



THE CITY OF
PORT ALBERNI

SHORT TERM RENTAL FAQ (BED AND BREAKFAST)

- * Port Alberni Zoning Bylaw 5105 only allows Short Term Rental (STR) within a permanent resident occupied single-detached dwelling, legal suite, or Guest House (Section 6.14 Bed and Breakfast and Guest House Operations).
- * All STR operators MUST comply with Provincial Regulations and City Bylaws.

What is a B&B (Bed and Breakfast)?

A bed and breakfast means the use of part of a single family dwelling for the accommodation of paying overnight transient guests for short term rental (under 90 days) and where breakfast is the only meal which may be served. This can be in a shared space in the SFD, a legal suite, or guest house operation.

What is a SFD (Single Family Dwelling)?

Any building consisting of a dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one household.

Can I have my short term rental in a suite?

- Only 'legal suites' will be granted a business licence. Must obtain building permit to legalize.
- All secondary suites must meet BC Building Code requirements for the safety of all occupants.
- This means any separate space from the main unit must meet fire separation requirements through a building permit for the safety of both permanent resident occupant and the short term renter.

Bed and breakfasts MUST have a valid City of Port Alberni business licence. For any business licence questions please contact Development Services at (250) 720-2835 or bus_licence@portalberni.ca

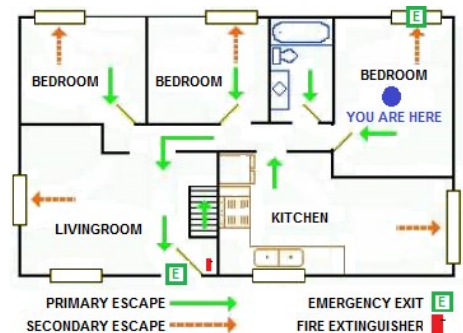
If you are considering operating a bed and breakfast or are making an application for a bed & breakfast business licence, please understand that the following requirements will be part of obtaining a business licence:

THE BUILDING AND FIRE DEPARTMENTS WILL PERFORM A SITE VISIT OF THE PROPERTY TO CONFIRM THAT THE REQUIREMENTS LISTED ABOVE AND BELOW HAVE BEEN MET PRIOR TO THE ISSUANCE OF A BUSINESS LICENCE.

Every bedroom/sleeping area and common area in the home must have a hard wired interconnected smoke alarm (plus a CO alarm where solid fuel/gas burning appliances are present or the house has an attached garage).

Every bedroom/sleeping area must have signs indicating where they are in the house and where the emergency exits are located, similar to the "You are here" information sheets found on the back of a hotel room door. →

Provide safe exterior access (entrance/exiting) from the rental area. If the exterior steps attached to the house have more than three risers, a handrail is required.



One 5lb ABC Fire Extinguisher mounted no higher than 5 feet from the top, placed near the exit area used by the guests.

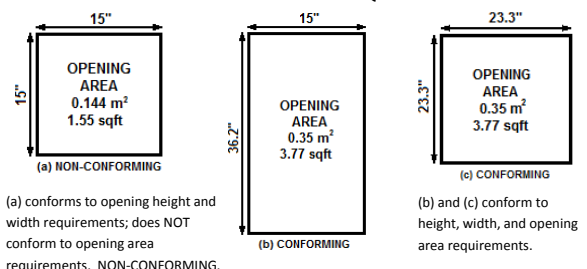
One (1) off-street parking space for each bedroom used by the business must be provided plus 1 for each unit in the SFD.

Bed & Breakfast's are limited to 2 bedrooms or sleeping areas, with not more than 2 guests per room.

Windows that meet the following criteria are required in all rental bedrooms/sleeping areas as a secondary means of egress:

Every bedroom must have a secondary means of egress via a window. If the window sill is more than 1.5m off of the floor a permanent means of accessing this secondary exit is recommended. An example of meeting this requirement would be built-in furniture installed below the window.

MINIMUM WINDOW SIZE REQUIREMENTS



Compliance with all rules and regulations as stated in the Business Licence Bylaw 4951 and Zoning Bylaw 5105 is required.

For questions regarding building inspections, please contact Development Services at (250) 720-2835 or bus_licence@portalberni.ca