

City of North Bay Report to Council

Report No: CSBU-2022-019

Date: April 19, 2022

Originator: Joel Therrien and Beverley Hillier

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Short Term Rentals

Closed Session: yes ☐ no ☒

Recommendation

That Council receive and refer Report to Council CSBU 2022-019 from Joel Therrien and Beverley Hillier dated April 19, 2022 to the Community Services Committee for a public meeting under the Planning Act.

Background

In October of 2021, Planning Staff provided Council with Report [CSBU 2021-055](#). The purpose of this report was to provide Council with a high-level overview of Short-Term Rentals (STRs) and to list various options available for regulation. Council directed Staff, through Council Resolution 2021-413 to develop a regulation framework for STRs in North Bay.

The recommended approach is tailored for the City of North Bay and is designed in a way to achieve the following goals;

- minimize potential conflicts/compatibility issues within residential areas;
- directly protect long-term housing availability in all residential zones throughout the City;
- recognize and capitalize on the positive economic impacts that STRs can provide for individuals, businesses and the tourism sector at large;
- protect STR guests, neighbours and operators from a health and safety perspective; and
- hold non-compliant STR operators accountable and enforce the proposed short-term rental by-law and any other applicable municipal by-law if/when required.

Zoning By-law Amendment

Purpose

A Zoning By-law Amendment is required to establish where STRs are permitted in the City and to properly define the uses. There are clear differences between a principal dwelling unit STR and a non-principal dwelling unit STR and therefore they should be held to different standards by using a Zoning By-law Amendment as the primary regulatory tool.

A principal dwelling unit STR is a form of home sharing while a non-principal dwelling unit STR is considered a commercial use similar to a hotel.

Summary of Proposed Amendments

The following amendments are proposed to Zoning By-law 2015-30. Please see [Appendix 'A'](#), attached hereto for a detailed rationale of the proposed amendments.

Applicable Section of Zoning By-law 2015-30	Proposed Amendment
Section 2 – Definitions	Include definitions for the following terms: • 'Short-Term Rental'; • 'Principal Dwelling Unit Short-Term Rental'; and • 'Non-Principal Dwelling Unit Short-Term Rental'.
Table 5A – Permitted Low Density Residential Uses	Include principal dwelling unit short-term rentals as a permitted use in the following low density residential zones: • Residential First Density (R1) • Residential Second Density (R2) • Residential Third Density (R3) • Residential Fifth Density (R5) • Residential Sixth Density (R6)
Table 5C- Permitted High Density Residential Uses	Include principal dwelling unit short-term rentals as a permitted use in all high density residential zones: • Residential Multiple First Density (RM1) • Residential Multiple Second Density (RM2) • Residential Multiple Third Density (RM3)

Applicable Section of Zoning By-law 2015-30	Proposed Amendment
Table 6A – Permitted Non-Residential Uses in Commercial Zones	Include non-principal dwelling unit short-term rentals as a permitted non-residential use within the following commercial zones: • General Commercial (Inner Core) (C1) • Tourist Commercial (C7)
Table 6B – Permitted Residential Uses in Commercial Zones	Include principal dwelling unit short-term rentals as a permitted residential use in the following commercial zones: • General Commercial (Inner Core) (C1) • Tourist Commercial (C7)
Table 10C – Permitted Residential Uses and Regulations in Rural Zones	Include principal dwelling unit short-term rentals as a permitted residential use in the following rural zones: • Rural General (A) • Rural Residential Estate (RRE) • Rural Residential Lakefront (RRL) • Rural Commercial (RC)
Table 10C – Permitted Residential Uses and Regulations in Rural Zones	Include a special provision under 'Other Provisions' which requires all short-term rentals on septic systems to provide a valid permit of record from the North Bay-Mattawa Conservation Authority (NBMCA).

Table 1 - Proposed Zoning By-law Amendments

Planning Policy:

Growth Plan for Northern Ontario (GPNO 2011)

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process. Section 3(5)(b) of the Planning Act requires that decisions made under the Planning Act need to conform to the Provincial Plan or shall not conflict with it, as the case may be.

The GPNO 2011 is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and Aboriginal peoples. This Plan is primarily an economic development tool that encourages growth in Northern Ontario. Specific Planning related policies, including regional economic planning, the identification of strategic core areas, and targets for intensification have not yet been defined by the Province or incorporated into the Official Plan.

Section 4 of the GPNO (Communities) deals with land use planning matters. This Section speaks to creating a vision for a community's future. The City of North Bay achieves this through the implementation of the Official Plan. As discussed in greater detail later in the report, it is my opinion the proposed zoning by-law amendment conforms with the City's Official Plan.

In my professional opinion, the proposed Zoning By-law Amendment conforms with the policies and direction provided by the Growth Plan for Northern Ontario (GPNO 2011).

Provincial Policy Statement (PPS) 2020

The proposed amendments have been reviewed with respect to the policies contained in the Provincial Policy Statement (PPS). The PPS is issued under the authority of Section 3 of the Planning Act, which requires that planning decisions "shall be consistent with" policy statements issued under the Act.

The PPS 2020 speaks to building strong healthy communities. This is achieved through promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. Relevant sections of the PPS are outlined below.

Section 1.1.1 b) of the PPS states that healthy, liveable and safe communities are sustained by *"accommodating an appropriate affordable and market-based range and mix of residential types (including single detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)...recreation...and other uses to meet long-term needs"*.

The proposed amendments will provide additional measures to ensure that the long-term housing stock is protected from short-term rental accommodations in order to meet the long-term needs and requirements of the current and future residents.

Section 1.3.1 provides that Planning authorities shall promote economic development and competitiveness by *"providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses"*.

Section 1.7.1 indicates that long-term economic prosperity should be supported by *"(a) promoting opportunities for economic development and community investment-readiness", "(d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;", and "(h) providing opportunities for sustainable tourism development"*.

The proposed amendments will facilitate an appropriate balance between ensuring economic prosperity and meeting existing and long-term housing needs.

It is my professional opinion that the end use of the proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (PPS 2020).

City of North Bay Official Plan

The primary goal of the Official Plan is to maintain and enhance the quality of life for the citizens of North Bay by providing a policy framework for Council to make good land use planning decisions. This Official Plan is North Bay's Community Land Use Plan.

While the Official Plan does not contain specific policies regarding this form of short-term rental accommodations, the Official Plan does outline housing and economic objectives which are relevant to the regulation of short-term rental accommodations. Relevant sections of the Official Plan are outlined below.

The Official Plan provides for "social, economic and environmental policy, as related to land use, needed to continue to sustain and improve the quality of life for all in the City of North Bay. This will be accomplished by balancing a commitment to economic competitiveness and environmental sustainability."

Section 2.1.5 of the Official Plan outlines that "the broad purpose of the neighbourhood is to provide for the day-to-day needs and lifestyle requirements of the residential environment, and to protect that environment from conflicting land uses and through traffic."

Section 2.1.11.2 broad housing policies for the City, including "(a) To encourage the existence of an adequate supply and diversity of residential accommodation by type and tenure to satisfy the social and economic requirements to the population;"

Section 2.2 states that "...North Bay's economic history and economic strategies have created a strong and diversified economic base. It is the intent of this Plan to ensure that there are adequately designated lands for continued industrial and commercial growth."

Section 2.2.1.1.2 outlines the importance of maintaining and enhancing "strong economic links between the Central Business District and tourism development in the region"

It is important that the City of North Bay continue to ensure that adequate housing options are available while also promoting economic development and competitiveness within the City.

The distinction between Principal Dwelling Unit Short-Term Rentals and Non-Principal Dwelling Unit Short Term Rentals will help to provide additional

measures to ensure the protection of housing supply while allowing the opportunity for residents to open their homes to the traveling public promoting both local tourism and economic opportunities for residents.

It is my professional opinion that the proposed short term rental accommodation regulations conform to the general intent of the City of North Bay Official Plan.

Summary of Planning Policy Review

The proposed amendments to the City of North Bay's Zoning By-law 2015-30 are consistent with the Provincial Policy Statement, and are in conformity with the Growth Plan for Northern Ontario and the City of North Bay's Official Plan.

Summary of Proposed Short-Term Rental By-law Regulations

A stand-alone short-term rental by-law is necessary in order to licence, regulate and govern short-term rentals in the City of North Bay.

The following provides a brief overview of the sections and subsections of the proposed by-law. Please see the attached document for the proposed draft By-law.

General Proposed Regulations

- Short-term rentals cannot be operated or advertised unless they hold a current and valid licence.
- Short-term rental listings are required to include a current and valid licence number on any and all advertisements for the premises.
- All licenced short-term rentals in the City will be included on a public-facing registry on the City of North Bay website, including contact information of the associated owner, and/or authorized agent and/or dedicated responsible person.
- All short-term rentals will be required to have a dedicated responsible person who will be able to respond to phone calls, emails and attend the premises, when required within 60 minutes.
- A maximum of 4 approved guest rooms can be rented within a premises. Each approved guest room can have a maximum of 2 guests, with a total of 8 occupants for the premises excluding children under the age of 10.
- Required parking will be the same as the parking regulations for the applicable zone in which the subject property is located, according to the Zoning By-law.
- Properties with septic systems are required to provide a valid permit of record, if applicable, that will support the short-term rental premises.

Licence Classes

Licence Class	Class Description
Class A – Principal Dwelling Unit Short-Term Rental	- permitted in R1, R2, R3, R5, R6, RM1, RM2 and RM3 zones; - permitted to be rented for a maximum of 28 days for any single stay and maximum of 180 days per year; - must be the owner's principal dwelling unit (where they live primarily); - the maximum number of Class A licences permitted to be operated by the same owner is 1.
Class B – Non-Principal Dwelling Unit Short-Term Rental	- permitted in C1 and C7 zones - permitted to be rented for a maximum of 28 days for any single stay and maximum of 365 days per year; - there is no limit to the number of Class B licences for the same owner (s);
Class C – Principal Dwelling Unit Short-Term Rental (Rural)	- permitted in A, RH, RRL and RRE zones; - permitted to be rented for a maximum of 28 days for any single stay and maximum of 180 days per year; - must be the owner's principal dwelling unit (where they live primarily); - the maximum number of Class C licences permitted to be operated by the same owner is 1.

Table 2 - Licence Classes

Licensing Requirements

- Every application for a new licence, or the renewal of an existing licence shall include a completed application form with the following documents;

- i. site plan of the premises;
 - ii. interior floor plan of the dwelling which shall be labeled to include interior rooms, including the guest rooms;
 - iii. a completed Dedicated Responsible Person Consent and Acknowledgment Form on a form as prepared by the City; and
 - iv. any other documents as determined by the City.
- Copy of Transfer/Deed or Property Identifier Number (PIN) Sheet proving evidence of ownership.
- Proof that the applicant, if a corporation, is legally entitled to conduct business in Ontario.
- The Licence Issuer shall receive and review an application and schedule the necessary inspection to ensure that the premises complies with the provisions of the proposed by-law.
- Upon determination by the Licence Issuer that information requirements and all regulatory and by-law requirements of the City are met, a licence shall be issued.
- Issued licences must be renewed on a yearly basis.
- The establishment of a demerit point system in order to hold non-compliant operators accountable. Please see Schedule 'A' of the attached By-law for the proposed demerit point system.

Fees and Cost Recovery

- Fees shall be levied in accordance with the User Fees By-law.
- Where an Officer conducts an inspection and determines that a short-term rental is not in compliance with this By-law, the Officer may impose an inspection fee in accordance with the User Fees By-law, including increased fees for multiple inspections.
- Where an owner is in default of payment of fees for more than 30 calendar days after due, the City may add the cost to the tax roll of the subject property and collect the amount in the same manner as property taxes.

Appeals

- Where the Licence Issuer has refused to issue or renew a licence, the applicant may appeal such decision to Council through a letter of appeal to the Chief Building Official within ten days of the decision.

Inspection and Enforcement

- In addition to scheduled inspections conducted during the licence application process, every Officer may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether or not the following are being complied with:
 - a) the provisions of this By-law;
 - b) a direction or order of the City made under this By-law;
 - c) a condition of a licence passed under this By-law; and
 - d) a court order made pursuant to section 431 of the *Municipal Act, 2001* and section 7.5.6 of this By-law.
- The City's power of entry may be exercised by an Officer, or agent for the City and this person may be accompanied by any person under their direction, including law enforcement services.
- No person shall hinder or obstruct, or attempt to hinder or obstruct, an Officer in the lawful exercise of a power or the performance of a duty under this By-law.
- An Officer who finds that a property does not conform with any of the provisions of this By-law may make an Order:
 - a) stating the municipal address or the legal description of the property;
 - b) giving reasonable particulars of the activity to be discontinued;
 - c) indicating the time for complying with the terms and conditions of the Order; and
 - d) indicating the final date for giving notice of appeal from the Order.

Financial/Legal Implications

A subsequent Report to Council will be brought forward at the May 17, 2022 Council meeting regarding proposed user fees. The introduction of user fees requires a public meeting at City Council. This public meeting will be coordinated to occur at the same meeting regarding the proposed Zoning By-law Amendment.

Corporate Strategic Plan

- | | |
|---|---|
| ☐ Natural North and Near | ☒ Economic Prosperity |
| ☐ Affordable Balanced Growth | ☐ Spirited Safe Community |
| ☒ Responsible and Responsive Government | |

Specific Objectives

- Promote and support public and private sector investment
- Explore and implement opportunities to streamline processes, policies and practices that make it easier and more effective to do business in North Bay
- Create an environment that supports entrepreneurship in North Bay
- Engage the business community in identifying and developing economic opportunities
- Identify existing business sectors and explore opportunities for future growth
- Work with partners and stakeholders to identify and find solutions to streamline processes and remove barriers

Options Analysis

Option 1:

1. That the proposed Zoning By-law Amendment by the City of North Bay for the purpose of defining and regulating Short Term Rentals as outlined in Report to Council CSBU 2022-19 by Joel Therrien and Beverley Hillier dated April 19, 2022 be approved; and
2. That the By-law licensing Short Term Rentals be brought forward to City Council.

Option 2:

1. That the proposed Zoning By-law Amendment by the City of North Bay for the purpose of defining and regulating Short Term Rentals as outlined in Report to Council CSBU 2022-19 by Joel Therrien and Beverley Hillier dated April 19, 2022 be denied; and
2. That the City not establish a licensing by-law for the regulation of Short Term Rentals

Recommended Option

Option 1 is the recommended option.

Respectfully submitted,

Name: Joel Therrien, M.pl

Title: Special Project Development Planner

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

I concur with this report and recommendation

Name Ian Kilgour, MCIP, RPP

Title: Director, Community Development and Growth

Name David Euler, P.Eng., PMP

Title: Chief Administrative Officer

Personnel designated for continuance:

Joel Therrien, M.pl

Special Project Development Planner

Appendix 'A'

Appendix 'A' will go through each proposed amendment to Zoning By-law 2015-30 and provide a rationale for the proposed changes.

Zoning By-law Amendments – Definitions

1) Section 2 - Definitions

Section 2 of Zoning By-law 2015-30 is proposed to be amended by adding the following definitions, in alphabetical order in relation to other existing definitions in the By-law;

- a) **"Short-Term Rental"** means all or part of a dwelling unit used to provide sleeping accommodations for any rental period that is less than 28 days in exchange for payment. 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.
- b) **"Principal Dwelling Unit Short-Term Rental"** – means a short-term rental which is also someone's principal dwelling unit (where they live primarily).
- c) **"Non-Principal Dwelling Unit Short-Term Rental"** – means a short-term rental that is not someone's principal dwelling unit (where they do not live primarily).

Rationale:

The rationale for providing these definitions is to clarify the differences between both types of short-term rentals proposed to be permitted in the City, being definitions b) and c). The general definition, being definition a) is also provided to further clarify particular aspects of short-term rentals more generally.

Zoning By-law Amendments – Residential Zones

2) Table 5A – Permitted Low Density Residential Uses

Table 5A of Zoning By-law 2015-30 is proposed to be amended by adding the following permitted use, in alphabetical order in relation to other existing permitted uses in Table 5A;

USE	R1	R2	R3	R4	R5	R6
Principal Dwelling Unit Short-Term Rental	X	X	X		X	X

Rationale:

It is my professional opinion that principal dwelling unit short-term rentals only should be permitted within low density residential zones. This opinion is based on 2 primary reasons;

i. Minimize Potential Neighbourhood Incompatibility Issues

Only permitting principal dwelling unit short-term rentals in low density residential zones helps to minimize potential neighbourhood incompatibility issues by reducing the frequency of guest turnover and increasing the level of accountability for STR operators. The best practice is to limit rental opportunities to 180 days within one calendar year.

ii. Protecting Housing Availability and Affordability

Only permitting principal dwelling unit short-term rentals in low density residential zones helps to maintain the existing long-term housing stock in residential zones in the City since these are required to be the short-term rental operator's principal residence (where they actually live). As such, these dwelling units would not be removed from the City's existing long-term housing stock.

3) Table 5C – Permitted High Density Residential Uses

Table 5C of Zoning By-law 2015-30 is proposed to be amended by adding the following permitted use, in alphabetical order in relation to other existing permitted uses in Table 5C;

USE	RM1	RM2	RM3
Principal Dwelling Unit Short-Term Rental	X	X	X

Rationale:

It is my professional opinion that only principal dwelling unit short-term rentals should be permitted within high density residential zones for the same reasons listed above for low density residential zones.

i. Minimize Potential Neighbourhood Incompatibility Issues

Only permitting principal dwelling unit short-term rentals in high density residential zones would help to minimize potential incompatibility issues by reducing the frequency of guest turnover and increasing the level of accountability for short-term rental operators. The best practice is to limit rental opportunities to 180 days within one calendar year.

ii. Protecting Housing Availability and Affordability

Only permitting principal dwelling unit short-term rentals in high density residential zones would help to maintain the existing long-term housing stock in the City since these are required to be the short-term rental operator's principal residence (where they actually live). As such, these dwelling units would not be removed from the City's overall long-term housing stock.

Zoning By-law Amendments – Commercial Zones

4) Table 6A – Permitted Non-Residential Uses

Table 6A of Zoning By-law 2015-30 is proposed to be amended by adding the following permitted use, in alphabetical order in relation to other existing permitted uses in Table 6A;

USE	C1	C2	C3	C4	C5	C6	C6F	C6L	C7
Non Principal Dwelling Unit Short-Term Rental	X (5)								X

5) No *Non-Principal Dwelling Unit Short-Term Rental* shall be permitted on the ground floor within buildings fronting on Main Street between Wyld Street and Algonquin Avenue or on Oak Street between Wyld Street and Algonquin Avenue.

Rationale:

It is my professional opinion that non-principal dwelling unit short-term rentals are considered to be a commercial use (similar to hotels and motels) and should only be permitted within 'C1 – General Commercial Inner Core' and 'C7 – Tourist Commercial' zones for the following reasons;

- i. In general, experts on short-term rentals recommend only permitting principal dwelling unit short-term rentals. However, the authors of the [*Regulating Short-Term Rentals: A Toolkit for Canadian Local Governments*](#) recommend that if non-principal dwelling units short-term rentals are to be permitted, that they should only be permitted in commercial zones.
- ii. Much of the rapid growth in the short-term rental industry is the result of a shift in the business model from true home sharing (principal dwelling unit short-term rentals) to commercial operation (non-principal dwelling unit short-term rental)¹. While this trend may be beneficial for investors, it has the potential to have a profound negative impact on local housing markets by reducing overall long-term dwelling unit availability and worsening affordability.

¹ Third Space Planning. (2021). *Regulating Short-Term Rentals: A Toolkit for Canadian Local Government*. Access [here](#)

- iii. Recent short-term rental research is increasingly identifying that housing-related harms are most directly caused by non-principal dwelling unit short-term rentals because they are associated with the loss of potential long-term homes and can significantly increase housing values, making housing less affordable overall².
- iv. Non-principal dwelling unit short-term rentals are a commercial use and are not a form of traditional home sharing unlike principal dwelling unit short-term rentals. Staff are of the opinion that this use is not appropriate within any residential zones throughout the City.
- v. There is a significant number of dwelling units in commercial zones throughout the City. Restricting non-principal dwelling unit short-term rentals to C1 and C7 zones limits the potential for the conversion of a significant number of long-term housing into short-term rentals. Although there would be a potential loss of long-term dwelling units within both C1 and C7 zones these selected commercial zones are best suited for short-term rental uses, particularly in respect to the tourism sector.
- vi. It is my professional opinion that non-principal dwelling unit short-term rentals are appropriate in the following commercial zones only;

C1 – General Commercial Inner Core

- Opportunities for economic spin-off (supporting local small businesses such as retail and restaurants in the Downtown Core and the City at large).
- Recreational opportunities within walking distance (splash pad, Waterfront Park, outdoor basketball courts and other future recreational opportunities planned such as the all-wheel park and splash pad playground).
- Proximity to public transit station.
- It is my professional opinion that non principal dwelling unit short-term rentals are considered a commercial use.

'C7 – Tourist Commercial'

- While there are existing residential uses in this zone, this commercial zone is designed primarily to permit

² Third Space Planning. (2021). *Regulating Short-Term Rentals: A Toolkit for Canadian Local Government*. Access [here](#)

various tourism-related commercial uses (camping, hotels, motels, marinas, parks, restaurants, cabins etc.)

- Staff is of the opinion that non principal dwelling unit short-term rentals are considered a commercial use.

- vii. Special provision #5 in Table 6A is proposed to mirror the existing special provision #1 in Table 6B. Staff is of the opinion that while non-principal dwelling unit short-term rentals are considered a commercial use, they generally maintain the appearance of a typical dwelling unit. The intent of this special provision is to reserve the ground floor within this boundary for; retail, restaurants, offices and other similar commercial uses.

5) Table 6B- Permitted Residential Uses

Table 6B of Zoning By-law 2015-30 is proposed to be amended by adding the following permitted use, in alphabetical order in relation to other existing permitted uses in Table 6B;

USE	C1	C2	C3	C4	C5	C6	C6F	C6L	C7
Principal Dwelling Unit Short-Term Rental	X (6)								X (7)

6) No *Principal Dwelling Unit Short-Term Rental* shall be permitted on the ground floor within buildings fronting on Main Street between Wyld Street and Algonquin Avenue or on Oak Street between Wyld Street and Algonquin Avenue.

7) Principal Dwelling Unit Short-Term Rentals are only permitted when the existing dwelling unit has Legal Non-Conforming status under the City's Zoning By-law.

Rationale:

Since principal dwelling unit short-term rentals are a true form of home-sharing, it is my professional opinion that principal dwelling unit short-term rentals are considered to be a residential use similar to a Bed and Breakfast or Retirement Home, as defined in Zoning By-law 2015-30. Planning Staff is proposing to permit principal dwelling unit short-term rentals in C1 and C7 zones to allow for more flexibility and for the possibility of long-term dwelling units to be maintained as such.

Zoning By-law Amendments – Rural Zones

6) Table 10C – Permitted Residential Uses and Regulations Table

Table 10C of Zoning By-law 2015-30 is proposed to be amended by adding the following permitted use, in alphabetical order in relation to other existing permitted uses in Table 10C;

Zone	Use	Minimum Lot Area (ha)	Maximum Lot Coverage	Frontage (m)	Front Yard Setback (m)	Side Yard Setback (m)	Rear Yard Setback (m)	Maximum Building Height (m)	Other Provisions
A	Principal Dwelling Unit, Short-Term Rental	2	30%	60 (1)	15	7.5	15	10.5	(9)
RRL	Principal Dwelling Unit, Short-Term Rental	0.4	10% (2)	60 (1)	30	6 (4)	12 (4)	10.5	(9)
RRE	Principal Dwelling Unit, Short-Term Rental	1.2	5%	60	15	15	15	10.5	(9)
RC	Principal Dwelling Unit, Short-Term Rental	0.8	15%	75	15	15	15	10.5	(9)

9) *Principal Dwelling Unit Short-Term Rentals* must provide a valid permit of record for septic systems from the North Bay Mattawa Conservation Authority, if applicable and that will support the short-term rental premises.

Rationale:

Planning Staff is of the opinion that short-term rentals in rural zones pose the similar potential risks associated with low density and high density residential zones (housing availability and neighborhood incompatibility). As such, staff is proposing to only permit principal dwelling unit short-term rentals in rural zones.

Special Provision #9:

The only exception for short-term rentals in rural zones is that short-term rental licence applicants must provide a valid permit of record for septic systems (if applicable) from the North Bay-Mattawa Conservation Authority. The purpose for this extra requirement is intended to protect the health and safety of guests, neighbours and the general population by protecting soils and water. This is particularly important for properties located on or in close proximity to Trout Lake (North Bay's source of drinking water).