

Introduction of Short-Term Rental Regulations Maple Ridge Zone Amending Bylaw No. 8029-2025, Maple Ridge Off-Street Parking and Loading Bylaw No. 8030- 2025, and Business Licensing and Regulation Amending Bylaw No. 8022-2025

Recommendation:

THAT Zone Amending Bylaw No. 8029-2025, to enable Short-Term Rentals, be given first and second reading and be forwarded to Public Hearing.

THAT Off-Street Parking and Loading Amending Bylaw No. 8030-2025, to support the provision of Short-Term Rentals, be given first, second and third reading.

THAT Business Licencing and Regulation Amending Bylaw No. 8022-2025, to license Short-Term Rentals, be given first, second and third reading, and

THAT Council direct staff to notify the public of the proposed Business Licencing and Regulation Amending Bylaw No. 8022-2025, in accordance with Option C as outlined in the report dated March 25, 2025.

Report Purpose and Summary Statement:

To present three amending bylaws necessary to regulate Short-Term Rentals in Maple Ridge.

Previous Council Action:

On January 14, 2025, Council directed staff to prepare bylaw amendments to regulate Short-Term Rentals in Maple Ridge.

Financial Impact:

There could be future budgetary impacts related to staff capacity for business licence application processing, property inspections, bylaw enforcement, and ongoing monitoring.

Strategic Alignment:

Liveable Community; Diversified, Thriving Economy

Communications:

A Public Hearing is required and will take place after second reading of *Zone Amending Bylaw No. 8029-2025*.

Public Notification for *Business Licencing and Regulation Amending Bylaw No. 8022-2025* will take place in line with Option A, B, or C, as directed by Council.

Applicable Legislation/ Bylaw/Policy:

Zoning Bylaw No. 7600-2019

Business Licencing and Regulation Bylaw No. 6815-2011

Off-Street Parking and Loading Bylaw No. 4350-1990

Introduction of Short-Term Rental Regulations Maple Ridge Zone Amending Bylaw No. 8029-2025, Maple Ridge Off-Street Parking and Loading Bylaw No. 8030-2025, and Maple Ridge Business Licencing and Regulation Amending Bylaw No. 8022-2025

BACKGROUND:

Short-Term Rentals are a growing trend across British Columbia that present a variety of challenges and opportunities for local governments. While this use can impact existing neighbourhoods and housing availability when left unregulated, implementing a regulatory framework can help mitigate these issues. Additionally, they can be a way to support tourism and economic development in communities where traditional overnight accommodation options are limited, like in Maple Ridge. New provincial regulations, such as the principal residence requirement, would help confirm that the residential properties proposed for short-term rentals are primarily used as homes for the majority of the year while providing some flexibility for owners to benefit from an emerging short-term rental market.

During the [January 14, 2025, Council Workshop](#) Meeting, staff proposed an updated framework to regulate Short-Term Rentals in Maple Ridge. At that meeting, Council directed staff to prepare Short Term Rental regulations for Council's consideration, as outlined in Table 1.

Table 1. Proposed Framework for Short-Term Rentals

Category	2025 Requirements
Type of Dwelling Unit	Must be within a single-detached house, secondary suite, detached garden suite, duplex, triplex, or fourplex.
Lot Size	Minimum lot size of 371 m ²
Number of Guests	Maximum 6 individuals per listing
Number of Rentable Bedrooms	Whole-unit listing: one per property Rental by bedroom: maximum of three bedrooms individually rented
Principal Residence	Must be the Short-Term Rental owner's principal residence (i.e., where they live the majority of the year)
Parking	1 off-street parking space per listing
Business Licence	<ul style="list-style-type: none"> One STR Business Licence per property Only registered owners of the property or long-term tenants with owner approval can apply

This report presents three amending bylaws that are necessary to regulate Short-Term Rentals in Maple Ridge in accordance with the above framework as follows:

- *Zone Amending Bylaw No. 8029-2025* - introduces the Short-Term Rental regulations;
- *Off-Street Parking and Loading Amending Bylaw No. 8030-2025* - supports the provision of the Short-Term Rental regulations; and
- *Business Licencing and Regulation Amending Bylaw No. 8022-2025* - supports the provision of the Short-Term Rental regulations as well as introduces provisions to license Short-Term Rental licences.

DISCUSSION:

The Short-Term Rental Amending Bylaw package of three bylaws provides a comprehensive approach to the implementation of the proposed Short-Term Rental regulations, and ensures consistency across several bylaws. The proposed changes consolidate all temporary tourist accommodation rental uses under one framework. This includes introducing new definitions, such as Short-Term Room Rental, Short-Term Unit Rental, and Short-Term Rental, removing legacy terms, such as "Bed and Breakfast" and "Boarder", as well as bringing in the specific Short-Term Rental regulations.

Based on the Council's feedback at the January 14th workshop on the proposed framework (Table 1), the following section outlines the recommended changes that are being proposed by the three bylaws.

Zone Amending Bylaw No. 8029-2025

Amends *Zoning Bylaw No. 7600-2019* by:

1. Removing the definition, regulations and references to "Bed and Breakfast";
2. Removing the definition and references to "Boarder";
3. Amending the definition and regulations of "Boarding"; and
4. Incorporating the definition, regulations and references to land use zones for "Short-Term Rental".

Off-Street Parking and Loading Amending Bylaw No. 8030-2025

Amends *Off-Street Parking and Loading Amending Bylaw No. 4350-1990* by:

1. Amending "Schedule A Off-Street Parking Space Requirements" by removing and replacing the references to "Bed and Breakfast" with parking requirements for Short-Term Rentals.

Business Licencing and Regulation Bylaw No. 8022-2025

Amends *Business Licencing and Regulation Bylaw No. 6815-2011* by:

1. Incorporating new definitions of "Short-Term Rental", "Short-Term Rental Operator", and "Sleeping Unit";
2. Including a new section for Short-Term Rental Accommodation regulations (Section 7.31),
3. Incorporating new definitions, including "Market", "Principal Residence", and "Retirement Residence";
4. Removing the definition and provisions related to "Bed and Breakfast"; and

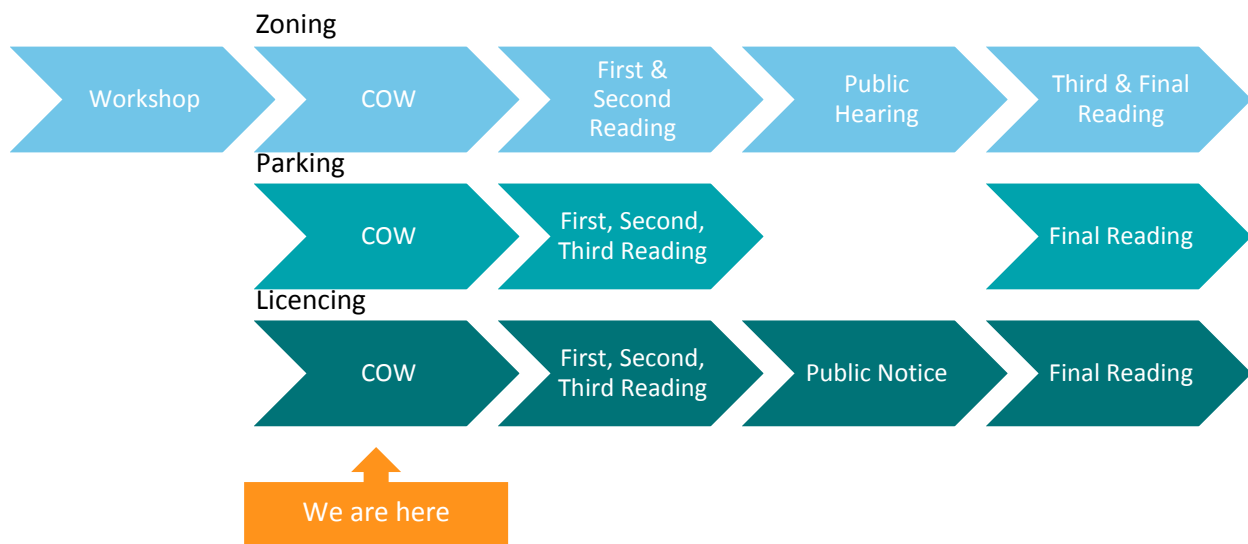
5. Replacing Schedule A – Licence Fees, Section 14 – COMMUNITY CARE and Section 39 – Rental Units with updated Schedules.

Next Steps:

Should Council move forward with the Short-Term Rental Amending Bylaw Package, Figure 1 illustrates the respective anticipated timelines and adoption processes by bylaw type.

The processes differ slightly in that the Zone Amending Bylaw will require a Public Hearing, which will take place after second reading, while the other two bylaw amendments do not. The Business Licencing and Regulation Amending Bylaw will require public notification to be timed with adoption.

Figure 1. Amending Bylaw Process Flows



Public Notification – Business Licencing and Regulation Amending Bylaw No. 8022-2025: As required by Section 59 of the *Community Charter*, before adopting a bylaw that involves business regulations, Council must give notice of its intention to the public. This notice can be given in any way that Council deems appropriate, and functions both to notify the public and to give those affected a chance to share their feedback. In all cases, the notice would outline the proposed changes and mechanisms for public comment, including how to provide written comments to the City.

To facilitate this requirement, staff considered three options:

Option A: Notice provided via a Newspaper Advertisement in the local newspaper for two consecutive weeks. This option is similar to the notification requirements for a Public Hearing.

Option B: Notice provided on the Business Licensing page of the City's website, where residents would typically go to search for business licensing information.

Option C: Combination of Options A and B – notice provided via Newspaper Advertisement in the local newspaper for two consecutive weeks in addition to the posting of the notice to the Business Licensing page, or similar, on the City’s website.

Staff are recommending Option C.

Upon adoption of all three bylaws in the Short-Term Rental Amending Bylaw Package, Short-Term Rentals would then be permitted in Maple Ridge. At such time, interested operators would then be able to contact the Bylaw, Licensing & Community Safety Department for licensing needs and would also be able to register with the Province’s [Short-Term Rental Registry](#).

At present, the Province is requiring proof that individuals applying to its system have also applied to their relevant municipality. However, as the Short-Term Rental Amending Bylaw Package is before Council for consideration and in process, the Province has waived this requirement from their portal for Maple Ridge residents, until such time Short-Term Rental regulations are adopted.

Should Short-Term Rentals be permitted in Maple Ridge, information sessions are planned to be hosted by staff to assist residents with the application process as well as answer any questions or concerns. These sessions will allow residents to approach the City to discuss their individual questions and needs for starting a Short-Term Rental on their property, as well as to help gauge community uptake in the program. Feedback from the first year of the program will be incorporated into an assessment and may be presented back to Council for consideration after the 12-month mark.

Strategic Alignment:

The proposed changes align with the Liveable Community and Diversified, Thriving Economy strategic priorities of the 2023-2026 Council Strategic Plan.

CONCLUSION:

This report introduces *Zone Amending Bylaw No. 8029-2025, Off-Street Parking and Loading Bylaw No. 8030-2025, and Business Licencing and Regulation Amending Bylaw No. 8022-2025* to Council as well as a recommendation to fulfill the public notification requirement of the *Community Charter* for the *Business Licencing and Regulation Amending Bylaw*. The proposed bylaws incorporate the amendments needed to introduce the Short-Term Rental framework in Maple Ridge and consolidate previous rental forms for the City.

“Annie Slater-Kinghorn”

Prepared by: Annie Slater-Kinghorn, Community Planner

Attachments:

- (A) *Zone Amending Bylaw No. 8029-2025*
- (B) *Business Licencing and Regulation Amending Bylaw No. 8022-2025*
- (C) *Off-Street Parking and Loading Amending Bylaw No. 8030-2025*

Report Approval Details

Document Title:	Short-Term Rental Implementation.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Zone Amending Bylaw No. 8029-2025.docx- Attachment B - Off-Street Parking and Loading Amending Bylaw No. 8030-2025.docx- Attachment C - Business Licence Amending Bylaw No. 8022-2025.docx
Final Approval Date:	Mar 19, 2025

This report and all of its attachments were approved and signed as outlined below:

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