

6.25 SHORT-TERM RENTAL ACCOMMODATIONS

6.25.1 No Short-Term Rental Accommodation is permitted in the Town unless:

- (a) the Short-Term Rental Accommodation is located in:
 - i. a Single Dwelling; or
 - ii one of the units in a Double Dwelling;
- (b) the Property Owner resides in that Single Dwelling or Double Dwelling unit as their primary residence; and
- (c) the Short-Term Rental Accommodation is used only when it is not occupied by the Property Owner.

6.25.2 Notwithstanding clause 6.25.1(b), a Short-Term Rental Accommodation is permitted in a Double Dwelling unit that is not occupied by the Property Owner if the Property Owner resides in the adjoining unit of that Double Dwelling as their primary residence.

6.25.3 No Short-Term Rental Accommodation is permitted in an Accessory Building or in an Accessory Dwelling.

6.25.4 No Property Owner shall operate more than one (1) Short-Term Rental Accommodation in the Town.

6.25.5 Notwithstanding subsection 6.25.4, a Property Owner may operate a Short-Term Rental Accommodation in both units of a Double Dwelling if one of the units in that Double Dwelling is the Property Owner's primary residence.

6.25.6 No Property Owner shall use their property for a Short-Term Rental Accommodation without first applying for and receiving written approval from the Town.

6.25.7 Any Property Owner wishing to use a property for a Short-Term Rental Accommodation shall submit a completed and accurate development permit application , which application shall include:

- (a) the items listed in clauses 3.4.1(a), (b), (c), (f) and (h);
- (b) proof that the Applicant owns the property in which the Short-Term Rental Accommodation will operate;
- (c) the name and contact information of the individual in Prince Edward Island who will serve as the property manager or host for the Short-Term Rental Accommodation;
- (d) the name and contact information of an alternate representative in the event the property manager or host is not available; and
- (e) a site plan showing the proposed on-site parking location(s), in accordance with the requirements in clause 3.6.1(e).

Town of Stratford Short-Term Rental Accommodation Bylaw

- 6.25.8 No application for a Short-Term Rental Accommodation shall be approved unless it complies with this Bylaw and any other applicable Town bylaw(s), as determined by the Development Officer.
- 6.25.9 The Development Officer shall advise the Applicant in writing if the application for a Short-Term Rental Accommodation is denied, and the written notification shall include the reason(s) for the denial.
- 6.25.10 No Person shall operate a Short-Term Rental Accommodation in the Town without a valid development permit issued by the Town.
- 6.25.11 No Person shall offer Accommodations in any Dwelling Unit for compensation, for a period of 28 days or less, unless the Accommodations are located in a Bed and Breakfast or Short-Term Rental Accommodation that has been approved by the Town.
- 6.25.12 No Person shall offer Accommodations in any Recreational Vehicle, Accessory Dwelling, Accessory Building, Accessory Structure, Building, Structure or temporary structure.
- 6.25.13 No Person shall offer Accommodations in space comprising less than the entire Short-Term Rental Accommodation.
- 6.25.14 Following receipt of a development permit to operate a Short-Term Rental Accommodation in the Town, the Property Owner shall submit an application to the Province for a license under the *Tourism Industry Act* and its regulations, or pursuant to any successor legislation.
- 6.25.15 No Person shall operate a Short-Term Rental Accommodation in the Town without a valid license from the Province issued pursuant to the *Tourism Industry Act* and its regulations, or pursuant to any successor legislation.
- 6.25.16 Development permits issued by the Town for Short-Term Rental Accommodations are effective from the date of issue until March 31 of the following year.
- 6.25.17 Any Property Owner who wishes to continue using their property for a Short-Term Rental Accommodation after their initial development permit expires may apply for a renewal permit between January 1 and March 31, on the form prescribed by the Development Officer and subject to payment of the applicable fee prescribed by the Town's Fee Bylaw.
- 6.25.18 Renewal permits issued by the Town are development permits under this Bylaw and are effective from the date of issue until March 31 of the following year.
- 6.25.19 Any Property Owner who wishes to continue using their property for a Short-Term Rental Accommodation after their renewal permit expires may apply for a renewal permit between January 1 and March 31, on the form prescribed by the Development Officer and subject to payment of the applicable fee prescribed by the Town's Fee Bylaw.

Town of Stratford Short-Term Rental Accommodation Bylaw

- 6.25.20 Any change in property ownership shall require a new development permit application from the new Property Owner in accordance with subsection 6.25.7.
- 6.25.21 Any Property Owner who has been issued a development permit or a renewal permit for a Short Term Rental Accommodation under this Bylaw shall, while the development permit or renewal permit is in effect, inform the Town of any changes in the information provided in their development permit application and/or in their renewal application.
- 6.25.22 The Town may suspend or revoke a development permit or renewal permit for a Short-Term Rental Accommodation if:
- (a) the Property Owner ceases to hold a valid license from the Province issued pursuant to the *Tourism Industry Act* and its regulations, or pursuant to any successor legislation;
 - (b) the information in the development permit application or renewal application is inaccurate; or
 - (c) the Short-Term Rental Accommodation does not comply with the Town's bylaw requirements.
- 6.25.23 In the event of any inconsistency between the provisions in this section 6.25 and the remainder of this Bylaw, the provisions in this section 6.25 apply.