



Business Licence Application Denial

2190 Badger Road

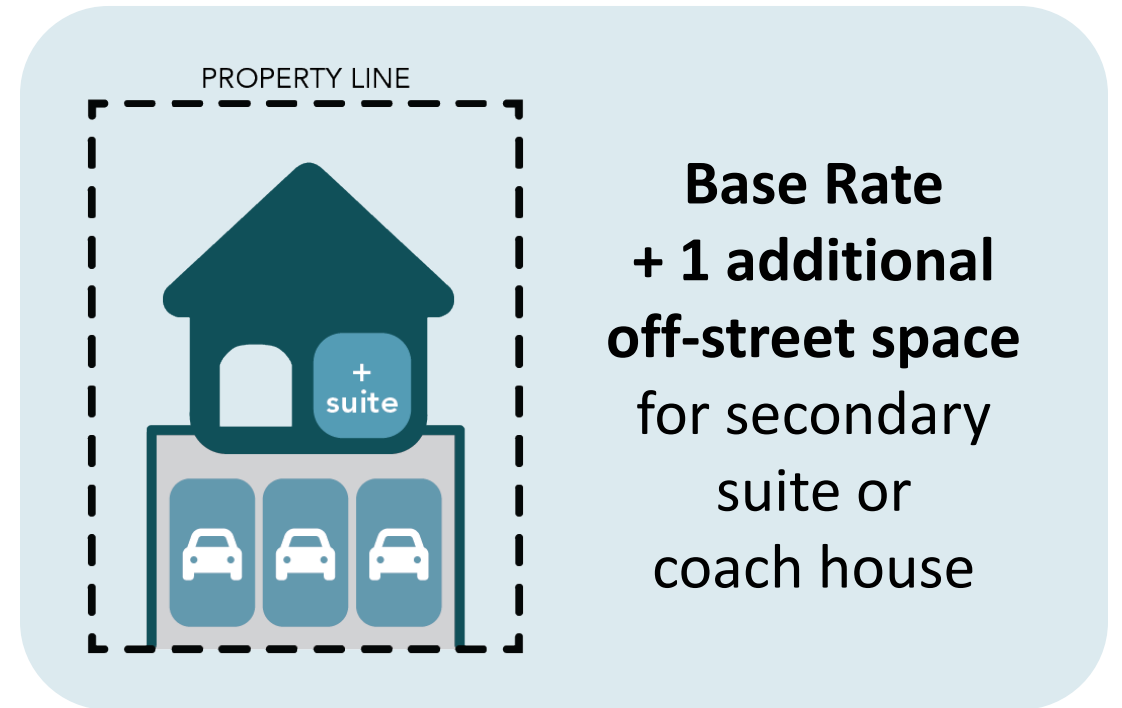
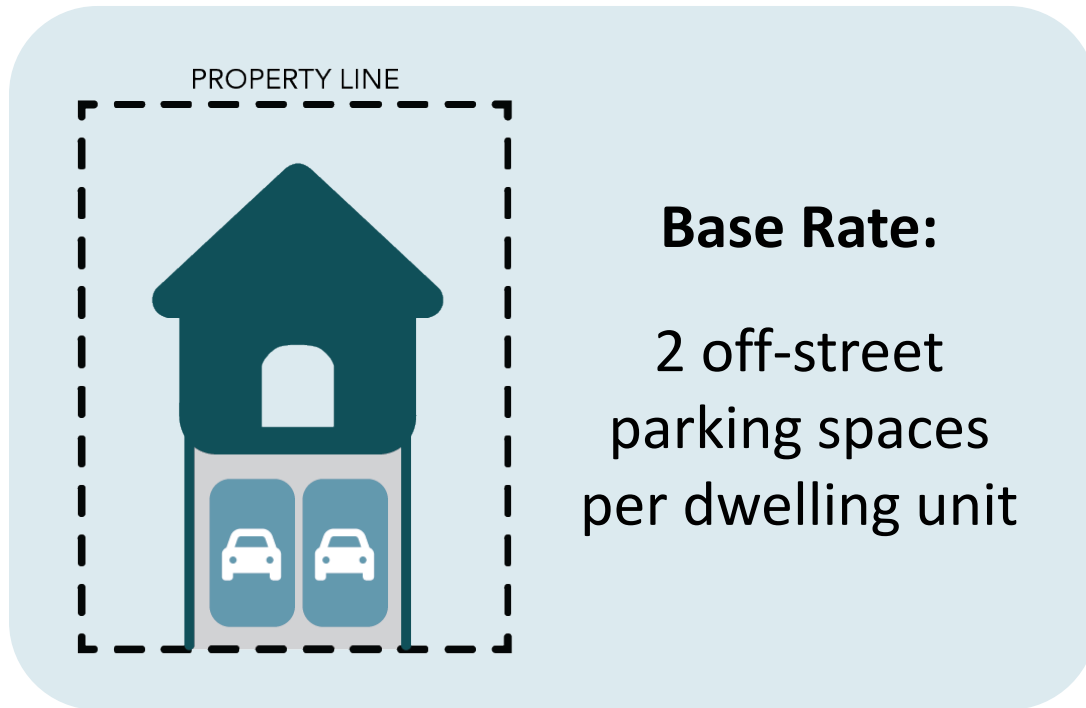
Regular Council Meeting
January 26, 2026

Context

- **April 22, 2025** – Adoption of regulatory and business licensing framework for Short-Term Rentals (STR)
- **July 7, 2025** – Amendment to Zoning Bylaw to extend the permitted length of stay from 28 to 90 days
- **November 17, 2025** – Policy Direction for STR parking Compliance Issues

Defining the Parking Issue

Many properties only have 1 or 2 existing parking spaces



Defining the Parking Issue

Why do these parking deficiencies exist?



Unauthorized /
unregistered suites



Challenging terrain



Historical properties



Boulevard encroachments

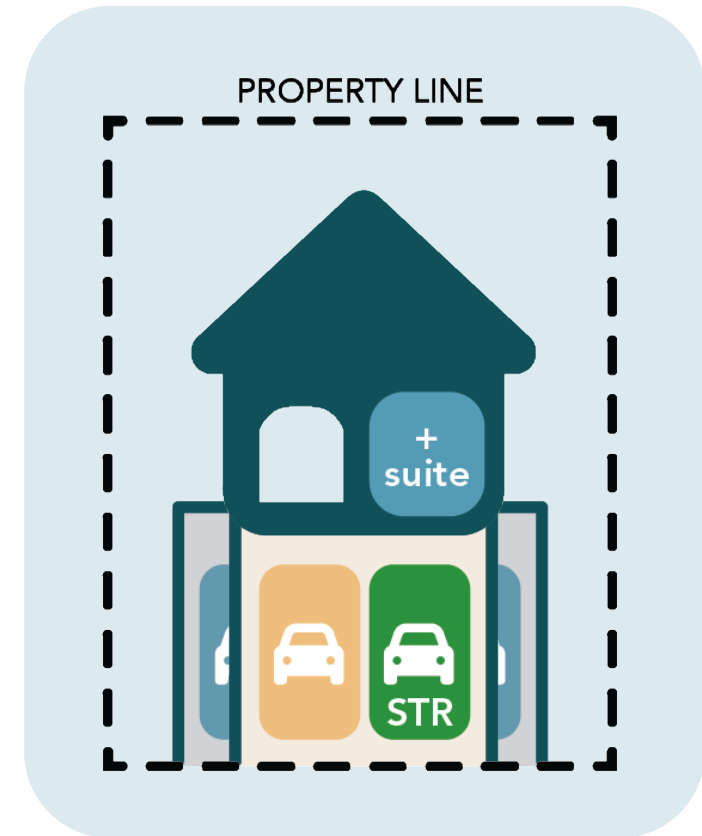


Garage conversions

Council Direction

For properties with at least one off-street parking space:

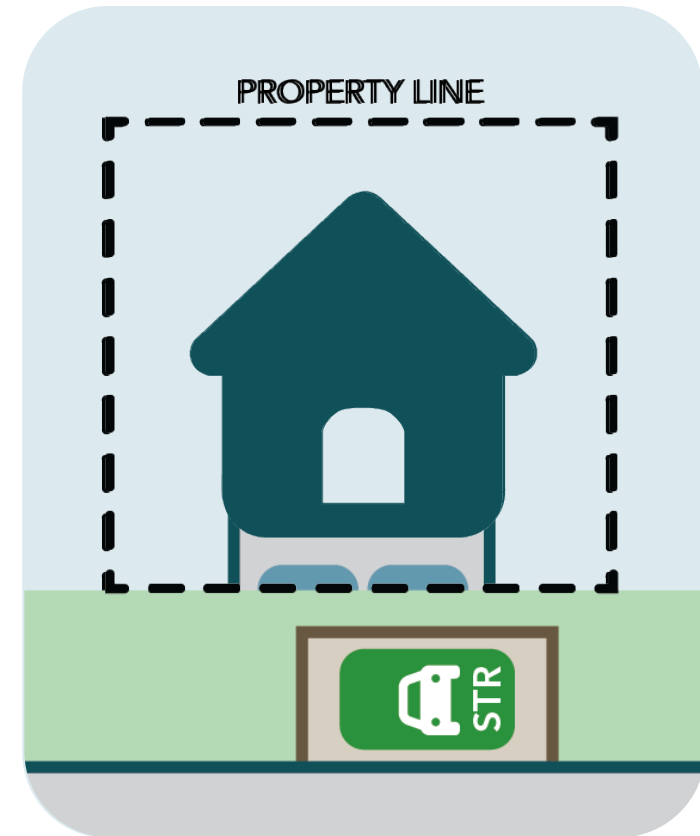
- Issue licence if applicant provides parking plan showing one off-street parking space for the STR guest.
- Consistent process that is expected to resolve most pending applications.



Council Direction

For properties with zero off-street parking spaces:

- Staff review boulevard space for safety.
- Parking licence agreement required if boulevard space is acceptable for parking.
- Formalizes the use of the boulevard and mitigates District liability.



Parking Licence Agreement

- **Effect** - formalizes the parking spot on the boulevard
- **Community Charter**
 - prohibits DNV from disposing interests or rights over District lands for less than market value
 - prohibits a municipality from providing assistance to businesses



Community Mailbox

Public Trail

Property Line of 2190 Badger Rd

District Boulevard

2185

2177

2190

2170

2181

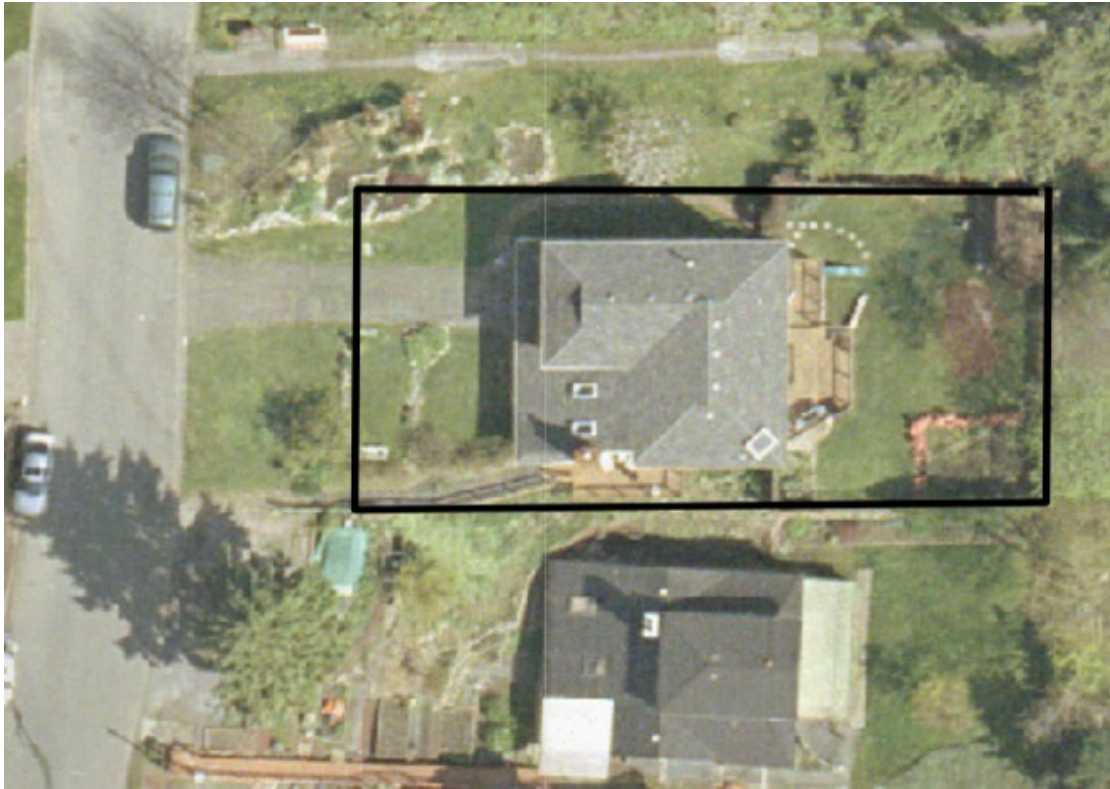
BADGER RD

Applicant's Proposed STR Parking Plan

- One parking space located on the District boulevard for the STR use
- Appears to have exclusive residential use of boulevard
- Driveway removed and District boulevard altered (i.e., pavers and garden arbour)



Overview of Property Changes (2003 – 2007)



2003



2007

Reconsideration of Business Licence Denial

2190 Badger Road

- THAT Council uphold the decision to deny the business licence application submitted by Carrie Tessarolo (the “Applicant”) to operate a Short-Term Rental Accommodation at 2190 Badger Rd due to non-compliance with the District’s Zoning Bylaw.

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