



A BY-LAW TO AMEND ZONING BY-LAW 85-2003 RELATING TO PERMISSIONS FOR SHORT TERM RENTAL ACCOMMODATIONS

WHEREAS the Council of the Corporation of the Town of Cobourg deems it advisable to amend By-law Number 85-2003, as amended;

AND WHEREAS the Municipal Council of the Corporation of the Town of Cobourg convened a Public Meeting on xxxxxxxx, 2023 to consider submissions regarding the proposed Zoning By-law Amendment in accordance with the provisions under the *Planning Act*, R.S.O. 1990, C.P. 13, as amended;

AND WHEREAS the Council of the Corporation of the Town of Cobourg considered a staff report on the proposed Zoning By-law Amendment on xxxxxxxx, 2023;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

1. THAT By-law No. 85-2003, Section 3: DEFINITIONS is hereby amended by deleting the following definition and replacing as follows:

“Bed and Breakfast Establishment Means a single detached dwelling in which not more than three (3) Guest Rooms are used or maintained for the accommodation of the travelling public, in which the owner of the dwelling unit resides and supplies lodgings with or without meals for hire or pay. Meals shall only be provided to guests lodging at the establishment. A Bed and Breakfast Establishment is considered a Short Term Rental Accommodation, but does not include a hotel, motel, boarding or lodging house or inn.”

2. THAT By-law No. 85-2003, Section 3: DEFINITIONS is hereby amended by adding the following definitions:

“Dwelling, Principal Residence PRINCIPAL RESIDENCE or PRINCIPAL RESIDENT means the customary or usual place of residence of a person, for which the municipal address of the dwelling unit is most likely to be identified by that person as his or her place of residence for financial, legal and government related purposes.”

“Short Term Rental Accommodation

Shall mean a dwelling, in whole or in part, having up to three (3) guest rooms, that are rented or available for rent with the intent of financial compensation for an occupancy period of less than 28 consecutive days and not exceeding a combined total of 180 days in a calendar year, and shall include a Bed and Breakfast Establishment, but does not include a hotel, motel, boarding or lodging house or inn.”

3. THAT By-law No. 85-2003 Section 5: GENERAL PROVISIONS is hereby amended by adding the following regulations:

“5.28 Short Term Rental Accommodations

5.28.1 A Short Term Rental Accommodation use shall be permitted within the following zone categories that permit a residential use, including any exception zones thereto, and include:

- i) Residential 1 (R1), Residential 2 (R2), Residential 3 (R3), Residential (R4), Residential 5 (R5) Cobourg East Low Density Residential (CER1), Cobourg East Medium Density Residential (CER2), Cobourg East High Density Residential (CER3), Neighbourhood Residential 1 (NR1), Neighbourhood Residential 2 (NR2) Zones
- ii) Neighbourhood Mixed Use (NMU) Zone and Cobourg East Mixed Use (CEMU) Zone, and
- iii) Main Central (MC) Zone

5.28.2 A Short Term Rental Accommodation use shall only be permitted on a lot where the landowner occupies one (1) of the dwelling units and meets the criteria of a Principal Dwelling Residence.

5.28.3 The maximum number of guest rooms in a short term rental accommodation is three (3).

5.28.4 The use of accessory dwelling units as a short term rental accommodation is prohibited.

5.28.5 Parking: A short term rental accommodation where the entire dwelling unit is rented as a whole to a single housekeeping unit shall not require additional parking spaces however where each guest room is rented individually and under separate contract, one (1) additional parking space is required for each guest room in addition to the zone requirements for the principal dwelling unit.”

4. THAT this by-law shall come into force and effect upon final passing hereof, subject to the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

By-law read and passed in Open Council this xx day of month, yyyy.

Lucas Cleveland, Mayor

Brent Larmer, Clerk