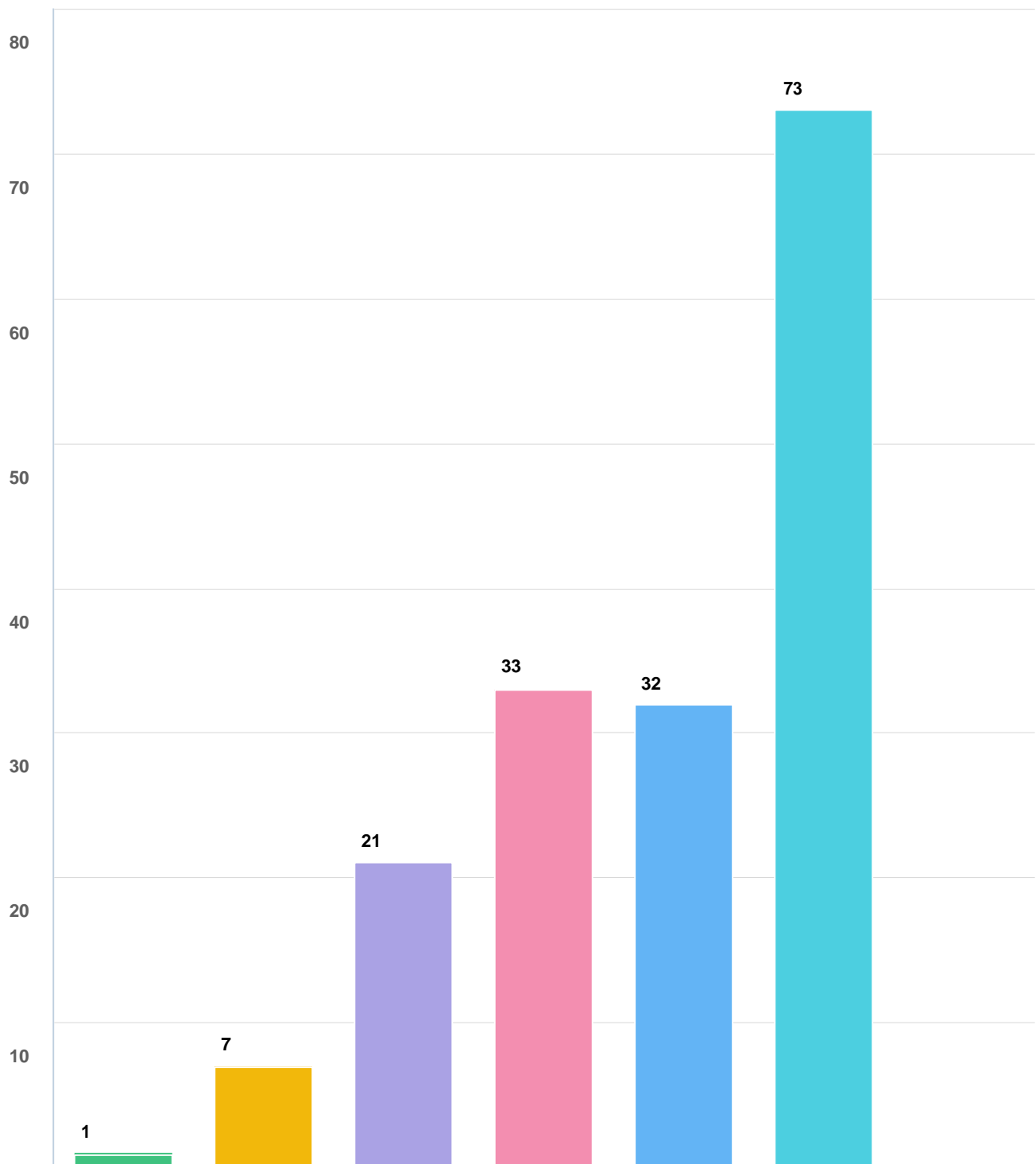
**Q3 While residents in Sechelt receive most of their municipal services from the District of Sechelt, some services are provided by the Sunshine Coast Regional District. How familiar are you with the fact that the Sunshine Coast Regional District provides water, transit and major recreational facilities for residents of Sechelt while the District of Sechelt is responsible for providing most other municipal services in Sechelt?**



**Question options**

- Very familiar
- Somewhat familiar
- Not very familiar
- Was not aware until this survey
- Don't Know

**Q4 Which of the following age group do you fall into?**

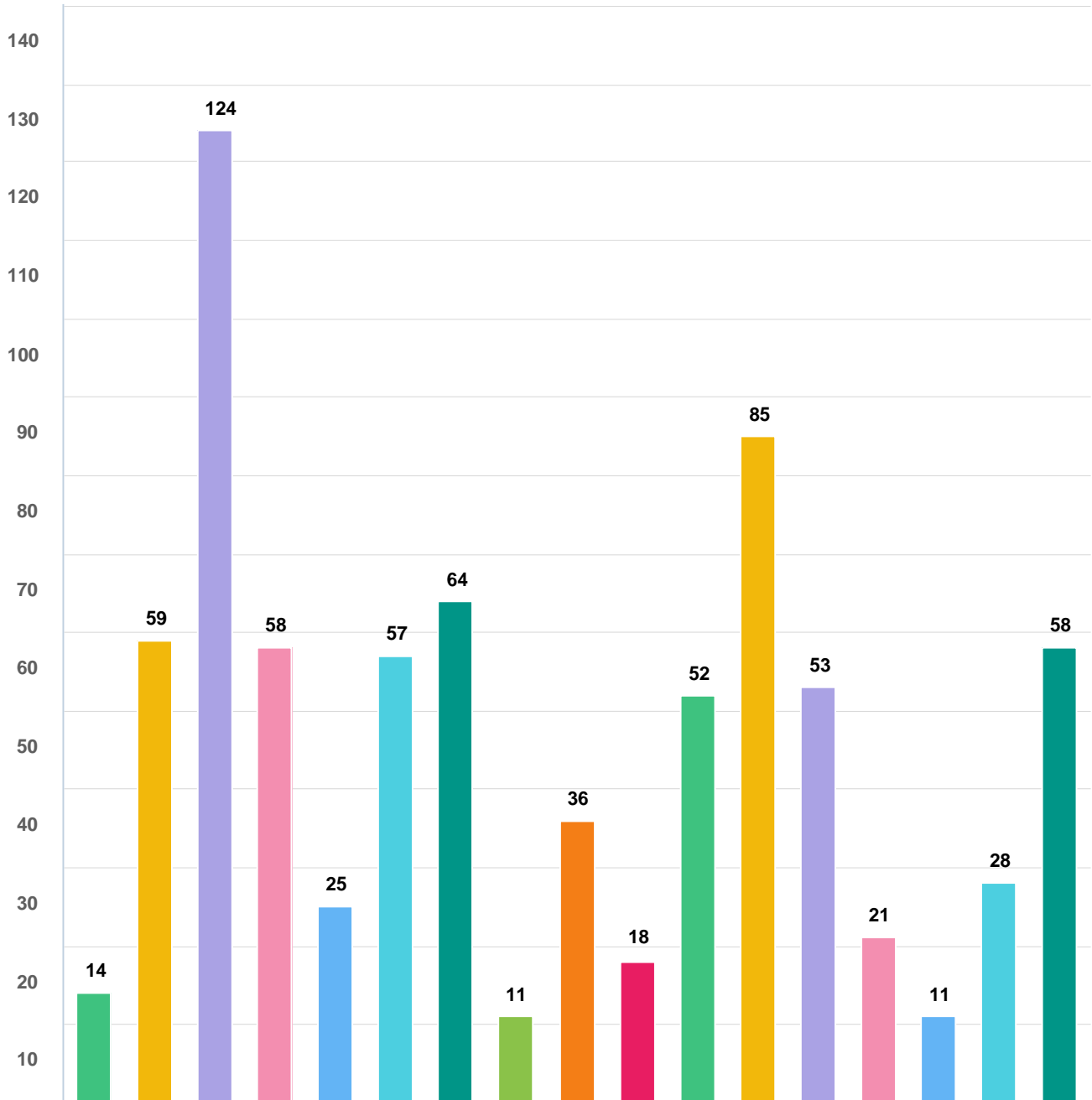


**Question options**

- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65 or older
- Younger than 18



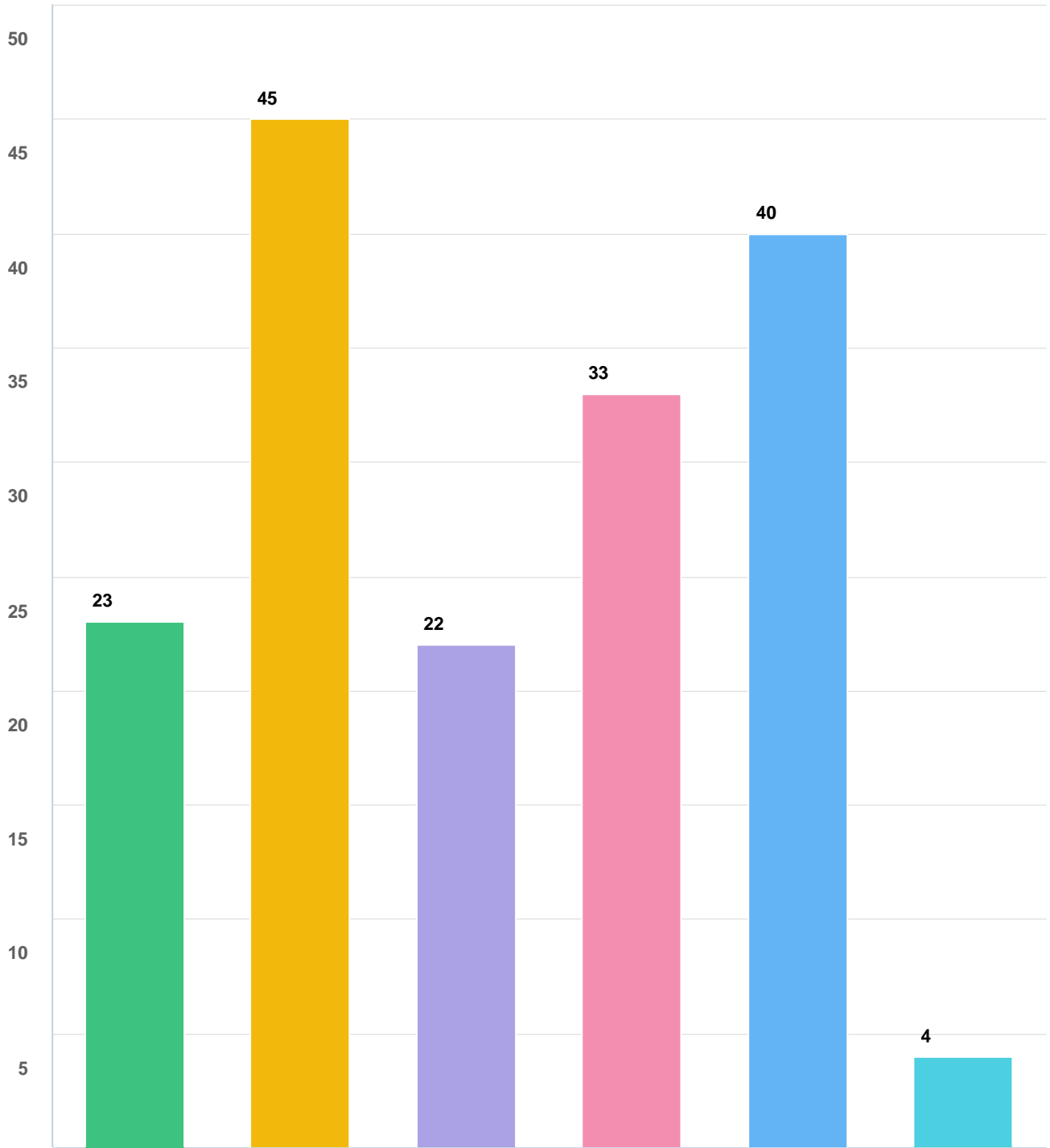
**Q5** From your perspective, and recognizing that not everything is within the District of Sechelt's control, what are the most important issues facing Sechelt right now? Please select up to five choices.



**Question options**

- Employment    ● Development (rental housing/apartments, high density, low density, townhomes etc)
- Water (Jurisdiction of the Sunshine Coast Regional District)    ● Roads/Traffic    ● Spending    ● Infrastructure
- BC Ferries    ● Recreation/Entertainment    ● Accountability/Honest/Communication    ● Budget/Funding    ● Taxes
- Affordable Housing    ● Community Safety    ● Environment/Pollution    ● Sewer    ● Short-term Rentals
- Poverty Reduction (including crime reduction)

**Q6** The District, like most local governments in Canada is facing an infrastructure deficit. Roads, sewer mains, municipal buildings and other assets are aging and need replacement or major maintenance. Would you support or oppose an increase in property taxes that would be dedicated to infrastructure improvements?



**Question options**

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't Know

## Q7 | Roads and Drainage

The District's Public Works department falls within the Engineering and Operations Division and is responsible for many services paid for through tax dollars.

Services in this section include the operation and maintenance of roads, sidewalks, traffic signals, street lights, boulevards, storm drainage and various related projects. Road services include patching, grading, dust control, snow and ice control and road rehabilitation. Are you satisfied with this service? (Y/N) – if no, then please explain what it would take to get a YES answer.

Yes = 79 Votes

No = 53 Votes

1. Pedestrian and cycling infrastructure is just flat out missing in most areas, forcing folks to drive. I want a full active transportation network within Sechelt, so much so that no one is forced to drive.
2. Roads need repairs.
3. More street lights along Sunshine Coast Hwy to Gibsons and snow and ice control would increase safety for us all.
4. I'm not satisfied that Davis Bay receives a fair share of infrastructure funding.
5. Please focus more on traffic calming and on safety for non-car road users: pedestrians, cyclists, and bus users.
6. 1. Residents should have the safety of sidewalks as they participate in mass transit. Build sidewalks on routes. 2. Storm water is the most expensive damage to property so fixing and designing to avoid problems is important.
7. The roads are in absolutely terrible condition. There are cracks in large holes and the shoulders are eroding on most roads for several years before they are repaired. Also, there are hardly no sidewalks anywhere besides downtown.
8. More pedestrian and wheelchair friendly.
9. Numerous places where the road needs patching or filing because it sunk or was not properly compacted when pipes were added.
10. We need better economy and education on design and maintenance particularly on drainage.
11. There are not enough sidewalks in West Sechelt, the road work changes that have been done in Sechelt are terrible, and Mermaid Street is just completely ignored.
12. Rural Road Areas: Someday there will be an accident, then DOS will be found legally liable because conditions have been reported many times.
13. Too much money spent on ridiculous sidewalks and not nearly enough on regular maintenance. Also, I think it's imperative that the Sunshine Coast focuses on connecting back roads to make alternate routes in case of emergencies/traffic accidents.
14. Snow removal yes, but general road maintenance no.
15. We need more bike lanes and safe ways to choose active transport. The neighbourhoods of Sandy Hook and Tuwanek do not have any other form of transport options other than private car. We need bike lanes, walkways, and bus options to these communities.

16. I ride my bike nearly every day. You could do a better job on shoulders, sand clearing, potholes, and other things that would make the Sunshine Coast a more bike friendly place. Now that Sechelt Inlet Rd hosts more heavy-duty vehicles and more aggregate spewed onto the pavement, the shoulders and bike lanes need more frequent cleaning and the bike lane paths more clearly defined.
17. The roads have many potholes and other issues. Priority should be to fix the ones that can damage vehicles as it happens and the driver has no recourse.
18. Roads need repairs, more x walks light controlled! More parking.
19. Recent road construction in Sechelt has been built with tight turning radius, not wide enough. Davis bay needs more streetlights and sidewalks.
20. Not satisfied. To get a "yes" I would suggest: Fix bumpy and broken pavement on roads, full sections not just small patches. Maintain road lines more frequently. Inspect and maintain drainage structures. Do not build "sidewalks" for bike lanes...
21. Need safer crosswalks across Teredo (Wharf, and by RCMP). I go out of my way to walk to the lights at Inlet. Need pedestrian-activated flashing lights, and repainting the crosswalks. Also need sidewalks/bike lanes on Fairway Ave; it is scary!
22. Many locals and guests use Porpoise Bay public park. Walking access and bicycle access needs to be implemented from town to the park. Remember East Porpoise Bay has no public transport.
23. Ditches along Sechelt Inlet Road do no work at all. Shoulders need to be regraded to road water gets to ditches rather than eroding and undermining the road surface. This is urgent.
24. Water collection on Sandy Hook Road, due to flooding by upper driveways without proper french drains in their massive surfaces this must be dealt with, oversight by building code! Oversight, while code refers to drainage required by non-permeable surface.
25. Non-resident cars parked on Anchor Rd (to avoid paying for parking in the Wharf parking area) preventing foot traffic and passing. Please build a pedestrian walk (sidewalk).
26. Maintaining the road beds and drainage systems should have a higher priority. Street lights and sidewalks should be lowest priority. Do not increase taxes to make up for years of neglect. Reprioritize spending, increase DCCs appropriately.
27. Many roads in older parts of Sechelt are in need of repair. Perhaps a five and ten-year plan for upgrades would be a good start. Many roads in the Selma Park area are falling apart. Resurfacing might be an option. Also, more flailing please
28. Sechelt's small population cannot support the funding required for the upkeep/maintenance of our community's infrastructure. Prices are going up everywhere in Canada and I hope more grant funding will be available in future to help off set costs.
29. Worried about when the traffic controls will be in place once the new Havies Development is finished in Selma Park- traffic lights will need to be put in or another access road, the density of this housing will be a huge impact on traffic and turns.
30. Yes, although there's always room for improvement.
31. Not including Capilano Highway's responsibility. Yes, I've been satisfied.
32. Satisfied

## Q8 Parks and Public Spaces

The District is responsible for the care, control and maintenance of all parks within its jurisdiction. This includes local parks, beaches and their accesses and sports fields. Are you satisfied with this service? (Y/N) – if no, then please explain what it would take to get a YES answer

Yes = 109 Votes

No = 31 Votes

1. I want more parks and greenspace and denser development around.
2. The District needs better services for young families. The upgraded playground at Hackett Park is a good start.
3. Garbage not always empty on timely manner, as we have homeless living in park.
4. Very satisfied.
5. Less annual plantings should be done and make a transition to multi-year indigenous plantings which are drought tolerant.
6. The District hasn't fixed the path in Kinnikinnick Park.
7. Beach is non-existent and cannot get to water with mobility device.
8. Kinnikinnick Trails could use more ongoing maintenance.
9. I mainly use the Kinnikinnick Park and the bridges in the area are dilapidated and falling apart.
10. Park access was worked on (repaired) after being washed away. It was shortly washed out again. When repairs are made do it in a manner to prevent reoccurrence. Band-aids are a waste of money.
11. Kinnikinnick Trails need attention.
12. The Waterfront is a disgrace. It all just looks dead and dismal, why would anyone want to spend any time there?
13. I live near Kinnikinnick Park. Extremely, heavily used often by elderly people and their dogs. The trails are in a terrible state, board walks rotting and dangerous. Accidents waiting to happen.
14. We could use improvements to public park facilities including bathrooms, updated playgrounds, maintained sport fields with proper watering and improved signage.
15. Since moving here, the parks maintenance seems to have declined. The parks are a huge draw for residents. Every morning there are workers watering hanging flower baskets around Sechelt which is great but perhaps there could be more of a balance.
16. The playground at Brookman Park has not been maintained or upgraded in many years
17. Robust public consultation should be undertaken before changes are made.
18. Some of the trails need to be cut back more often to make it easier to pass through, i.e. Reeves Road Trail to Kinnikinnick Park.
19. You keep the hanging baskets nice. But your parks are in need of attention. Kinnikinnick Trails are becoming dangerous and no sign of any work. Oh except last year you worked on a rarely used access path that has since washed away.

20. Extend Snickett Park by closing the block of Boulevard still open to traffic (huge safety issue for the majority of people who are pedestrians/cyclists/children cycling/wheelchairs/motorized scooters).
21. Too much drug use, paraphernalia left and can be unsafe place to bring kids these days not sure how that can be changed without full community support from many areas.
22. I think the parks and beaches require more frequent checking for unsafe items, human fecal matter etc.
23. I will use Kinnikinnick Park as an example: improve trail drainage, assess and remove danger trees, resurface rotting bridges and muddy trails. Maintenance! Water parks and lawns, they should be green, use treated WATER.
24. Trails are increasingly not maintained and the dog park is woefully inadequate.
25. Job well done for sure.
26. Trails in Kinnikinnick Park are flooded except in summer. Boardwalks rotted/non-existent. Some beach accesses are now so popular in summer, there are problems with parking (highway/driveway access), garbage and human waste.
27. Kinnikinnick Park specifically has become quite run down. The improvements to Hackett Park however are excellent, and we use it with our family all the time.
28. We need a decent dog park for larger dogs, away from traffic. Kinnikinnick Park was perfect for this but it was taken away. Either find another appropriate piece of land or give us back Kinnikinnick.
29. My family plays softball and the fields are always closed.

## Q9 | Community Planning and Development

The Planning and Development Division addresses land use issues relating to the needs of transportation and urban development, zoning and housing. This area also ensures new construction is safe and consistent with neighbourhood zoning through processing and issuing building permits and inspections. Are you satisfied with this service? (Y/N) – if no, then please explain what it would take to get a YES answer

Yes = 56 Votes

No = 60 Votes

1. I want 4-6 story buildings with basically no setbacks legal everywhere in Sechelt with no marking minimums. We should also stop zoning residential only and let pretty much anything that isn't super noisy or dangerous be built anywhere. Corner stores!
2. A new OCP is needed. More opportunities for incremental development should be provided.
3. Please alter zoning priorities to prioritize higher density, affordable development and be consistent with risks from flooding, sea level rise, wildfires.
4. Slow the building permits down till we have water sorted, new road to ferry sorted out.
5. New building should have grey water recycling and outdoor rainwater collection mandated by bylaw.
6. It's about time we had better bus service on coast all parts of city and area around city. If we have to get bus from ferry, can just drop people off in city with not other way around. Get smaller buses like big city have.
7. I would like to see building codes modified for grey water use. Some of the roads could use repairs and/or more space for pedestrians.
8. There is too much development ...too quickly.... look at the water and traffic problems.... the ferries are having problems... I understand that we do need more housing but perhaps how to deal with infrastructure that is not sufficient
9. Too much development with not enough research. West Sechelt just finished the upgrade to the school to accommodate the kids they already have, now with all the approved developments in West Sechelt...where are all those kids going to go?
10. Why so many exceptions granted? Doesn't this defeat the purpose of having a community plan?
11. Areas outside of the downtown area are becoming more densely pop related, but they are not building sidewalks. This leads to an awkward use of the road between pedestrians and vehicles.
12. We retired to a sleepy community stuck in the past. Generally, it is still a sleepy community stuck in the past. From conversations with councilors I get the impression that some of them need help.
13. No new development(s) should be done until the infrastructure of water and sewer are fully supporting such an addition to the system.
14. Action is needed on public evacuation, wildfire planning general accountability and honesty
15. Too much construction, with no innovation as to water use. Grey water systems, water storage - not hard to build un with a new build.
16. Population is aging and we have a density issue. Need to be focused on higher density homes rather than single family homes. Need to approve in line with the needs of the community.

17. Yes, but a better focus on gray water use, alternate energy, low carbon construction would be more future proofed.
18. Ensure new developments have their own water supply either through wells, water catchment
19. Until the SCRD can provide the coast with sufficient water, development MUST stop.
20. New construction is being done without the necessary services or infrastructure in place.
21. We need to resolve water issues before allowing more development. We need density and infill development so that we're not building new roads and pipelines for more single family detached homes. We need to stop short term rentals.
22. Too much development will lead to more new infrastructure. Who do we cater to, the rich? Development should have a cap set on it.
23. Need increase of speed in building permits.
24. STOP allowing ANY new building permits until infrastructure deficiencies - water; parking; ferries, etc. - are RESOLVED. To keep issuing permits for new housing in existing state is completely unethical!
25. Revise the max lot density and building code requirements to allow for multi-unit, low cost, housing in selected residential areas to improve housing density and affordability. Streamline development permit approvals. Remove barriers to growths.
26. No more affordable housing- zoning and permit times.
27. Too many high-density projects are changing low density neighborhoods. High density should stay in the downtown core. I choose to live here for the smalltown community feel. If it turns into a Vancouver suburb I will move away.



**Q10 | RCMP Contract Policing services within the District are contracted out to the RCMP. Currently the District budgets for 13 members (police officers) at a total cost of approximately \$1.8 million in 2022/23. General duty officers are deployed at peak hours to address continual increases in calls for service and proactively address known problem areas. Each additional officer costs approximately \$143,300 (salary, vehicle, equipment, training, office space, etc.). Are you satisfied with this service? (Y/N). If no then please explain what it would take to get a YES answer**

Yes = 89 Votes

No = 36 Votes

1. Crime is rampant.
2. Every dollar spent on the RCMP is a dollar we're not spending on resolving issues leading to crime. Spend the money on housing, childhood development and childcare, food banks, active transport, domestic violence support. Install traffic cameras.
3. I don't believe we need more police officers. Funding of community resources and services is preferred.
4. Bring more RCMP to Sechelt, there is a problem with too little police.
5. We need more officers.
6. I experienced a theft (value ~ \$3000) from my marina. I filed a police report but no-one ever got in touch with me. I would like better communication, even if it's only to tell me the property likely won't be recovered.
7. Never see them around downtown.
8. They are not doing enough to manage the unhoused population and related crime and community safety. They do not proactively address problems related to this group.
9. RCMP do a good job!!!
10. The police work hard around Sechelt. It would be great to have a greater presence; however, this obviously has funding and taxation implications.
11. They do a great job in a very difficult job.
12. Our business in Sechelt has had things stolen many times in the past year, and things are constantly broken and vandalized.
13. We used to have the RCMP involved in radar speed control. That hasn't happened for years.
14. Police alone can't address the drug and homeless issues.
15. Regrettably we need more officers.
16. I think there should be more officers and more salary.
17. Crime in Sechelt has become unbearable - nobody feels safe to walk around at night anymore. Either an additional member or shuffled to service the community more efficiently.
18. Why are they not patrolling the highway at the time the ferry traffic is arriving? I commute to see many vehicles with burned out tail lights, brake lights and head lamps.

19. Crime seems to be getting worse in the Village. Seen an uptake in broken storefront glass. Why can't they jail those responsible?
20. As our community grows it appears that the crime level has increased dramatically and there is a definite need for more police to try and correct the inflation of crime in Sechelt.
21. Village needs more attention.
22. Additional resources are needed to keep our communities safe.
23. Need more officers to control the Wharf Rd decay in safety.
24. Need more RCMP in the community not security guards.
25. What is going on in the Village is unacceptable on so many levels...Open drug use--and overdoses, thefts, fighting, vandalism.
26. I commend the RCMP for their hard work, commitment and dedication to Sechelt. They have the toughest jobs in the world.
27. To reduce the burden on the RCMP / Fire, take steps to reduce crime, public drug use, homeless camps by enforcing bylaws. To maintain public safety, actions need to be taken to ensure the residents/businesses (tax payers) are safe.
28. The increase in open drug use is destroying the city and has made women and children feel threatened. Open encampments need to be removed and drug enforcement needs to be more robust!
29. RCMP are doing a great job. More evening and nighttime patrols in the downtown area may be helpful
30. Crime is out of control!!

**Q11 | Infrastructure Program Also referred to as the Capital Program, these dollars support the replacement of critical infrastructure needed to provide many of the core services the District provides. Projects range from road, sanitary and storm main replacement, to facility repair and maintenance, and various transportation and park related projects. The amount of the program funded by taxation dollars grows by 3% annually and is referred to as the “3% Infrastructure Renewal tax”. The remaining funding is achieved through use of reserve funds and external grants. Are you satisfied with this service? (Y/N) – if no then please explain what it would take to get a YES answer**

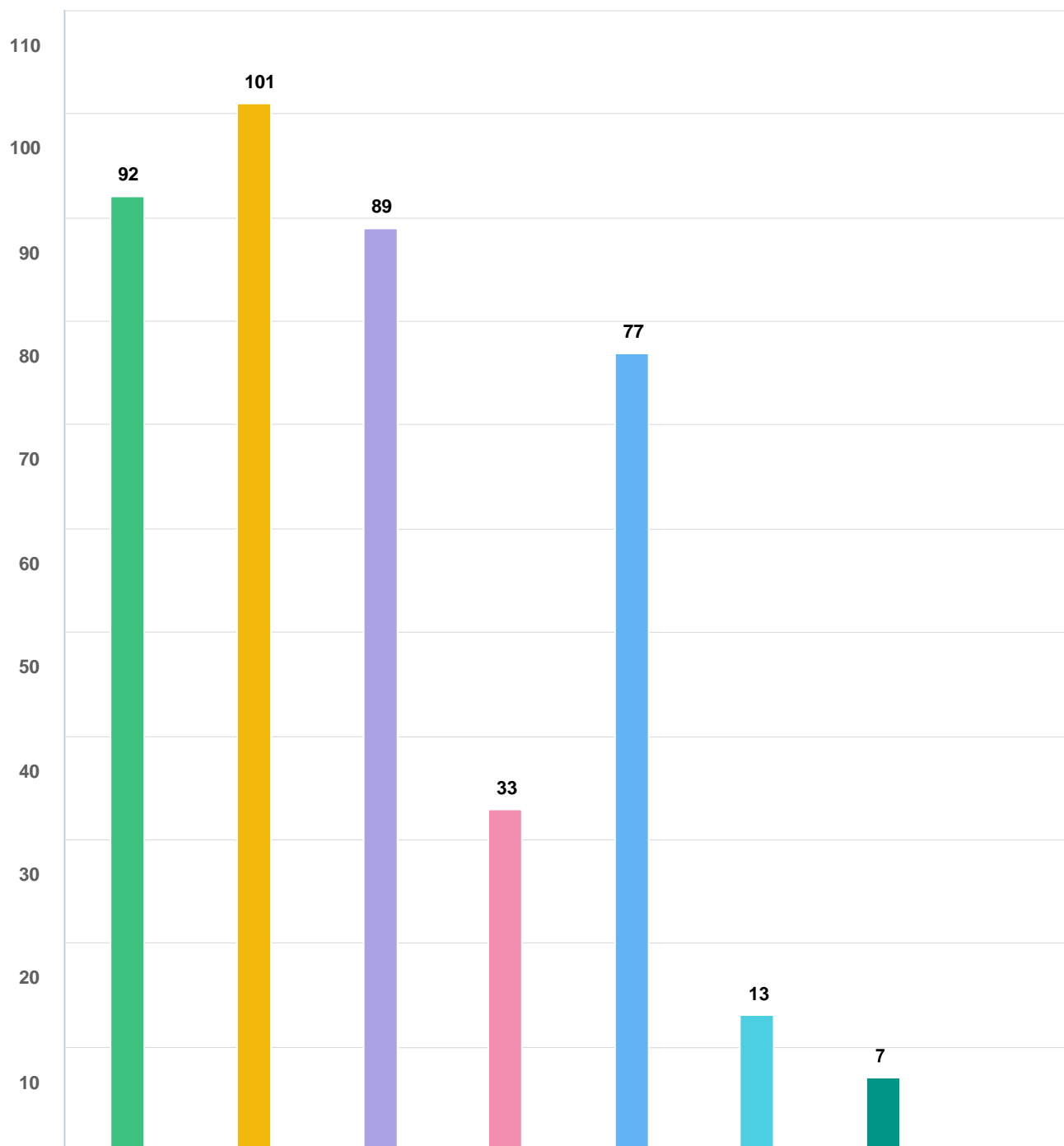
Yes = 82 Votes

No = 34 Votes

1. Our low-density development makes per capita costs high. Support high-density mixed-use development that brings in a lot of property taxes per unit land area. Plan ahead and be transparent about both build, maintenance and replacement costs.
2. This is evidently a key area that needs to be addressed.
3. More accountability is needed on how these funds are used. Asset management must be considered and the true cost of sprawl accounted for.
4. No sewer in West Sechelt, this is desperately needed to protect our water and environment.
5. Too long in fixing any problem, with roads. Always some problem with getting crews out.
6. The % should be higher to reflect the increased costs and the age of most roads.
7. With some of the highest taxes in the province, there is more than enough dollars to portion a small amount to projects. There's does not to need to be a new added tax for a projects for the District. The District is collecting enough money.
8. Mixed feelings. Some of the road work looks really good and shows business acumen. I keep looking for solar upgrades - they are lacking- somebody is not doing their job.
9. A healthy reserve is important; however, it is important to plan projects and explore other funding sources for those approved projects. Tax dollars unfortunately need to go further nowadays it seems.
10. Very concerned about flooding, Example the month of November 2021 rain was 240% of 20-year average.
11. Still lots of upgrades that need to be done. New bathrooms at Hackett and Friendship. New park at Friendship and a fence. And a park or waterpark at Mission Point. Brookman Park should be turned into safe parking for Davis Bay Beach.
12. Would like to see more for young families.
13. Busing coverage and sidewalks all areas such as East Porpoise Bay is needed, instead of expanding service to West Sechelt where busing service already exists.
14. You can't get everything all at once.
15. More focus on long term goals and more application in planning is required, instead of bandaging situations with quick plans. It's like a bunch of chickens running around without their heads, getting nowhere, very expensively.
16. How can a 3% figure be maintained when costs are rising? Clearly more money needs to go into infrastructure, possibly the 3% needs to be higher.

17. Sechelt Inlet Rd has experienced heavy traffic from heavy trucks and continues to deteriorate. This road needs to be rebuilt to withstand the heavy duty traffic.
18. Storm drainage is basically unmonitored/managed ditches. Parks in Sechelt aren't accessible for children with sensory, mental or physical limitations.
19. Focus on core infrastructure: roads, line painting, park maintenance, drainage structure maintenance, painting light poles, etc... Need to quality control contracted services E.g., Paving/patching to a higher standard.
20. One road in or out of town is unsafe.
21. Keep going after grants please.
22. Our neighborhood was flooded a few years ago because the culverts had not been serviced since the SCRCD had taken over that task. We need regular maintenance in these areas.
23. Davis Bay has water drainage issues, and we need sewer to replace many aging septic systems issues.
24. Sidewalk is needed on Anchor Rd from Trail to Wharf.
25. Find it hard to understand the need for road projects-- the cost and why - example Inlet Avenue in Sechelt.
26. Does 3% even cover inflation? We probably need to pay more in taxes.
27. Attempts to visually improve areas have created an impediment to ease of movement. For example, the road and sidewalk improvements have impeded access and egress for fire trucks to the firehall.
28. Property taxes are already too high.
29. In of DOS increasing taxes faster than economic growth and average wages spending increases MUST be halted and even walked back. You're driving us out of our homes with property taxes.
30. The water, sewer homeowner tax increase is in an excess of 3%. And we still haven't increased supply for the demand. Garbage, recycling.
31. Far too much emphasis on building and not enough on making what we have better.
32. I would love to know what this has done for me and current citizens of Sechelt.
33. Want developers to pay much more for increasing use and wear and tear.
34. Can not afford any more property taxes.

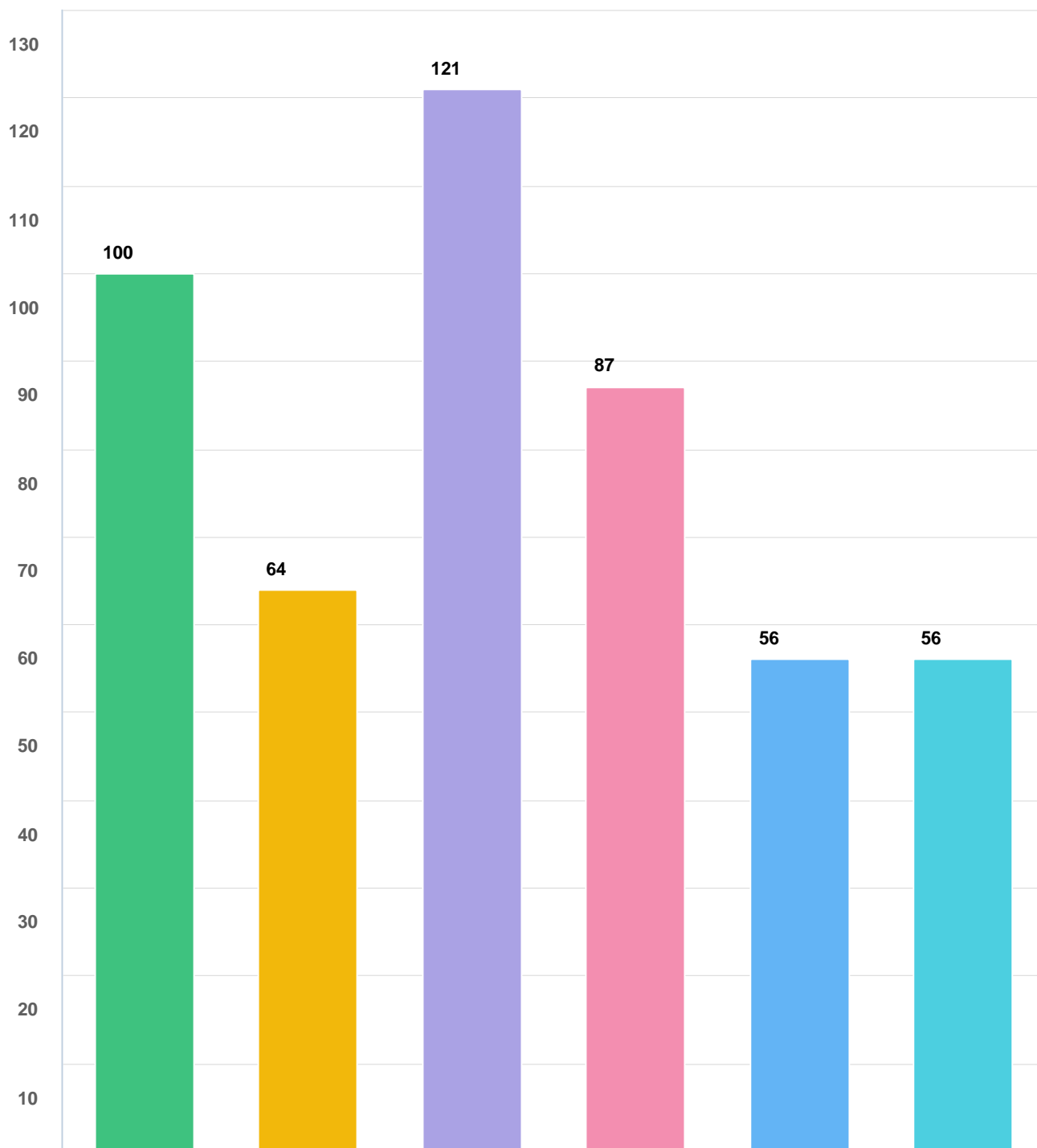
**Q12 Which of the following are the best ways for the District of Sechelt to communicate important information to you? Pick your top three**



**Question options**

- Local newspaper ads
 ● The District of Sechelt official website
● Social media (Twitter, Facebook, etc.)
- Newsletters in the mail
 ● Newsletters by email
● Local radio ads
● Other (please specify)
- Programs on Eastlink

**Q13** What are the topics you would like the District of Sechelt to communicate to you about MORE? Check all that apply



**Question options**

- The District budget/taxation
- Council business/meetings
- Development
- Bylaw changes
- Service changes in parks or roads
- Community events

**Q14 | And finally, the District of Sechelt wants to know if you have any further comments or suggestions to add about any of the topics covered in this questionnaire. Please type your comments in the space provided below.**

1. Get the water fixed.
2. I moved here because I read the OCP and Vision Sechelt Plan and was inspired. But I'm really sad that the District has planned for infrastructure costs so poorly and continues to make things worse by focusing on car-dependent low-density development.
3. Please make the budget process more approachable.
4. My primary concern at this point (beyond the water issue which is outside Sechelt's control) is disaster preparedness and mitigation, stemming from climate change. I think the city is not equipped to deal with what's coming.
5. Please create a bylaw that all new homes must include grey water recycling, rainwater collection.
6. I think the parks and downtown look very good...whoever does the work deserves praise.
7. The DOS seems to be catering to the wealthy with regards to development, that should stop. Senior must not be displaced we need to keep seniors safe with a roof over their head. Real TAX Breaks for low-income seniors!
8. Stakeholder groups for rezoning etc. includes the Sechelt and Coast Community Builders Association. This group was not originally included and should be removed because it has only vested business interests not local community interests.
9. Illegal trespassing, crime and public disorder are a serious problem in municipalities in Canada. Municipalities are hamstrung in dealing with these problems by bad court decisions and the "poverty" lobby.
10. Water supply (realizing this falls outside DoS jurisdiction) is the most important issue facing the community. The DoS should help prioritize this with the SCR D ASAP. There has been too little done for too long now.
11. There needs to be a moratorium on building, until the lack of water supply is solved. Water is a basic human, right enter failed to provide water to grow food as an embarrassment for the District. It is ignorant for the city to continue expanding without.
12. I recognize that shared jurisdiction has prevented real progress for many years. A real commitment by Council to utilize available governmental structures to address present needs is required. Move up the governmental ladder.
13. We recognize that costs are rising at a fast pace; however, we would encourage staff and Council to review current service levels and determine whether those levels (or service altogether) should be maintained. Taxation increases need to be reasonable.
14. The short-term rentals that the residents clearly stated we don't want and the council just grandfathered the existing ones in. That is not listening to what the residents have said. Air B&Bs have destroyed our housing market and people are fed up.
15. Sidewalks needed on N Gale Ave/paint peeling off on street lighting esp. N Gale Ave./2-week garbage pickup is not great.
16. Creating more houses at all market levels is key, as is supporting any application to create housing, and reducing costs to create carriage houses etc.

17. Though Sechelt does not control our water supply our representatives on the SCRD board need to push harder to provide for an adequate water supply.
18. Change bylaw for the seasonal vendors so that they can prepare in advance for there. Business opening.
19. I would like to see the District and regional governments amalgamated. Our taxes are already higher than most comparable towns, and I feel savings could be made by streamlining and combining departments and services.
20. Stop building and doing things without focused planning! If water cannot be provided to the people, there should not be more development regardless of who's jurisdiction water is. Can a landlord rent a unit without providing their tenants with water?
21. Sewer line extended into Davis Bay would be nice. There is such a sewer smell almost daily around the Coast Hotel and the nearby houses and waterfront.
22. Emergency evacuation plans for exit strategy.
23. Short-term rentals need to be addressed further.
24. Tax short term rentals out of existence so that our essential workers have a place to live.
25. Please repave Skookumchuk Road.
26. There are some safety concerns we have noticed when travelling through the area. Specifically intersection at the Petro Can on Hwy 101 and Dolphins as well as Trail and Hwy 101.
27. Help our homeless more.
28. I've lived here 15 years and my taxes have increased almost every single year. The taxes are high here compared to other communities in other parts of the province. You cannot keep taxing property owners as the only way to fund things.
29. Homeless and drug treatment need more attention and you need more bylaw staff - many complaints don't even get responded to.
30. Petty crime and open drug use, along with extreme antisocial behavior from a few individuals, have made residents angry and fearful. These valid concerns need to be addressed.
31. No tax increase we are paying almost 2 times as much as I did in my last community
32. Because resources are limited, we must focus on sustainability, drop the 'no development is not an option'. Increased property taxes over past years should already be covering infrastructure, we need better money management in the DOS it seems.
33. Crime, vandalism, theft and open drug use in the downtown area, and the deplorable conditions at the homeless camp on Wharf are unacceptable and need to be addressed.
34. Successive elected civic leaders have brought us to the dire socio- economic drought we continue to face. Bureaucrats need to be more active in educating these apparently ignorant people.
35. More housing for low income and designated housing for health care workers and fire fighters, RCMP, ambulance etc.
36. The District should be more transparent. Should be getting three quote for work. It should not be advertising for businesses.
37. I think the city should take a leadership role in providing low cost housing in Sechelt. Partner with Habitat for Humanity and build some small homes right down town for seniors and low income people with no transportation.



38. Overall, good job. I walk the parks and beach most days (Hackett, Snickett etc.) with two small kids and I have become increasingly concerned over the last two years with the amount of drug equipment, garbage and body fluids and solids that left.
39. WATER: Oliver is located in the hottest/driest part of BC; their parks and municipal facilities are well maintained with green fields. Solve the water storage issue! Encourage development / grow the community / increase the tax base. Lets go!
40. Provide more affordable housing.
41. Economic development was not asked about all in this survey. How does the DoS plan to support tourism and tourism businesses in the coming budget? What is the District of Sechelt doing to support future economic development?
42. Thank you for all that you do. Continue to make decisions as if it was in the best interest of a person you care for. Take the time and do good work. Oh and appreciate staff ...don't take them for granted.
43. They are subject matter experts.
44. Repaint street lights in West Porpoise Bay that are long overdue (peeling etc.)
45. Accountability seems to be nonexistent when it comes to the water situation - e.g. a huge ad in the paper from the SCR D about restricting the use of water, followed on the next few pages how the Sechelt arena is being flooded with water for ice.
46. We are extremely disappointed and disheartened by the STR changes and how our voice and those of other experienced owners was not listened to.
47. People in Sechelt do not feel safe. Crime has increased at an alarming rate. The increased amount of traffic going through Sechelt at any time of the day is unbearable.
48. Love all the plantings around the village and how they're kept up- money well spent, the District charges developers for affordable housing- where is the affordable housing- we need places for local workers to live-
49. Fix our roads, fix our sidewalks. Incentives for installing rainwater collection and to encourage switching to low flow toilets, and other ways to reduce water consumption.
50. As the cost of living has substantially increased, and many in Sechelt are suffering the effects and "tightening their belts", it is hoped that the District can do the same. "Tighten the belt and save the nonessential spending for better times.
51. The District needs to work closely with the Province, and with the Ferry Corporation to make improvements to our quality of life here on the Coast.
52. Provide handicap accessible parking at Kinninick and Hackett Parks
53. You MUST reduce spending and walk back property taxes. You're driving us out of our homes!! Nothing else matters compared to the awful stress you're putting on hard working home owners who's only crime was scrimping and saving for years to buy a home.
54. Need to "fix" the homeless/crime issues. I recognize that this comes from above (federal and provincial governments) AND is an issues in most communities, but surely more can be done.
55. We need more water and transportation options. Bus services in Sechelt could be greatly improved but more so I'd like to see reliable cab or ride share services available.
56. Would also like information on the environment and emergency planning initiatives. I am of the impression that tradespeople who are applying for business licenses to operate in Sechelt should be provided with bylaws and regulations applicable to the trade
57. Bear proof bins for Sandy Hook are urgently needed before next Spring.

58. I would really like more done to address the crime in downtown. The businesses are suffering. Pressure needs to put on the Province to assist
59. I love the summer music concerts at Hackett Park but they are very poorly advertised. Most people don't know anything about them.
60. Get the water shortages fixed! Start promoting well programs for farms and introduce more grey water systems as well. Promote tax incentives for rain water collection systems and promote partnerships with local businesses.

## REQUEST FOR DECISION

**TO:** Committee of the Whole                      **MEETING DATE:** November 8, 2023  
**FROM:** Andrew Allen, Director of Planning and Development  
**SUBJECT:** **Short-Term Rental Program Update**  
**FILE NO:** 4320

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### RECOMMENDATIONS

1. That no further Temporary Use Permit applications for Type 3 short-term rentals be considered due to provincial legislative changes mandating principal residency.
  2. That the operators of the six Temporary Use Permits for short-term rental approved in 2023 be notified that the Temporary Use Permit, and business licence, will expire upon adoption of provincial legislative changes.
  3. That Council direct staff, upon adoption of provincial regulations, to amend Zoning Bylaw No. 580, 2022 and Business Licence Bylaw No. 520, 2012 as necessary to remove reference to Secondary Residence and the option of a Temporary Use Permit for Type 3 short-term rentals.
  4. That staff provide an update report in Q4, 2024.
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### PURPOSE

To update on year one of the short-term rental program per Council resolution (No. 2023-2A-5) “that a review of the Short-Term Rental program be conducted; and that results, and analysis be presented to Council in November 2023.”

To provide initial response to impending Provincial regulations.

### OPTIONS

1. Provide staff with further direction.

### BACKGROUND

On September 21, 2022, Council adopted bylaws to regulate residential short-term rentals (STRs) in the District of Sechelt. The following goals in order of priority influenced the development and implementation of the short-term rental program:

1. Encouraging neighbourhood fit
2. Protection of long-term rental supply
3. Promoting business and regulatory equity
4. Supporting the tourism industry
5. Enabling supplemental income

The District of Sechelt's regulatory approach may be viewed as a middle-ground; new regulations were introduced, however the regulatory scheme is more open than many other municipalities and the recently introduced regulation from the Province. In summary, the short-term rental regulations adopted in 2022 were to:

- Create three categories of STRs
- Apply to STRs in residential zones for stays of less than 30 days
- Require that STRs operate in safe habitable dwellings with valid building permits
- Regulate the number of permitted bedrooms and parking spaces
- Pose no limits on number of STRs where the operator lives on site (Types 1 and 2)
- Limit the number of STRs that are not a primary residence property with Type 3 through Temporary Use Permits (and later on recognition of non-conforming use status)
- Require that all STRs have a business licence, with annual fees of \$500 for Type 1, \$900 for Type 2, and \$3000 for Type 3

The three types of STRs are:

1. Type 1 Principal Residence – rental of up to three bedrooms within a principal residence where the operator lives and is present during guest stays.
2. Type 2 Self-Contained Suite – rental of up to two self-contained suites on principal residence property where the operator lives and is present during guest stays.
3. Type 3 Secondary Residence – rental of an entire dwelling unit. This includes vacation homes and investment properties where the owner does not primarily reside.

## **2023 IMPLEMENTATION**

The program was rolled out in January 2023, and over the following months business licence applications were accepted and processed. The following provides a summary of application types, numbers of applications approved, enforcement and program goals.

### **Temporary Use Permits (TUP)**

In March 2023, Council approved four out of five applications for Temporary Use Permits for whole home STRs where the operator did not live on the property (Type 3). In May another three out of eight were approved. One operator that was approved for a TUP subsequently applied for non-conforming use, which was approved, and therefore did not need to move forward with the TUP.

### Non-Conforming Use (NCU)

At the same time, the District sought a legal review of STR use due to the adoption of Zoning Bylaw 580 resulting in the opportunity for more property owners who were previously operating whole home STRs without an operator living on site to prove “non-conforming” status.

To date, 24 out of 36 submissions successfully proved non-conforming status and have been allowed to apply for Type 3 business licences.

Of the operations that were denied lawful non-conforming status, seven operators chose to appeal the staff decision to Council for reconsideration. At the appeal hearing, two appeals were approved by Council, while the other five denials were upheld.

### Applications Overview

**Table 1: All STR Types**

STR Rental Units (Granicus)	Business Licence Applications Received	Approved	Denied or Withdrawn	Pending	Operators who have not applied
218	163	105	18	40	55
Apr high of 284 Sept low of 203					

**Table 2: Types 1 and 2**

	Applications Received	Approved	Denied/Withdrawn	Pending
Type 1	48	40	4	4
Type 2	69	37	8	24
Type 1 & 2	4	3	-	1
Not yet determined	17	-	6	11
Total	138	80	18	40

**Table 3: Type 3 - Temporary Use Permits**

Applications Received	Approved	Withdrawn	Denied	Business Licence Application	Business Licence Approved
29	7	16	6	5	5

**Table 4: Type 3 - Non-Conforming Use**

Applications Received	Approved	Pending	Denied	Business Licence Application	Business Licence Approved
36	24	1	11	20	20

**Table 5: Type 3 – Non-Conforming Use (NCU) Appeals**

Applications Received	Approved	Denied	Business Licence Application	Business Licence Approved
7	2	5	2	2

**Table 6: Licence Revenue**

Type 1	Type 2 with 1 & 2 mix	Type 3 TUP	Type 3, with two pending	Total Licence Revenue
\$20,000	\$36,000	\$12,600	\$15,000	\$83,600

\*Application data current as of October 2023

### Enforcement

The goal of enforcement is to achieve compliance whereby operators abide by the regulations and participate in the program. By the time the STR regulations were put into place in October 2022 there had been multiple reports to Council and several public information meetings. Staff created an information webpage, engaged on social media and received media requests from local and Vancouver media. Staff are confident that ample opportunity was provided to STR operators and the public.

The District employs three full-time bylaw enforcement officers with coverage seven days per week. This will be supplemented with the 24/7 hotline operated by Granicus, a software program that enables monitoring of short-term rental listings.

With the aid of Granicus, the District has access to current rental listings and compliance with our regulations, as shown below:

**Table 7: Compliance**

	Average Number of STR rental units*	Number of STR Business Licences	Percent Compliance
2021	249 (estimate)	87	35
2022	250 (estimate)	126	50
2023	218	105	48

\* Source: Granicus

In summer of 2023, the District began enforcement action against STRs operating without a business licence. Attachment 1 contains a summary of enforcement activity. The priority for year one has been to identify those operating without a licence. Complaints received, looking at incomplete or denied applications, and a broad search of non-compliant STR listings using the software helped staff find those operating unlawfully. In year two, enforcement will continue to focus on licence compliance and expand to include a broad search of all those operating outside of business licence conditions and/or in contravention of provincial regulations.

With the slow implementation of the Granicus software the bylaw enforcement team issued the first round of letters to STR operators that had not applied for the required business licences. To date, there has been limited response to the 100 plus letters that have been sent. A second round of letters were sent and staff created an enforcement tracking spreadsheet which allows for monitoring and data collection.

Enforcement starts with a warning letter which clearly explains the potential for further enforcement measures if there is no follow up. If compliance is not achieved enforcement may progress to daily and increased fines. Those operating without a licence may receive fines from \$300 for two offences - advertising and for operating without licence, up to \$2,000 per day of operation, and through to the exceptional circumstance of court intervention through the *Offence Act* and the possibility of a \$20,000 fine. However, the province is proposing to raise this to \$50,000.

It is noted that one or two \$300 fines have not proven to deter operators who are aware of the regulatory program but choose not to participate, or for those who recently started a new operation without sufficient due diligence or participation. The ability to use increasing fines is an important tool. Consideration should be given to increasing fines for the Bylaw Notices (BENS system), decreasing the discount for early payment and increasing the cost of the late payment penalty. For example, changing to a \$400 ticket with an early payment option of \$300 and a late payment option of \$500.

In 2023, from January 1 to October 15, operators were issued bylaw notices relating to non-compliance with the short-term rental operation; it is believed that 70 were Type 3, 32 Type 2 and 11 Type 1. The first series of letters were for advisement rather than for the purpose of fines. Of the initial notices, 18 potential bylaw infractions were cancelled for various reasons, such as conversion to long-term rental or ceasing operation. Several of the bylaw notices are being disputed by the property owners while others continue to be ignored.

The sum of the total bylaw notices based on the early payment amount of \$150.00 is \$28,050.00. Approximately 50 notices have not been paid therefore they will be moving into the late payment category for \$400.00 amounts for an additional \$20,000.

In 2023, there were 15 STR related bylaw complaints received by the bylaw department, which pertained to noise, parking and existence of Type 3 STRs. Complaints have been received by other staff, who encouraged those to contact the bylaw department.

The addition of the third Bylaw Enforcement Officer was vital in the timeliness of this implementation phase of the STR regulations. Three Bylaw Enforcement Officers enables seven day a week coverage and each of the three officers contributes toward enforcement of STR regulations and all other infractions and issues within the District.

### **2023 PROGRESS OF PROGRAM GOALS**

Preliminary information and experiences from the first year of the District's STR program suggests that the District may be on track with the priority goals of the program. Staff will have more indicative information by the end of 2024. The following shows data according to the goals of the program:

#### **1. Encouraging neighbourhood fit**

Operating short-term rentals in residential neighbourhoods is a commercial activity. Areas with high concentrations of STRs or where guest activity is not closely managed can erode the sense of close-knit community in a neighbourhood. To help mitigate the negative impacts on neighbourhoods, Council had set a goal to limit the overall number of Type 3 short-term rentals in which the operator does not reside on the property.

Council passed a resolution limiting the number of Type 3 STRs to 15. This resolution (2022-05A-5) will be nullified by up-coming changes to provincial regulation.

Six operators were issued a temporary use permit (TUP) for Type 3 STRs with a term of three years and the possibility of a one-time renewal for another three years. This will also be nullified by upcoming changes to provincial regulation.

Another 24 property owners successfully obtained 'non-conforming use' status under the new zoning bylaw to continue operating un-hosted homes for short-term rental use. This will also be nullified by up-coming changes to provincial regulation.

Despite being informed of the need to follow up with an application for a business licence, numerous Type 3 operators did not do so, and were subsequently flagged as operating without a licence and subject to bylaw enforcement.

If Council wishes to gather more insight into neighbourhood fit, a community survey could shed light onto how residents perceive the affects of the STR program thus far. Future considerations could include limits to the number of STRs in certain areas. This is an option suggested by the Sechelt Community Association Forum group.



## 2. Protection of long-term rental supply

Recent research<sup>1</sup> of STRs and housing in BC has quantified those areas with a higher percentage of commercial STRs results in rent increases of roughly 20%, and is responsible for approximately 20% of housing units being converted to dedicated STRs. This means less housing stock that could/may be used for long-term rental.

Staff have been available throughout the roll out of the program to discuss and answer a variety of inquiries and complaints, and have observed the following:

- According to operator feedback there appears to have been a few STRs that were converted (back) to long-term rentals as a result of the District's regulations.
- Other operations have changed their listings to "more than 30 days" (short-term rentals by definition are for guests stays of less than 30 days), while only a small subset of these appear to be advertising for 1-year leases. This could relate to longer term occupancy geared toward occasional healthcare workers, for example.

There is a noted pattern of seasonal STR uses, where some operators may advertise for short-term stays during the busier spring to fall tourist season, then change their rental listings to long term (30 day minimum) during the slower fall to spring season. This has been a long-established trend and may have also been accelerated because of enforcement warning letters in early August 2023.

Seasonal STR use is permitted under the regulations and while this may provide some workforce housing supply during the off-season, it does not support a stable supply of long-term rental options in our community.

More information on the impacts of the STR regulations on long-term rental supply may come to light by this time next year in a supplemental report to fulfill the two-year monitoring program.

## 3. Promoting business and regulatory equity

Through introducing regulations and consistent application processing, there is increased equity among STR operators. Clear standards in the business licence bylaw create the objectivity and enforceability needed to provide a successful system.

As part of processing applications, staff also check for land use and parking compliance, and conduct basic inspections for fire and safety for STR accommodations.

Clear communication and consistent enforcement of the STR regulations provide equity. Enforcement commenced in a steady and deliberate manner, rather than an all-at-once approach.

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<sup>1</sup> Source: The housing impacts of short-term rentals in British Columbia's regions: Analysis and recommendations (Wachsmuth 2023)

[https://upgo.lab.mcgill.ca/publication/strs-housing-bc-2023-summer/Wachsmuth\\_BC\\_2023\\_08\\_10.pdf](https://upgo.lab.mcgill.ca/publication/strs-housing-bc-2023-summer/Wachsmuth_BC_2023_08_10.pdf)

Operators who have chosen not to comply with or ignored warnings and fines to date may not succeed in obtaining a business licence in 2024.

Consistently applied and enforced regulations also provide greater certainty for investors in real estate and the growing STR industry here on the Coast.

#### **4. Supporting the tourism industry**

Licensed short-term rental operators continue to provide options for tourist accommodation. Data obtained by Sunshine Coast Tourism indicates that tourism from January to July of 2023 was on par with 2022. Tourism on the Sunshine Coast has recovered from 2020 and 2021 and has seen large increase since the pre-COVID era overall.

The elimination of Type 3 short-term rentals may have a future impact on Sunshine Coast tourism and conversely it may provide incentive for the future construction of additional commercial tourist accommodation facilities.

#### **5. Enabling supplemental income**

Through offering unlimited Type 1 and Type 2 operations, the District regulations offer opportunities for operators to earn supplemental income.

### **2023 SUMMARY AND CHALLENGES**

The year commenced with a legal challenge respecting the content of the amendment to the Business Licence Bylaw and the argument that it served to regulate land similar to a zoning bylaw. The judge found in favour of the District and the bylaw determined to be valid and in force. This was a successful result for the District but with the cost of a timely process. It was cautioned at the time that the District should consider recognition of non-conforming status pursuant to the *Local Government Act*.

The change from primary use to accessory use for short-term rental may have been enough to invoke the premise of lawful non-conformity. With Council direction, staff reached out to known Type 3 operators and offered the ability to demonstrate non-conforming status. Table 4 in the report provides a summary.

Some applicants, both new and existing, opted to apply for Temporary Use Permits. Table 3 in the report provides a summary.

The TUP and NCU requests were time consuming and challenging for staff to review the facts and present to Council.

In the spring the applicants who did not receive a favourable decision respecting the non-conforming request were granted the opportunity to appeal to Council for decision. This appeal process is supported by the Community Charter that provides unsuccessful business licence applicants with the ability to appeal to Council. It also provides a checks and balances system in fair and transparent municipal decision making. Table 5 in the report provides a summary of this.

Business licences were largely in place by late spring/early summer for most applicants. Working with the Granicus software program, staff realized early on that a number of STRs were operating without a licence. These operators generally fell into one of three categories:

1. Operators who were denied a licence but chose to carry on with the short-term rental operation.
2. Operators who did not apply for a licence but had participated in the 2022 engagement process.
3. Operators who may or may not have been aware of the changes made in 2022.

To begin the enforcement process, staff follow a priority list:

1. Complaints that have been received regarding any STR operation.
2. Operators that have been denied or who have incomplete applications for Types 1, 2, 3, non-conforming use (NCU), or Temporary Use Permit (TUP), but continue to operate.
3. Operators that were approved for NCU or TUP but have not applied for a business licence.
4. Operators that were denied for NCU or TUP but continued to operate.
5. Operators that did not participate in the process.

The list provides a focus and framework for enforcement staff to commence action.

The District currently has an interactive map of licensed STRs on the District website. Staff continue to explore options regarding information sharing which complies with the *Freedom of Information and Protection of Privacy Act*.

## **2024 PRIORITIES**

- Full implementation of the Granicus contract, including the 24-hour hotline.
- Prior to sending out Business Licence renewals, bylaw enforcement staff will flag STRs that have had valid bylaw complaints, and planning staff will review parking plans to ensure compliance with zoning regulations.
- Streamlined database for application management (improvements from current spreadsheet process).
- Bylaw enforcement priorities.
- Continued communications and collection of data.

## **GRANICUS**

The District has retained services from Granicus to provide statistics and information of STR advertising online. Granicus uses multiple verification processes to obtain this information. Implementation of the software has been slow, and it continues as user testing is under way. The following highlights the services provided by Granicus:

- **Compliance Monitoring- A** has been prepared and will be sent to operators reminding them of the need for business licences and how to comply with the bylaw requirements.

- **Mapping Integration**- Data to be supplied by District staff can contribute toward integration with the ESRI GIS database for web-mapping of operations.
- **Address Identification** – User testing underway to confirm correct database of known STRs - both licensed and not yet licensed.
- **Hotline** - To be implemented upon completion of the address identification program.

### **Legislative Context**

Local governments have the authority to regulate short-term rentals as a permitted land use through the zoning bylaw, to regulate STR business activities through the business licence bylaw, and to enforce compliance through the Bylaw Notice Enforcement Implementation Bylaw and the Municipal Ticket Information Bylaw.

Recently the Province announced a position on stronger regulation for short-term rentals. The prohibition on short-term rentals within non-principal dwellings (Type 3) and removal of lawful non-conforming status is scheduled to commence on May 1, 2024.

### **Provincial Short-Term Rentals Accommodations Act**

On October 16, the Provincial government announced legislation that will address the proliferation of short-term rentals in BC, and "turn short-term rentals back into long-term homes for people". The regulations will commence in Spring 2024 and phase in over the next two years, and will include:

- Increased fines and tickets.
- STRs only offered in "Principal Residence" plus allowance for one secondary suite or laneway home/garden suite on the property.
- Removal of legal non-conforming use protections for short-term rental use (this combined with the principal residence requirement means an end to Type 3 STRs in Sechelt).
- Data sharing - listing platforms to share data with the Province, so that data can be shared with municipalities.
- Provincial registry – listing platforms to include business licence numbers, and remove any listing with no Business Licence.

### **POLICY AND BYLAW IMPLICATIONS**

Moving forward into 2024 amendments to Zoning Bylaw 580, Business Licence Bylaw 520 and the Operator's Guide are recommended. The amendments will reflect the requirements arising from up-coming provincial regulation and the evolution of the District STR regulation program.

### **SUSTAINABILITY PLAN IMPLICATIONS**

Local sustainability is about balancing environmental, economic/fiscal, social and cultural goals. STRs can negatively affect the feel of neighbourhoods, increase local resource use, but can

provide supplemental income and create local economic opportunities through an increase in tourism.

Where the STR operator does not live on the property, the negative effects tend to be stronger. The District's STR program had limited the number of Type 3 STRs, and Temporary Use Permit conditions addressed how the STR would be managed for neighbourhood nuisances, waste, and water conservation.

### **STRATEGIC PLAN IMPLICATIONS**

The recently adopted Council Strategic Plan includes the priority of supporting housing. On-going implementation of effective short-term rental regulations will provide clarity on the number of houses and bedrooms utilized for tourist accommodation as well as potentially provide additional housing opportunities for long-term residential.

### **FINANCIAL IMPLICATIONS**

Removing Type 3 operations and TUPs from the program will bring in less revenue; However, the intent of the regulations was to manage STRs and provide clear parameters of operation and enforceability rather than to create revenue. Budget projections will be revised accordingly.

### **COMMUNICATIONS**

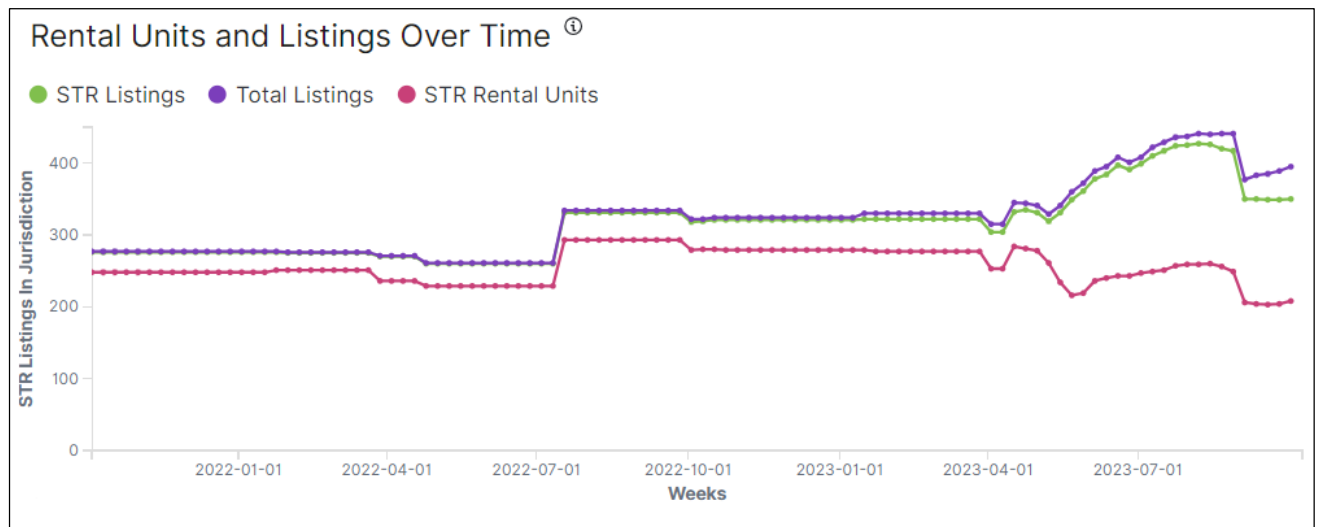
Continued communications were posted to the webpage, and also included social and print media and YourSaySechelt webpage. Daily, staff dealt with a large variety of questions from applicants and complainants, in person, by phone and by email.

Respectfully submitted,

Andrew Allen, Director of Planning and Development

# Short-Term Rental 2023 Highlights

## Short-term rentals market



Source: Granicus, October 2023

- Average number of active STR units (reserved or available for reservations): **218**
  - Highest month was April with **284**
  - Lowest month was September with **203**
  - **85%** are for entire homes / self-contained suites (compared to 90% in 2021)
  - **15%** are for partial homes / private rooms in a home
- Average annual revenue: **\$67,900 CAD**
- Average nightly \$ rate (over past year): **\$306 CAD**
- Median nightly \$ rate (as of Oct 23): **\$190 CAD**

## **Business Licences**

- Number of operators with business licences: **105**
  - Types 1 or 2: **80**
  - Type 3: **25**

## **Enforcement activity:**

- Number of warning letters issued: **113**
- Number of inspections conducted (for building permits, parking compliance): **10**
- Number of Bylaw Notices (tickets) issued to STR's operating and advertising without a business license: **187**
  - Number of operators who then proceeded to apply for business licence: **25**
  - Number of listings removed after warning letter: **27**
- Total dollar value of fines issued: **\$28,050**
- Total dollar value of fines paid or due: **\$25,400** (after some Bylaw Notices were quashed)

# Current STR Business Licences

