THE CITY OF WINNIPEG

BY-LAW NO. 106/2023

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

Use Category/ Type																						
STRA									P	P		P	P	P			P					

and

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

Zoning District **Use Category/ Type**	**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**
STRA							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

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

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

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	-

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	-

DONE AND PASSED this day of , 2023.

Mayor

City Clerk

Approved as to content:

_____
Director of Planning, Property
and Development

Legally reviewed and certified as to form:

"S. Rentz" (August 8, 2023)

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for Director of Legal Services
and City Solicitor