

Project Purpose and Open House Objectives

Project Purpose

The purpose of this land use study is to Identify, develop, and assess **a land use approach** for Short-Term Rentals (STR) within the Town of Fort Erie.

The Town currently regulates STRs through a Licensing By-law, however the Town has placed a moratorium on issuing new licenses until amendments can be implemented to the Official Plan and Zoning By-law.

The Land Use study will develop and assess options to regulate STRs through amendments to the **Official Plan** and **Zoning By-law**.

Should the recommendations be endorsed by Council, formal amendments will be introduced with the specific land use issues.

Today's Objective

Explore Land Use Options to Regulate STRs:

WSP has drafted 4 preliminary land use options

How would you **modify** the proposed land use tools in each option?

What do you see as the **strengths** and the **weaknesses** of each option?

Project Timeline

Base Assignment

Research and Consultation

Options Assessment

Land Use Recommendations

Provisional Assignment

Formal Amendment

Approval

Fall 2022

Winter 2022/2023

Winter 2023

Spring 2023

Spring 2023

- Stakeholder Meetings (Business community, Platform Providers and organizations, internal Town departments, Community Focus Group, Council members)
- Public Information Open House
- Background Summary and Consultation Results Report

- Workshops with Community Focus Group and Stakeholders
- Public Open House
- Options Assessment Report

- Draft Strategy Recommendations
- Public Open House
- Final Report
- Present Final Report to Council

- Formal Amendment
- Information Report
- Public Open House

- Statutory Public Meeting
- Comment Response Matrix
- Recommendation Report and Proposed Amendments
- Council Meeting for Approval



We are Here

Options

	Option 1: Existing Zones	Option 2: Overlay	Option 3A: Overlay + Owner Occupied	Option 3B: Overlay + Separation Distance
Primary Issue	STRs are a Commercial Use, which can be addressed through Zoning Permissions	STRs belong in appropriate areas which may or may not align with existing zoning boundaries	STRs are disruptive because of disrespectful guests. Having the licence-holder on site will reduce disrespectful guests	High concentrations of STRs are a challenge to sense of community
General Policy Approach	STRs permitted through specific zones where they are appropriate. Site Specific zones required elsewhere through rezoning.	A zoning Overlay defines an area where STRs are permitted, such as along the waterfront, and Crystal Beach. STRs are not generally permitted elsewhere.	A zoning Overlay defines an area where STRs are permitted, and outside of the area STRs are permitted only in owner-occupied dwellings and other specific dwelling types (eg. above a commercial use)	A zoning Overlay defines an area where STRs are permitted, and outside of the area STRs are permitted so long as they are a certain distance from other STRs (eg. 100m)

Option 1 : Existing Zoning

Primary Issue:

STRs are a Commercial Use, which can be addressed through Zoning Permissions

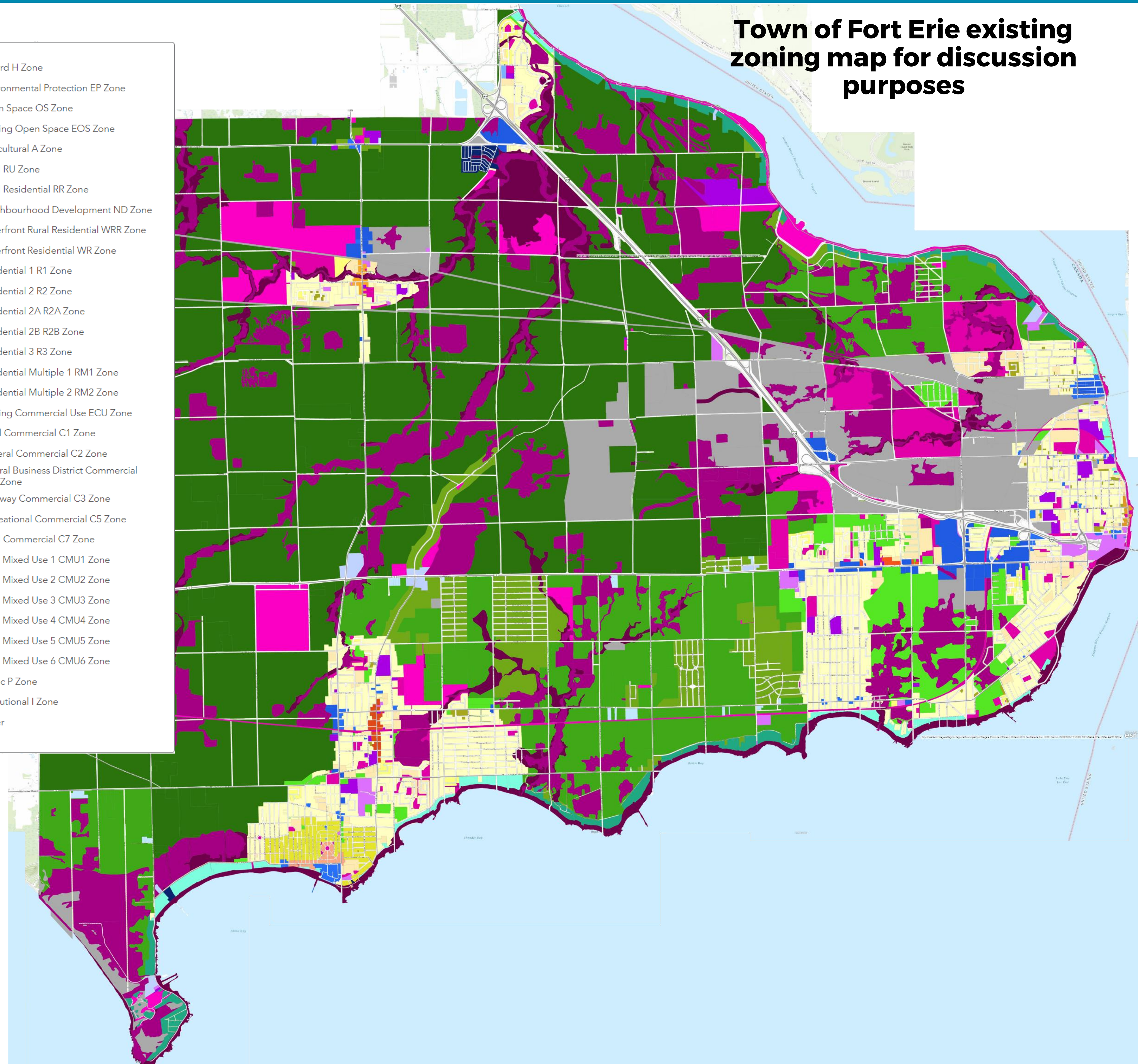
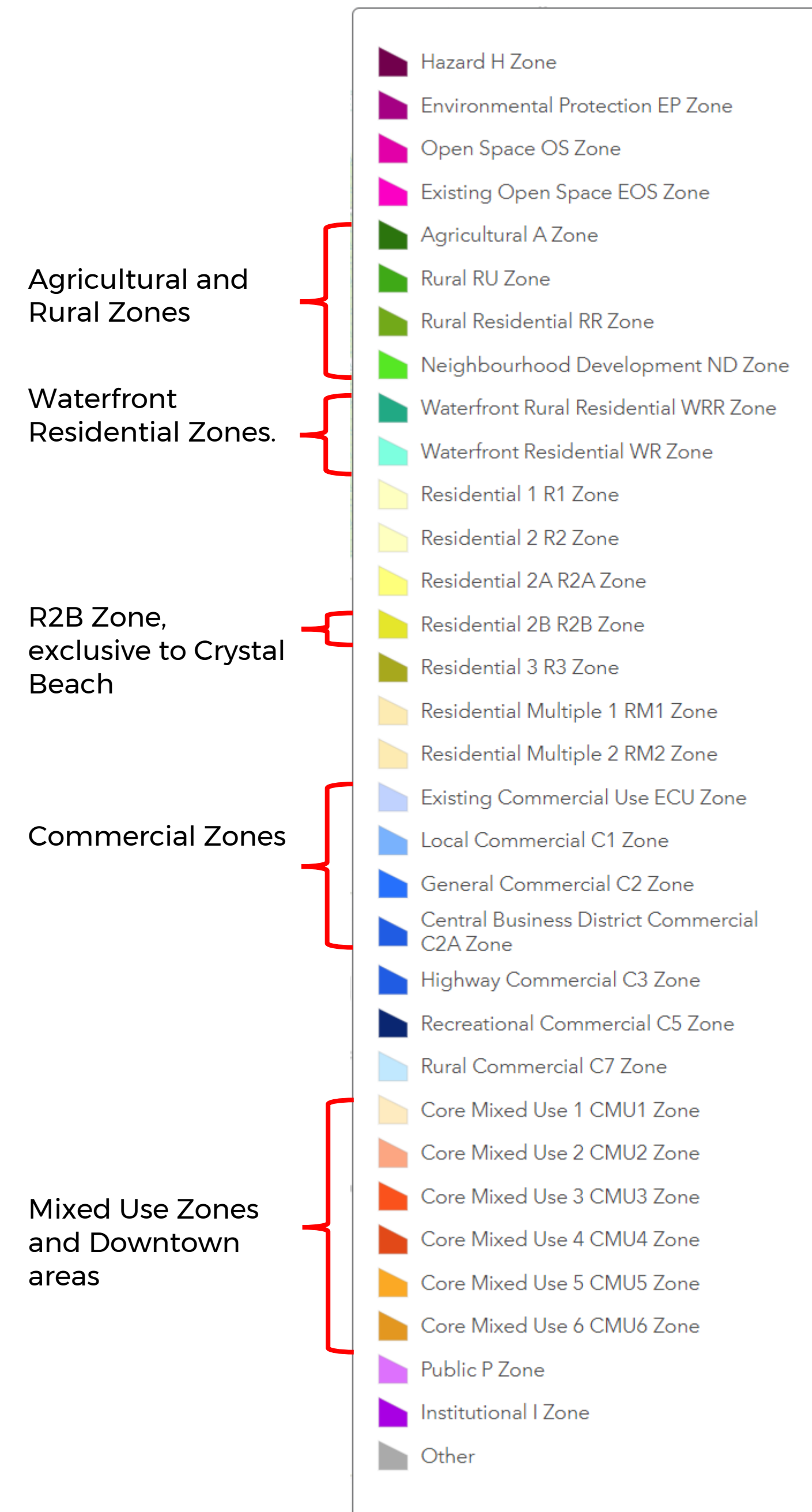
Where would STRs be permitted:

Zones in which residential uses are permitted with commercial uses and other appropriate zones, which might include R2B zone and Waterfront zones.

For Discussion:

- R2B zone (Exclusive to Crystal Beach)
- In Rural / Agricultural zones
- In Waterfront zones
- As an accessory use or home-based business

Town of Fort Erie existing zoning map for discussion purposes



Option 2: Overlay

Primary issue:

STRs belong in certain appropriate areas, which may or may not align with existing zoning boundaries

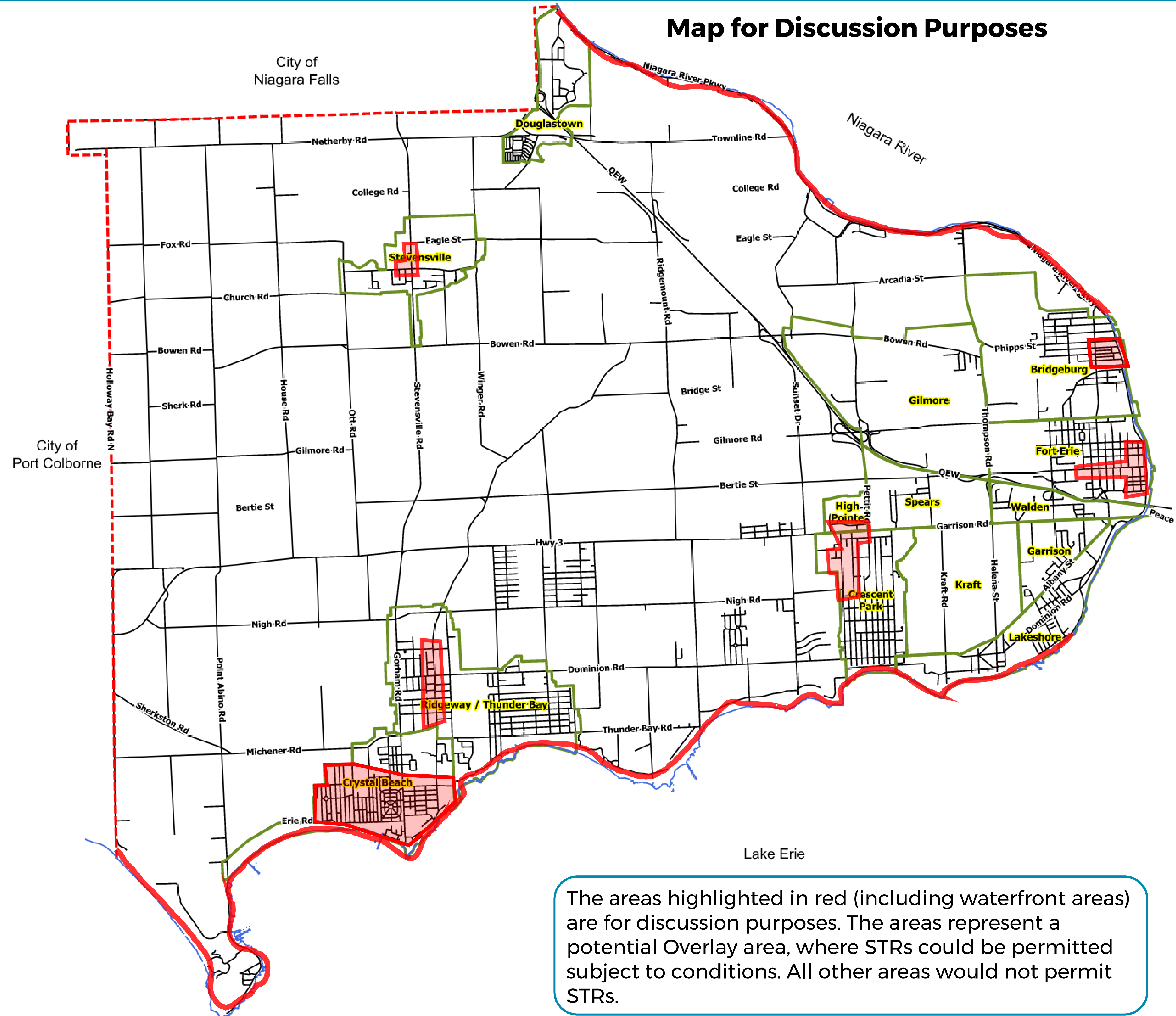
Where would STRs be Permitted:

Within the areas defined by an overlay subject to conditions, and generally not permitted elsewhere.

For Discussion:

- The extent of the overlay
- Additional areas to include or exclude from the Overlay
- Properties fronting onto Lake Erie / Niagara River, or including nearby properties.
- Criteria for a zoning change

Map for Discussion Purposes



The areas highlighted in red (including waterfront areas) are for discussion purposes. The areas represent a potential Overlay area, where STRs could be permitted subject to conditions. All other areas would not permit STRs.

Option 3a : Overlay + Owner Occupied

Primary issue:

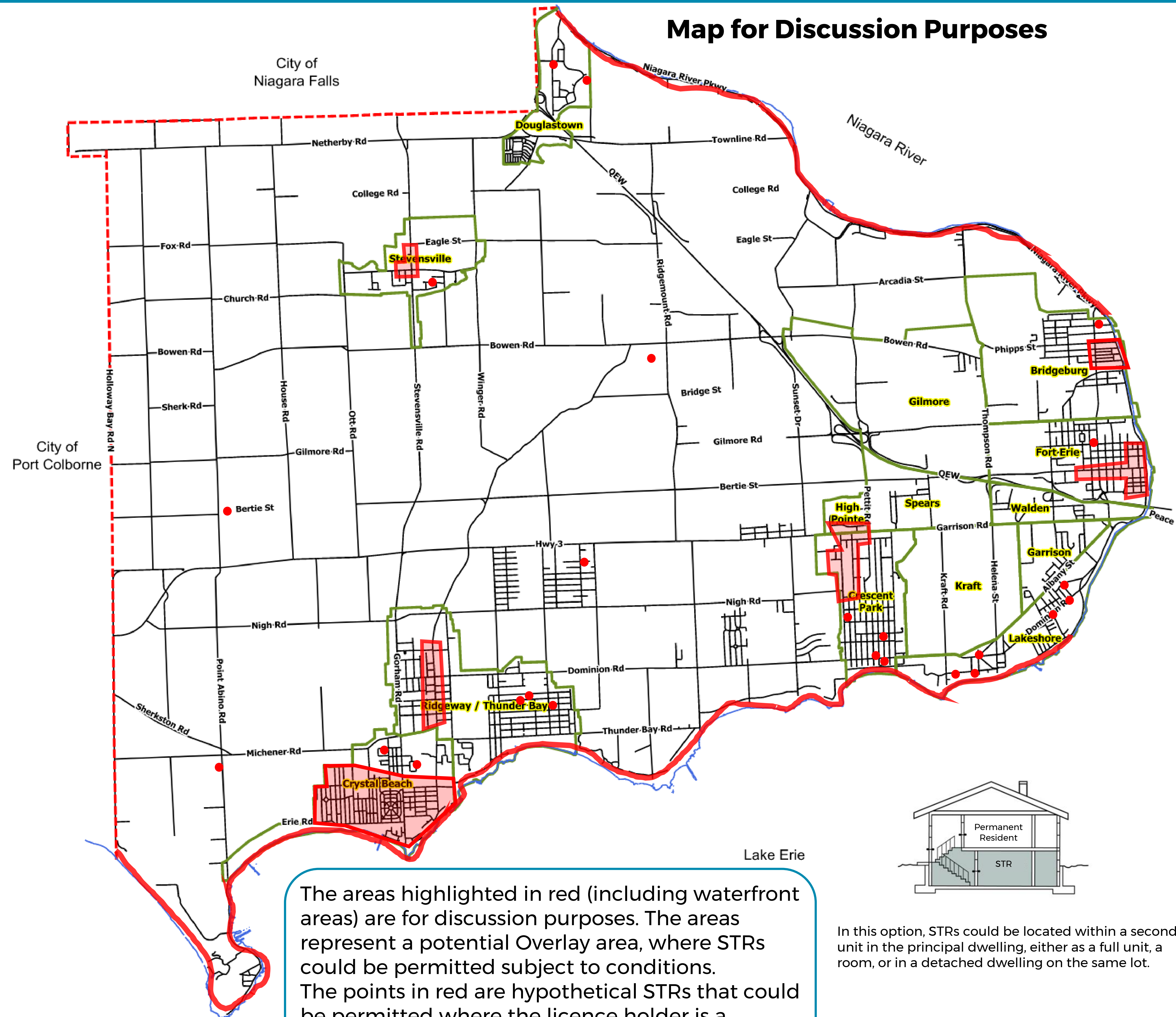
STRs are disruptive because of disrespectful guests. Having the licence-holder on site will reduce disrespectful guests

Where would STRs be Permitted:

Within the area defined by an overlay subject to conditions and elsewhere only in properties where the licence-holder is a permanent resident. These STRs could be located in Secondary Units within the principal dwelling, or in a detached dwelling on the same property.

For Discussion:

- The extent of the overlay
- Criteria for owner-occupied properties.



Option 3b : Overlay + Separation Distance

Primary issue:

High concentrations of STRs are a challenge to sense of community

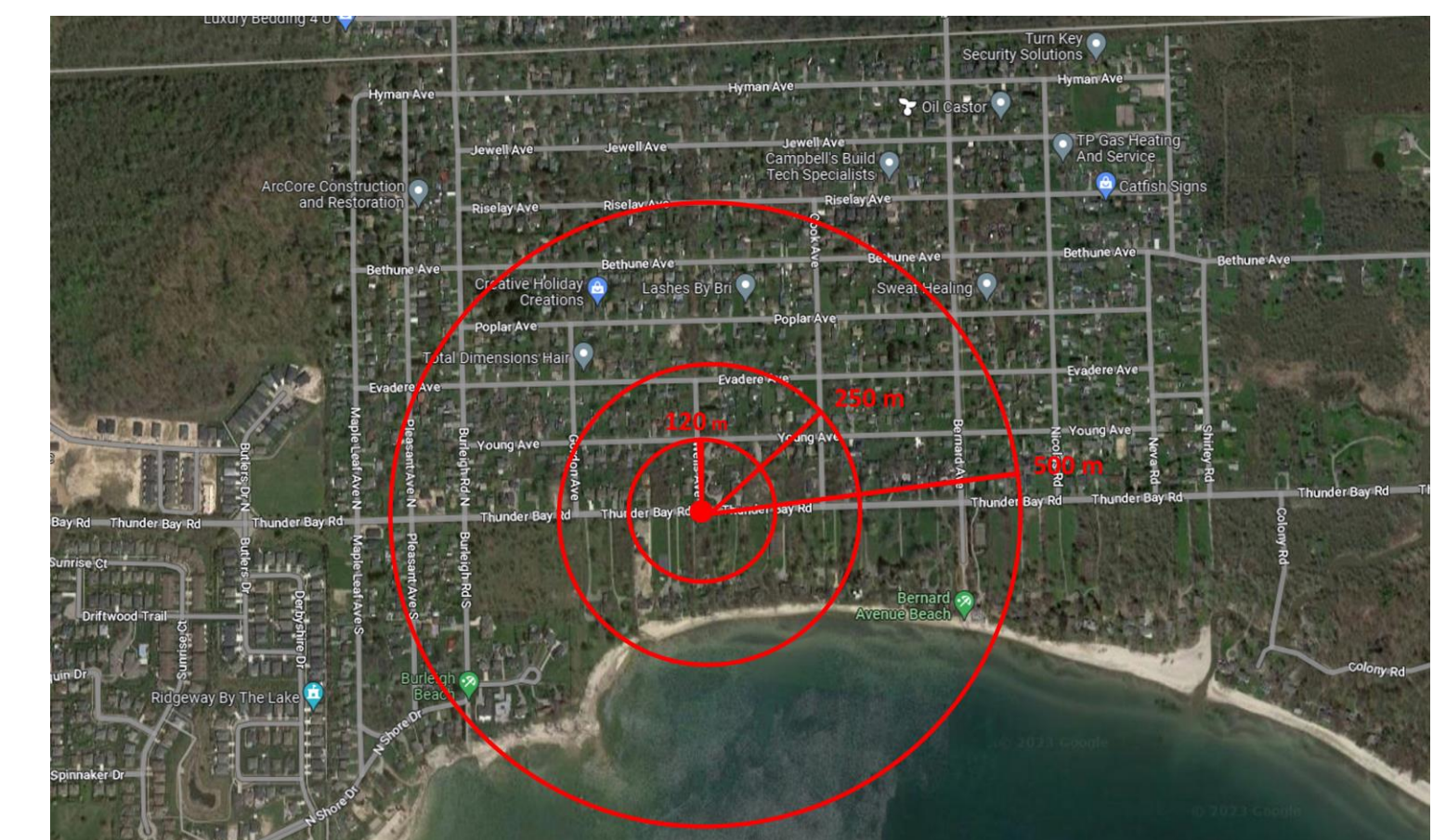
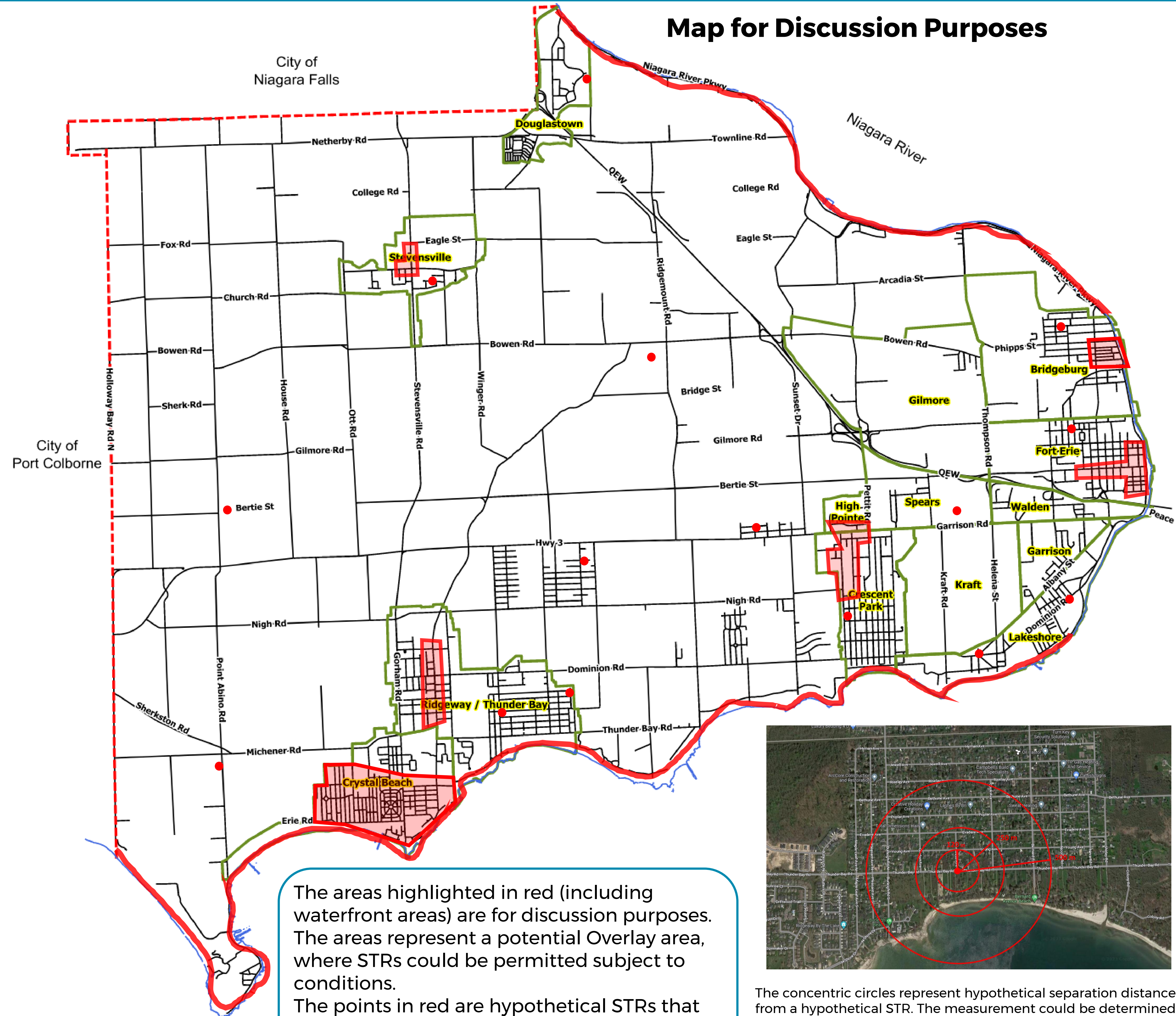
Where would STRs be Permitted:

Within the area defined by an overlay and elsewhere provided they are not near another STR.

For Discussion:

- The extent of the overlay
- The length of the separation distance.
- Are STRs within the overlay included in separation distance?

Map for Discussion Purposes



The concentric circles represent hypothetical separation distances from a hypothetical STR. The measurement could be determined based on property line and defined more specifically in the Zoning By-law.