

**ZONING BY-LAW AMENDMENT  
TOWN OF SMOOTH ROCK FALLS**

Prepared for:

**TOWN OF SMOOTH ROCK FALLS**

August 21, 2023

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JLR 26775-32

## **EXPLANATORY NOTE**

The effect of the proposed Zoning By-law Amendment is to add a definition and provisions for Short-Term Rentals (STRs) in order to regulate the land use of and recognize the existing STRs.

# THE CORPORATION OF THE TOWN OF SMOOTH ROCK FALLS

By-law No. 2023-21

Being a By-law to Amend By-law No. 2016-04

WHEREAS By-law No. 2016-04 regulates the use of land and the use and erection of buildings and structures within the Town of Smooth Rock Falls;

AND WHEREAS the Council of the Corporation of the Town of Smooth Rock Falls deems it advisable to amend By-law No. 2016-04 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Town of Smooth Rock Falls enacts as follows:

1. By-law No. 2016-04 is hereby amended as follows:
  - (a) Add the following to Section 2 Definitions:

“Short-Term Rental shall mean the commercial use of a single detached dwelling that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for any period less than thirty (30) consecutive days throughout all or any part of a calendar year. Short-Term Rentals shall not include a motel, hotel, bed and breakfast establishment, or similar commercial or institutional use.”
  - (b) In Section 3, add a new subsection after Section 3.23, which states the following:

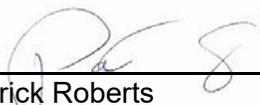
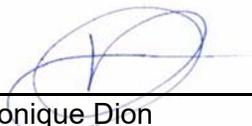
“3.24 Short-Term Rentals

    - a. Short-term Rental is a prohibited use unless specifically permitted in a zone or by an amendment to this By-law
    - b. Where specifically permitted by an amendment to this By-law, no lot, building or structure shall be used for short-term rental, unless the lot, building and structure can meet the following regulations and any other applicable provisions of this By-law:
      - i. A short-term rental use shall not occur on the same lot as a home business, in an accessory apartment, or accessory building or structure.”
  - (c) Renumber the remaining subsections after Section 3.24.
  - (d) Add ‘Existing Short-term Rental’ to the Permitted Uses in Section 5.2.
  - (e) Add ‘min. of 1 off-street parking space per guest room parking requirements for Short-Term Rentals in Section 3.21, under “Residential Parking Requirements”.

2. This By-law shall come into full force and effect in accordance with the Planning Act, R.S.O. 1990.

READ a first time the 08 day of August, 2023.

READ a second and third time and finally passed this 21 day of August, 2023.

  
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Patrick Roberts  
Mayor  
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Veronique Dion  
Clerk

SEAL