

Short-term rentals will be regulated in Welland in 2022

FOR IMMEDIATE RELEASE

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Welland, ON – Short-term rentals in the City of Welland will be regulated and licensed early in 2022.

A short-term rental is defined as a dwelling unit rented for 28 consecutive days or less but does not include a bed and breakfast, hotel/motel, or boarding or lodging house.

On November 2, Welland Council approved an amendment to the Zoning By-law permitting short-term rental accommodations as a secondary use in residential, agricultural, and institutional zones and the principle use of dwellings in commercial zones that allow residential uses. The City does not currently permit short-term rentals; however, bed and breakfasts and accessory apartments are.

"We know that short-term rentals already exist in the City," said CAO Steve Zorbas. "What we're able to do now is regulate them and ensure that anyone who operates a short-term rental understands that they have a responsibility to ensure there are no negative impacts on those living next door."

The amendment proposes that a short-term rental:

- Not contain more than three guest bedrooms
- Be subject to licensing in accordance with the City's Short-Term Rentals Licensing By-law
- May be the principal use of an accessory dwelling unit in Residential, Institutional, Open Space, and Agricultural Zones where residential uses are permitted, but only if the operator is residing on the premises
- Not display external advertising on the site
- Require 0.5 additional parking spaces per guest room (may be a tandem parking space)

A Licensing By-law was also adopted to manage short-term rentals, which requires application requirements such as proof of an insurance certificate, site plan, floor plan, parking management plan, fire safety protocols, and electrical safety inspections. The licensing fee is set at \$1,029.50, with a yearly renewal fee of \$75.

The By-law Enforcement Division is responsible for enforcing the regulations within the Short-Term Rental Licensing By-law and will alter hours to provide effective enforcement. The Short-Term Rental Licensing By-law will be enforced through two mechanisms: Administrative Penalty System (APS) and a demerit point system. As well, an Officer will have the ability to suspend or revoke a license. Licensing will ensure all short-term rentals within the City operate under applicable law.

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