

SUMMER VILLAGE OF GRANDVIEW POLICY 44-2022

SUBJECT: Short-term Residential Rentals

DEPARTMENT: Planning & Development

ADOPTED BY COUNCIL: August 26, 2022

AMENDMENT DATE: October 28, 2022

The intent of this policy is to ensure that properties offered for short-term residential rentals within the Summer Village meet certain standards and that renters are aware of relevant Summer Village bylaws and policies.

“Short-term rentals” are rentals for a period of 28 days or less.

Anyone renting out a residential property within the Summer Village on a short-term basis is considered to be running a home business and therefore requires a business licence approved by Council. Approval of a business licence for this purpose requires confirmation by the applicant of the following:

- Functioning wastewater system,
- Insurance policy covering use as a rental property,
- Determination of a maximum occupancy limit based on sleeping arrangements on the property,
- Adequate off-street parking to accommodate the allowable number of guests,
- A sufficient number of trash bins to meet the needs of the occupants,
- Presence of a functional fire extinguisher on the premises,
- Provision on the premises of a solid-waste pickup schedule and a list (provided by the Village) of local bylaws and policies as well as emergency contact information,
- Acknowledgement by the property owner that the property owner can be held responsible for bylaw infractions by renters.

A holiday trailer may not be used for rental purposes or brought to a rented property by a renter.

A Business Licence for short-term rental of a residential property is valid from May 1 of a year to April 30 of the following year.

Business Licence fees are set out in the Summer Village of Grandview Fees and Charges Bylaw and may change from time to time by a resolution of the Village Council.

- Business Licence Fee (2023) \$100
- Renewal Fee (2023) \$100, discounted to \$50 if paid on or before May 1

The Summer Village will not send out renewal reminders. Every business operator is responsible for maintaining a current Business Licence. Penalties for noncompliance are specified in Bylaw 365.



**Don Davidson, Mayor
Summer Village of Grandview**



**Sylvia Roy, Chief Administrative Officer
Summer Village of Grandview**

Summer Village of Grandview

Application for a Business Licence for Short-term Rental of a Residential Property

Applicant (Property Owner) _____

Mailing Address _____

City _____ Province _____ Postal Code _____

Email Address _____

Cell Phone _____ Home Phone _____

Rental Property Address: # _____, _____, Summer Village of Grandview

In renting the property identified above, I agree to:

- Ensure that agreements with renters comply with the occupancy limits and parking limits established for the property,
- Inform the Summer Village of any structural changes on the property affecting occupancy or parking limits and obtain any appropriate Development Permit(s),
- Provide renters with a solid-waste pickup schedule and a copy of the information sheet provided by the Summer Village summarizing relevant local bylaws and policies,

I acknowledge that I can be held responsible for bylaw violations by renters of my property and that repeated violations may result in revocation of my business licence.

Section below to be completed by the applicant:

Maximum-occupancy Rating (1-10) based on the parking availability and the sleeping accommodations in the property:

(Single bed = 1, Double, queen, or king bed = 2, Couch = 1, Sofa bed = 2)

Parking Rating (1-4) based on the number of off-street parking spots available on the property:

My initials affirm that the property is compliant with each of the following requirements:

Initials

Functioning wastewater system

Insurance policy covering use as a rental property

Adequate sleeping arrangements to accommodate designated occupancy limit

Adequate trash bins to accommodate the represented occupancy limit

Adequate parking to accommodate the represented occupancy limit

Presence of a functional fire extinguisher on the premises

Solid Waste pickup schedule to be posted on the property

Bylaws and Policies document (provided by the Village) to be posted on the property

Only one building with cooking facilities on the lot

I hereby represent and warrant that all of the above information is true and correct.

Signature of Applicant

Date

Section below to be completed by Summer Village Personnel after approval by Summer Village Council.

Approved by _____
Summer Village Representative

Date

Expires April 30, _____

Summer Village of Grandview

Key Bylaws and Policies

This notice is to be posted in every short-term rental property.

All Summer Village residents and guests are expected to comply with the following:

- **Speed Limits:** The Summer Village road is also a pedestrian walkway and bicycle path. Please respect speed limits (summer: 30 kph, winter: 40 kph). The boat speed limit on the lake in the no-wave zone between the shoreline and the white buoys is 10 kph.
- **Parking:** Do not park vehicles or trailers on public property, including the boat launch. Vehicles can be parked on private property or along the roadside in front of your residence as long as no more than half the vehicle extends over the driving surface.
- **Trailers:** A holiday trailer may not be used for rental purposes or brought to the property by a renter.
- **Noise:** Refrain from creating excessive noise between 10 p.m. and 8 a.m. on weekdays and between midnight and 9 a.m. on weekends and statutory holidays.
- **Fireworks:** When there is no fire ban, the use of fireworks within the Summer Village is permitted subject to the time restrictions noted in the Noise section above provided the user obtains a fireworks permit (available at the point of purchase). After your fireworks display, please extinguish sparks and clean up any debris. Please be aware that fireworks can cause distress for people suffering from PTSD as well as for some pets.
- **Fires:** Be aware of and follow local fire bans. When outdoor fires are allowed, confine them to fire pits, keep them under control, do not leave them unattended, and extinguish them fully with water when done.
- **Wastewater System:** Refrain from putting anything other than human waste, bathroom tissue, and grey water into the wastewater system. Any other materials can plug the system filters. Harsh chemicals can kill bacteria vital to the functioning of the system. The on-lot wastewater system automatically pumps waste to the municipal system. In the event of an alarm, call one of the numbers listed below.
- **Pets:** Pets must be kept under control while on public property. Please pick up pet excrement, bag it, and dispose of it in your trash bin.
- **Trash Disposal:** Trash is picked up every Monday from May to October and every second Monday from November to April. Place the bin on the roadside with the lid hinges facing the curb side. Bins must not be overfilled. The lid needs to be fully closed to keep animals out. Trash placed on or beside the bin will not be picked up. Recyclables placed in blue bags can be left beside the bin for pickup on scheduled days.

For more information, visit the Summer Village website <www.Grandview.ca> and click Bylaws.

Emergency Number: 911 (Fire, Police, Ambulance)

RCMP (non-emergency): 780-312-7267

Bylaw Enforcement: 780-719-6447

Sewer Alarm: 1-403-860-1050 (Mayor Don Davidson)

or 1-403-418-6858 (System Operator)

This Address: # _____, _____, Summer Village of Grandview

located _____ km north of Hwy 13 on Range Road 12 (Lakedell Road)