

Proposed Zoning By-law Amendment: Short-term Rental Accommodations

Following an initial [Report to Council](#) on February 24, 2020, Council directed Staff commence a Zoning By-law Amendment to address short-term rental use, including but not limited to, bed and breakfasts, short-term rental of rooms in a dwelling unit, and short-term rentals of entire dwelling units.

What are short-term rental accommodations?

Short-term accommodations are those rented for less than one month (fewer than 28 consecutive days). The City's Zoning By-law currently permits two forms of short-term accommodations:

1. Hotel/Motels
2. Bed and Breakfast

What are short-term rentals?

Short-term rentals are dwelling units that are rented for less than one month (fewer than 28 consecutive days) while the owner/occupant is not there. This is a type of short-term accommodation that is not currently permitted by the City's Zoning By-law.

The Purpose

The Zoning By-law Amendment proposes to introduce short-term rental use as a new home-based business type. As a home-based business, the use is only permitted secondary to the principal residential use. This would provide residents the opportunity to rent out their entire dwelling unit when they are away short-term, but they may only offer the unit they reside in (considered their primary residence) for short-term rental. The amendment also proposes changes to the provisions for a home-based business and bed and breakfast to allow these uses in additional dwelling unit types.

Identified goals

- Protect housing supply
- Support opportunities for supplementary income
- Reasonable to enforce
- Protect residential neighbourhood character
- Support tourism and tourist spending in the City of St. Catharines

The Process



Proposed Amendments

Home Based Business

- Currently permitted within a **principal dwelling unit** (including the use of an attached garage), accessory structure thereto, and within an interior accessory dwelling unit.
 - Only detached, semi-detached and townhouse dwelling units are considered a **principal dwelling unit**.
- Proposed amendment to permit a home-based business within a **dwelling unit**
 - A **dwelling unit** includes a detached, duplex, fourplex, semi-detached, townhouse, quadruplex, triplex, apartment, and accessory dwelling unit.

Bed and Breakfast

- Currently permitted within a **detached dwelling** and/or detached accessory dwelling.
- Proposed amendment to permit a bed and breakfast within a **dwelling unit** (detached, duplex, fourplex, semi-detached, townhouse, quadruplex, triplex, apartment, detached accessory dwelling unit or interior accessory dwelling unit) and/or accessory structure.

Short-term Rental

- Proposed new use permitted as a home-based Business
- **Definition:** A home based business wherein a dwelling unit is rented for a period not exceeding 28 consecutive days.
- Requires 0.5 parking spaces per bedroom (spaces permitted in tandem)
- The dwelling unit must be the primary residence of the operator (owner/tenant). As a home-based business, the use shall be secondary to the principal residential use.

Hotel/Motel



Offers short-term accommodation as primary use

Bed and Breakfast



Offers rooms in a dwelling for short-term accommodation, with the resident present

Short-term Rental – Secondary Use



Offers a dwelling unit for short-term accommodation while the resident is away

How to get involved

Visit www.engagestc.ca/ShortTermRental for more information, to provide your comments or questions and subscribe to the page to be notified of project updates. You can also send your comments or questions by email to tdevlin@stcatharines.ca