

THE CITY OF WINNIPEG

BY-LAW NO. /2023

A By-law of THE CITY OF WINNIPEG to amend the Winnipeg Zoning By-law and the Downtown Winnipeg Zoning By-law in respect of short term rental accommodations.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

**PART 1
WINNIPEG ZONING BY-LAW**

Winnipeg Zoning By-law amended

1 The Winnipeg Zoning By-law No. 200/2006 is amended by this part.

Subsection 8(1) amended

2 Subsection 8(1) is amended

- (a) in clause (d), by replacing “*building area.*” with “*building area; and*” ; and
- (b) by adding the following after clause (d):
- (e) *short term rental accommodations.*

Section 48 amended

3 Section 48 is amended by

- (a) adding the following definition in alphabetical order:

“short term rental accommodation” or “STRA” means a dwelling unit rented in whole or in part for a period of less than 30 consecutive days, but does not include a hostel or a hotel or motel.

and

- (b) deleting the definition for “**bed and breakfast**”.

Section 62 amended

4 Section 62 is amended by

- (a) adding the following, in alphabetical order, to the Accommodation use sub-category within the Commercial Sales and Service use category in Table 4-1:

Zoning District	A	PR 1	PR 2	PR 3	RR 5	RR 2	R 1	R 2	R MF	RM U	RM H	T O D	C 1	C 2	C 3	C 4	CM U	E I	MM U	M1	M2	M3
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Use Category/ Type																				
STRA									P	P	P		P	P	P		P			

and

(b) adding the following, in alphabetical order, to Table 4-2:

Zoning District	A	PR 1	PR 2	PR 3	RR 5	RR 2	R 1	R 2	R MF	RM U	RM H	T O D	C 1	C 2	C 3	C 4	CM U	E I	MM U	M1	M2	M3
Use Category/Type																						
STRA							P	P	P	P	P	P	P	P			P					

Section 115 amended

5 Section 115 is amended by deleting the portion relating to bed and breakfasts, beginning with “*If the home-based business is a bed and breakfast...*” and ending with “*... per 3 guest rooms.*”.

Section 120 amended

6 Section 120 is amended

- (a) in clause (1)(e), by adding “, a *short term rental accommodation*” after “a *care home*”; and
- (b) in clause (2)(m), by adding “a *short term rental accommodation*” after “a *care home*”.

PART 2
DOWNTOWN WINNIPEG ZONING BY-LAW

The Downtown Winnipeg Zoning By-law amended

7 The Downtown Winnipeg Zoning By-law No. 100/2004 is amended by this part.

Subsection 110(1.1) amended

8 Subsection 110(1.1) is amended

- (a) in clause (d), by replacing “*building area.*” with “*building area; and*”; and
- (b) by adding the following after clause (d):
- (e) *short term rental accommodations.*

Subsection 200(9) deleted

9 Subsection 200(9) relating to a Bed & Breakfast Home Occupation is deleted in its entirety.

Subsection 310(2) amended

10 Subsection 310(2) is amended by replacing the row relating to “Bed & breakfast” with the following:

Short Term Rental Accommodation	P
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Subsection 410(2) amended

11 Subsection 410(2) is amended by replacing the row relating to “Bed & Breakfast” with the following:

Short Term Rental Accommodation	P
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Subsection 510(2) amended

12 Subsection 510(2) is amended by replacing the row relating to “Bed & breakfast” with the following:

Short Term Rental Accommodation	P
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Subsection 610(2) amended

13 Subsection 610(2) is amended by replacing the row relating to “Bed & breakfast” with the following:

Short Term Rental Accommodation	-
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Subsection 700(3) amended

14 Subsection 700(3) is amended

(a) by adding the following definition in alphabetical order:

“short term rental accommodation” means a dwelling unit rented in whole or in part for a period of less than 30 consecutive days, but does not include a hostel or a hotel.

and

(b) in the definition of “hostel”, by replacing “bed and breakfast establishment” with “short term rental accommodation”.

Appendices amended

15 The Land Use Comparative Table in the Appendices is amended by replacing the row relating to Bed & breakfast with the following:

Short Term Rental Accommodation	P	P	P	-
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