

THE CORPORATION OF THE CITY OF PORT COLBORNE

BY-LAW NO. 2024-XX

Being a By-law under the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, to amend By-law No. 6575/30/18, the Zoning By-Law of the City of Port Colborne.

WHEREAS the Council of the City of Port Colborne deems it advisable to amend By-law No. 6575/30/18 with respect to the lands described in this By-Law; and

WHEREAS Council has conducted a public meeting as required by Section 34(12) of the *Planning Act*, R.S.O. 1990, as amended, and has determined that no further notice is required in accordance with Section 34(17); and

WHEREAS the matters herein are in conformity with the policies and designations contained in the Official Plans of the Regional Municipality of Niagara and the City of Port Colborne as are currently in force and effect; and

NOW THEREFORE the Council of the Corporation of the City of Port Colborne hereby enacts as follows:

1. **THAT** Section 38 Definitions be amended by adding the following definition in alphabetical order:

SHORT-TERM RENTAL ACCOMMODATION

Means the secondary use of a residential dwelling that offers a place of accommodation or temporary residence, or occupancy by way of concession, permit, lease, licence, rental agreement or similar arrangement for twenty-eight (28) consecutive calendar days or fewer with no on-site management throughout all or part of the year. Short-term rental accommodation uses shall not mean a hotel, bed and breakfast, boarding or lodging house, or similar commercial accommodation use.

For the purposes of this definition, a secondary use shall mean secondary in terms of time the dwelling is used as a short-term rental accommodation.

2. **THAT** Section 2 General Provisions be amended by adding the following new section after Section 2.26:

2.27 SHORT-TERM RENTAL ACCOMMODATION

2.27.1 A Short-Term Rental Accommodation shall only be permitted in the following zones:

- a) First Density Residential;
- b) Second Density Residential;
- c) Third Density Residential;
- d) Fourth Density Residential;
- e) Residential Townhouse;
- f) Rural Residential;
- g) Lakeshore Residential;
- h) Hamlet Residential;
- i) Residential Development;
- j) Hamlet Development;
- k) Rural;
- l) Agricultural Residential; and,
- m) Vacation Residential.

2.27.2 The minimum parking requirement for a Short-Term Rental Accommodation shall be 1 parking space per bedroom.

2.27.3 A Short-Term Rental Accommodation shall not be permitted in an accessory building or structure.

2.27.4 A Short-Term Rental Accommodation may be permitted in a legal interior accessory dwelling unit in accordance with the provisions of Section 2.9.1. and 2.9.1.1.

2.27.5 A Short-Term Rental Accommodation may be permitted in a legal detached accessory dwelling unit in accordance with the provisions of Section 2.9.1.2.

2.27.6 A maximum of one Short-Term Rental Accommodation is permitted per lot.

3. **THAT** this By-Law shall become effective on the date it is passed by the Council of the Corporation of the City of Port Colborne, subject to the applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.
4. **THAT** the Clerk is hereby authorized and directed to proceed with the giving of Notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this XX day of XXX, 2024.

William C. Steele, Mayor

Carol Schofield, Acting City Clerk

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