

**THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS
BY-LAW 2021-076**

BEING A BY-LAW TO AMEND BY-LAW 04-181 KNOWN AS THE
COMPREHENSIVE ZONING BY-LAW (Short-term Rental)

WHEREAS it is deemed expedient to amend By-law 04-181.

AND WHEREAS Short-term Rental is not defined or listed as a permitted use in By-law 04-181.

AND WHEREAS the Council of the Corporation of the Township of Lake of Bays deems it appropriate to permit Short-term Rental uses in residential and rural zones, so long as a Licence is obtained pursuant to the Municipality's Licencing By-law;

NOW THEREFORE the Council of the Corporation of the Township of Lake of Bays enacts as follows:

1. Amend the Table of Contents, Section 4 – General Provisions by inserting the text "Short-term Rental" after the words "Shoreline Structures".
2. Add the following definition to Section 3. Definitions, following "Shoreline":

SHORT-TERM RENTAL

Means a primary dwelling or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, licence, rental agreement or similar arrangement for thirty (30) consecutive calendar days or less with no on-site management throughout all or part of the year. Short-term rental uses shall not mean or include a bed and breakfast establishment, institutional tourist establishment, tourist establishment, tourist camping establishment, motel, resort, or similar commercial or institutional use.

3. Add the following parking requirement in Section 4.52, following Marina:

Dwelling licenced as a Short-term Rental	1 parking space for each guest room, in accordance with approved Parking Management Plan (as per Township's Licencing By-law)
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4. Insert the following section after 4.66 and renumber the remaining sections accordingly:

"Short-term Rental

4.67 A Short-Term Rental shall only be permitted within the "(RR)", "(HR)", "(ER)", "(R)", "(R1)", "(RM)", "(RM1)", "(RU)" and "(RU1)" Zones, and may only be located within a primary dwelling. Where a short-term rental is permitted, the following provisions apply:


- a) It is required to be licenced by the Township.
- b) A minimum of one (1) parking space is to be provided for each guest room.
- c) The primary dwelling containing the licenced short-term rental is required to meet the applicable side yard setback of the zone in which it is permitted.

5. Amend Section 5.1.1 by adding "Dwelling licenced as a Short-term Rental" as a permitted use to Rural Residential "(RR)", Hillside Residential "(HR)", Estate Residential "(ER)", Community Residential "(R)", Community Residential One "(R1)", Community Multiple Residential "(RM)" and Community Multiple Residential One "(RM1)" Zones.
6. Amend Section 5.2.1 by adding "Dwelling licenced as a Short-term Rental" as a permitted use to Rural "(RU)" and Rural One "(RU1)".

7. This By-law shall come into force on the date of passage and take effect the day after the last date for filing of appeals where no appeals are received, or, where appeals are received, upon approval of the Ontario Land Tribunal.

READ a FIRST, SECOND and THIRD time this 27th day of July, 2021.


Deputy Mayor – Robert Lacroix


Deputy Clerk (Planning Matters) –
Chloe Cochran