

City of Stratford
Comprehensive Zoning By-law Review
PUBLIC INFORMATION CENTRE #3
Worksheet



For further information on the City's Comprehensive Zoning By-law Update, and to review the Second Draft Comprehensive Zoning By-law, visit our project website: <https://shapingstratford.ca/>

Proposed Bed and Breakfast Establishment and Short-Term Rental Accommodation Regulations (S. 4.3):

		Single detached dwelling	Semi-detached dwelling (each unit)	Converted dwelling	Townhouse dwelling (each unit)	Apartment dwelling
Permitted Dwelling Type of the Principal Resident	bed and breakfast establishment	Permitted	Permitted	Permitted	Permitted	Permitted
	short term rental accommodation	Permitted	Permitted	Permitted (only in the unit the Principal Resident resides in)	Permitted	Permitted (only in the unit the Principal Resident resides in)
Permitted Dwelling Type of a Non Principal Resident (i.e., Absentee Owner)	bed and breakfast establishment and short term rental accommodation	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Permitted Zones	bed and breakfast establishment	R1, R2, R3, R4, R5, MUR, C2, C3, and A Zones				
	short term rental accommodation	R1, R2, R3, R4, R5, MUR, C1, C2, C3 and AD Zones				
Maximum number by type of dwelling	bed and breakfast establishment	1	1	Equal to the number of units	1	Equal to the number of units
	short term rental accommodation	1	1	50% of the units to a maximum of 5	1	50% of the units to a maximum of 5
Definition	bed and breakfast establishment	BED AND BREAKFAST ESTABLISHMENT means a dwelling unit that includes the living accommodations of the <i>principal residence</i> of the establishment, and containing at least 1 bedroom for their exclusive <i>use</i> and containing at least one (1) <i>accessory guest room</i> for the purposes of supplying temporary overnight living accommodation for the traveling or vacationing public throughout any part of a calendar year. Bed and breakfast establishments shall not include a <i>restaurant, hotel, motel, short term rental accommodation, boarding house dwelling, nursing home</i> , or any home licensed, approved or supervised under any general or special Act. The principal <i>use</i> of the <i>dwelling</i> shall be for residential purposes and the bed and breakfast establishment shall be an ancillary <i>use</i> to the <i>main</i> residential <i>use</i> . <i>Guest rooms</i> shall not be suites, and shall not include separate dining areas or facilities for the preparation of food.				
	short term rental accommodation	SHORT TERM RENTAL ACCOMMODATION means the commercial <i>use</i> of an entire dwelling unit, of the principal resident, that may be rented for a period up to 28 consecutive days for <i>use</i> as temporary accommodation and <i>used</i> as an occasional or seasonal residential <i>dwelling</i> for recreation, rest or relaxation. Short term rental accommodation shall not include a motel, <i>hotel, bed and breakfast establishment, boarding house dwelling</i> or similar commercial or <i>institutional use</i> . The <i>principal resident</i> shall not reside in the <i>dwelling unit</i> , while the <i>short term rental accommodation</i> is being rented.				
Maximum number of bedrooms	bed and breakfast establishment	R1 Zone (Local Street): 2 bedrooms; R1 Zone (Collector or Arterial Street): 4 bedrooms; R1 Zone (Erie Street, Huron Street or Ontario Street): no maximum; R2 and R3 Zones (Local, Collector or Arterial Street): 4 bedrooms; R2 and R3 Zones (Erie Street, Huron Street or Ontario Street): no maximum; R4 and R5 Zones: 2 bedrooms; MUR, C2, and C3 Zones: no maximum; A Zone: 4 bedrooms (provided an expansion to the existing dwelling is not permitted)				
	short term rental accommodation	Not Applicable				
Parking	bed and breakfast establishment and short term rental accommodation	<ul style="list-style-type: none"> a) The additional required minimum number of <i>parking spaces</i> shall be accommodated on the lot in accordance with the following: <ul style="list-style-type: none"> i. <i>bed and breakfast establishment</i> – 1 parking space per bedroom ii. <i>short term rental accommodation</i> – 0.67 parking spaces per bedroom b) <i>Tandem parking</i> may be permitted to a maximum depth of two <i>vehicles</i>. c) No parking shall be permitted in a required <i>front yard</i> or required <i>exterior side yard</i> other than in a <i>driveway</i>, and provided all other requirements herein are satisfied; d) No parking shall be permitted in a <i>rear yard</i> unless a separation distance of 1.0 m is maintained from a <i>lot line</i>; e) A <i>planting strip</i> having a minimum width of 1.5 m and a minimum <i>height</i> of 2.0 m shall be provided and maintained adjacent to a <i>parking area</i> and <i>driveway abutting a lot line</i>, where 4 or more <i>parking spaces</i> are required in accordance with Section 5.0 (Parking and Loading Requirements); f) The requirements of Section 5.0 (Parking and Loading Requirements), shall be complied with. 				
Other Requirements	bed and breakfast establishment and short term rental accommodation	<ul style="list-style-type: none"> a) The <i>bed and breakfast establishment</i> or <i>short term rental accommodation</i> shall be a secondary <i>use</i> to the <i>main</i> residential <i>use</i> of the <i>dwelling</i> and the operators shall maintain the residential character of the <i>dwelling</i>. b) A <i>bed and breakfast establishment</i> or <i>short term rental accommodation</i> shall have a minimum <i>outdoor amenity space</i> in accordance with the following dwelling unit types: Single detached dwelling: 37 m²; Semi-detached dwelling: 37 m²; Converted dwelling: 30 m²; Townhouse dwelling: 30 m²; Apartment dwelling: none required. c) A required <i>outdoor amenity space</i> which is located within 6.0 m of a Residential zone shall be appropriately screened by a <i>planting strip</i> having a minimum width of 1.5 m and a minimum height of 1.5m, and provided and maintained adjacent to the <i>outdoor amenity space</i> and abutting <i>lot line</i>. d) A <i>bed and breakfast establishment</i> or <i>short term rental accommodation</i> shall comprise the sole <i>use</i> of the <i>lot</i>, and no other <i>uses</i> of the property are permitted, including a <i>second suite</i>, or a <i>garden suite</i>. e) A <i>bed and breakfast establishment</i> or <i>short term rental accommodation</i> shall be appropriately licensed with the City. 				

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1. Do you think the proposed Bed and Breakfast Establishment and Short-Term Rental Accommodation regulations are appropriate? Are further changes required (please explain why)?

2. Are there other issues that should be addressed in the Comprehensive Zoning By-law, or are there proposed Zoning By-law regulations that require further consideration?

3. Please provide any additional comments you have on the Second Draft Comprehensive Zoning By-law:

<p>Please provide your contact information to receive study updates:</p> <p>Name: _____</p> <p>Email: _____</p> <p>Address: _____</p> <p>Postal Code: _____</p>	<p>Please submit in the comment box or send to:</p> <p>Jeff Leunissen, MCIP, RPP Manager of Development Services City of Stratford, 82 Erie Street, 2nd floor Stratford, ON N5A 2M4 Phone: (519) 271-0250 Ext. 221 Fax: (519) 271-5966 Email: jleunissen@stratford.ca</p>
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The City of Stratford is obtaining information for this study to assist in developing the Comprehensive Zoning By-law. Comments and information received will be used in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*.