

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
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Use Category/ Type																				
STRA									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					

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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DONE AND PASSED this 14th day of December, 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)

for Director of Legal Services
and City Solicitor