

The Corporation of the Township of Springwater

By-law 5000-399

Being a By-law to amend Zoning By-law 5000 as amended, with respect to Short-Term Rental Premises within the Township of Springwater

(ZB-2024-016 –Short-Term Rental Premises)

Whereas By-law 5000, as amended, is the main Comprehensive Zoning By-law of the Township of Springwater;

And Whereas authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13 as amended, to enact such amendments;

And Whereas the proposed amendment is in conformity with the Township of Springwater Official Plan;

Now Therefore the Council of the Corporation of the Township of Springwater enacts as follows:

1. That By-law 5000 as amended, is hereby further amended by adding the following definitions to Section 35 and renumbering all subsequent section as necessary:

“35.199. **“Short-Term Rental Premises** shall mean the use of a residential dwelling unit or use of an additional residential unit 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 premises shall not mean a motel, hotel, lodge, bed and breakfast establishment, tourist establishment or similar commercial accommodation use.

2. That Section 3.0, General Provisions is hereby amended by adding the following new subsection and renumbering all subsequent section as necessary:

“3.50 Short-Term Rental Premises

3.50.1 A Short-Term Rental Premises shall only be permitted in the

following zones:

- a. Residential One
- b. Residential Two
- c. Residential Three
- d. Residential Four
- e. Residential Five
- f. Urban Residential One
- g. Urban Residential Two
- h. Urban Residential Three
- i. Rural Residential
- j. Residential Estate
- k. Residential Conversion
- l. Residential Seasonal
- m. Agricultural”

“3.50.2

A Short-term Rental Premises shall not be permitted in an accessory building or structure unless approved for an Additional Residential Unit.”

3. That Subsection 3.41.3 Off-Street Parking Requirements is hereby amended by adding the following and renumbering all subsequent section as necessary:

<u>Type of Building or Use</u>	<u>Minimum Number of Required Parking Spaces</u>
a) Short Term Rental Premises	a) In addition to the required parking for a Residential Use, all parking related to an short-term rental premises is to be contained solely within the site and on-street parking is not permitted in association with a short-term rental use.

That this By-law shall take effect and come into force pursuant to the final approval of OPA 63 by the County of Simcoe and the provisions of and regulations made under the Planning Act, R.S.O. 1990, c.P.13, as amended.

Read a First, Second and Third Time and Finally Passed this 4th day of December 2024.



Jennifer Coughlin, Mayor



Jennifer Marshall, Clerk