

EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2022-177

The purpose of Zoning By-law 2022-177 is to amend Sault Ste. Marie Zoning By-law 2005-150 concerning Short Term Rentals (STRs).

Bylaw 2005-150 is amended as follows:

Adding to Section 1 of Bylaw 2005-150 in alphabetical order under the heading “Permitted Uses Defined”:

Short-Term Rental or STR

The provision of a dwelling unit which is used for the temporary lodging of the travelling public for a rental period not greater than 28 consecutive days or less in exchange for payment, but does not include accommodation services or a bed and breakfast establishment as defined in the City’s Zoning Bylaw, or other short-term accommodations where there is no payment;

Bylaw 2005-150 is further amended as follows:

Adding the permitted use of “Short-Term Rental – refer to 4.16 for additional regulations” to the following zones:

- a. Rural Area Zone (RA)
- b. Rural Aggregate Extraction Zone (REX)
- c. Estate Residential Zone (R1)
- d. Single Detached Residential Zone (R2)
- e. Low Density Residential Zone (R3)
- f. Medium Density Residential Zone (R4)
- g. High Density Residential Zone (R5)
- h. Traditional Commercial Zone (C1)
- i. Central Commercial Zone (C2)
- j. Commercial Transitional Zone (CT2)
- k. Riverfront Zone (C3)
- l. General Commercial Zone (C4)

Bylaw 2005-150 is further amended as follows:

Adding section 4.16 to Bylaw 2005-150:

4.16 REGULATION FOR STRs

Notwithstanding any other regulations in this Bylaw, the regulations in this Section shall apply to all buildings, structures and lots containing STRs.

4.16.1 PERMITTED NUMBER OF STRs

Only one self-contained STR is permitted per lot, except:

- a. If the property is within a commercial zone that permits dwelling units, more specifically the following commercial zones:
 - i. Traditional Commercial Zone (C1)
 - ii. Central Commercial Zone (C2)
 - iii. Commercial Transitional Zone (CT2)
 - iv. Riverfront Zone (C3)
 - v. General Commercial Zone (C4).
- b. One of the units on the property is owner occupied.
- c. Where multiple units exist on one property, written approval of the landlord is required.
- d. Where multiple units exist within a condominium complex, written approval from the Condominium Corporation is required.
- e. Additionally, preexisting dwelling units with more than one unit being used as an STR prior to the date of passing of bylaw 2022-177 (STR added to Zoning Bylaw 2005-150) may continue to operate if:
 - i. The existing self-contained STR unit(s) adheres to all requirements of this Bylaw, the City's STR Licensing Bylaw, as amended or its successor, Fire Code, and Building Code; and,
 - ii. Use as a self-contained STR unit(s) prior to the passing of bylaw 2022-177 can be proven by financial records to the satisfaction of the Planning Department.

4.16.2 NON-PERMITTED STRUCTURES

Recreational Vehicles (RVs) and tents cannot be utilized as STRs.

4.16.2 CONDITIONS TO OPERATE AN STR

- a. Every dwelling unit must be licensed by the Corporation of the City of Sault Ste. Marie STR Licensing Bylaw, as amended, or its successor.
- b. Accommodation Services and Bed and Breakfasts are excluded from the aforesaid requirements for STRs.

This textual amending by-law shall take effect on January 1, 2023.