

Public Open House – Short Term Rental Land Use Study, Recommendations for a Land Use Approach

The Licensing by-law defines STRs as:

“A Short-Term Rental (STRs) is all or part of a **dwelling unit**, subject to licensing by the Town, to provide sleeping accommodation for any period of thirty (30) calendar days at a time or less in exchange for payment, but does not include any type of institutional dwelling, hotels, or other similar uses”.

The **Ontario Land Tribunal** has determined that STRs are to be considered commercial uses and, in limited cases, for vacation cottage rentals. Since STRs are contained in a Dwelling Unit, STRs should be permitted in Commercial areas that permit dwelling units, and in limited areas historically used for this purpose.

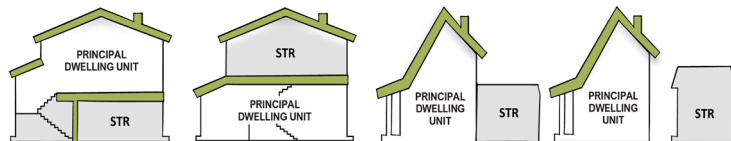
Owner Occupied STRs are generally seen to address most real and perceived issues with STRs.

The Zoning By-law regulates some commercial uses in residential areas as “home occupations”, including Bed and Breakfasts, which have special provisions.

In cases where an STR is suitable but the regulations do not permit it, an application for a site-specific Zoning By-law amendment would be required, subject to Council’s approval.

Recommendations

- Add two definitions for STRs in the OP and the ZBL that reflects the definition used in the Licensing By-law. However, one definition should specifically address STRs that are owner-occupied.
- Permit STRs in **commercial zones** where dwelling units are also permitted. These zones include the following: C1, C2, C2A, C3, C7, CMU1, CMU2, CMU4, CMU5, and CMU6.
- Permit STRs in the **R2B zone**, which is located exclusively in Crystal Beach and which was created with the intent of recognizing the historical built form of the cottage community.
- Permit STRs throughout the Town **where the owner occupies the property** on a full-time basis.
- **Maximum of one** STR per residential property.



- Adopt Official Plan Policies that provide guidance for permitting STRs.

Comments on this recommended approach can be e-mailed to: cmillar@forterie.ca

In order to have your comments considered prior to the recommended approach being finalized, and to have them included in the staff’s report to Council, please ensure they are submitted **no later than 4:00 pm, April 25, 2023**. All comments received will be shared with the Consultant (WSP).

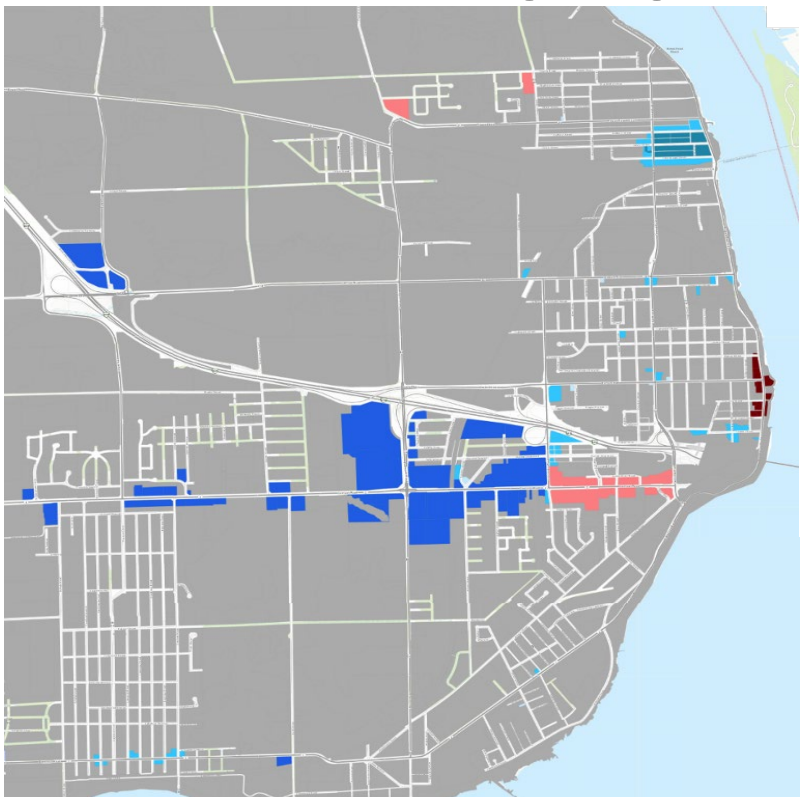
Get in Touch

Zoning maps indicating the Zones where STRs would be added as permitted use under the recommended Land Use Approach

Stevensville



Fort Erie and Bridgeburg



Crystal Beach and Ridgeway

