

THE CITY OF WINNIPEG

BY-LAW NO. _____ /2026

A By-law of THE CITY OF WINNIPEG to amend the
Community Safety Business Licensing By-law

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

Community Safety Business Licensing By-law amended

1 The Community Safety Business Licensing By-law No. 91/2008 is amended by this By-law.

Section 61.4 definitions amended

2(1) The definition of “operator” in section 61.4 is amended by:

- (a) adding “*holds a valid STRA license or STRA platform license and*” after the word “who”;
- (b) adding “. *The “operator” of an STRA must be either an owner or tenant of the STRA*” immediately after the word “be”.

2(2) The following definitions are added alphabetically:

“nuisance” means an unreasonable interference with a person’s use or enjoyment of their property or a public right;

“tenant” or “tenancy” means an individual, partnership or corporation who holds a lease or rental agreement in their name that gives them the right to occupy a property;

Subsection 61.7(1) amended

3(1) Subsection 61.7(1) is amended to replace the first sentence with:

61.7(1) An owner or tenant may apply for and obtain or renew one STRA license for their primary residence on the following conditions:

3(2) Clause 61.7(1)(a) is amended to delete the word “and”.

3(3) Clause 61.7(1)(b) is amended to add “or more” after the word “one.”

3(4) Subclause 61.7(1)(b)(ii) is amended by replacing “applicant” with “owner or tenant, as applicable,”.

3(5) Subclause 61.7(1)(b)(iii) is replaced with:

- (iii) *if the applicant is the tenant of a leased or rented unit, a copy of their rental or lease agreement, and a letter from the owner or their designate authorizing its use as an STRA must be provided.*

Subsection 61.7(2) amended

4 Subsection 61.7(2) is amended to:

- (a) replace the word “applicant” with “owner or tenant”;
- (b) replace the word “seeking” with “making an application”; and
- (c) replace the word “applicant’s” with “owner or tenant’s”.

Subsection 61.7(2.1) added

5 Subsection 61.7(2.1) is added after subsection 61.7(2) as follows:

61.7(2.1) In order to determine if the premises for which a primary residence STRA license is sought, or is sought to be renewed, is in fact the primary residence of the owner or tenant making the application, the designated employee may require them to provide any documentary evidence deemed necessary, including but not limited to a driver’s license, utility bills, an affidavit, Canada Revenue Agency tax documents, or insurance documents.

Subsection 61.8(1) amended

6 Subsection 61.8(1) is amended by:

- (a) adding “or renew” after “obtain”; and
- (b) replacing “applicant” with “owner who is making an application”.

Subsection 61.8(1.1) added

7 Subsection 61.8(1.1) is added after subsection 61.8(1) as follows:

61.8(1.1) In order to qualify to obtain or renew a non-primary residence STRA license under this Division, a tenant who is making an application must provide evidence sufficient for the designated employee to reasonably conclude that the owner and tenant of the proposed STRA are each one of the following:

- (a) *An individual whose primary residence is within the boundaries of the city of Winnipeg;*
- (b) *A partnership whose members all have primary residences within the boundaries of the city of Winnipeg; or*
- (c) *A corporation whose shareholders all have primary residences within the boundaries of the city of Winnipeg.*

Subsection 61.8(2) amended

8(1) Subsection 61.8(2) is amended by adding “or renew” after “obtain”.

8(2) Clause 61.8(2)(d) is amended to add “or more” after the word “one.”

8(3) Subclause 61.8(2)(d)(ii) is amended by replacing “applicant” with “owner or tenant, as applicable,”.

8(3) Subclause 61.8(2)(d)(iii) is amended by:

- (a) adding “*or leased*” after “rented”; and
- (b) correcting the third subclause number by replacing “(ii)” with “(iii)”.

Subsection 61.8(3) amended

9 Subsection 61.8(3) is amended by replacing “applicant” with “*owner or tenant*”.

Clause 61.8(4)(c) amended

10 Clause 61.8(4)(c) is amended by adding “*or tenancy*” after “ownership”.

Subsection 61.8(5) added

11 Subsection 61.8(5) is added after subsection 61.8(4) as follows:

61.8(5) Notwithstanding clause 61.8(4), a non-primary residence STRA license under this Division does not permanently expire in the event that a condo board withdraws or refuses to provide a letter of approval required under subclause 61.8(2)(d)(ii). A non-primary residence STRA license may be renewed once a letter of approval is provided, on condition that all other applicable requirements of this By-law have been met and the STRA license has not been revoked for another reason under clause (4).

Subsection 61.9(1) amended

12 Subsection 61.9(1) is amended by replacing “applicant” with “*owner or tenant of the proposed STRA*”.

Subsection 61.9(2) amended

13 Subsection 61.9(2) is amended by replacing “applicant” with “*owner or tenant that made an application for an STRA license*”.

Subsection 61.9(3) amended

14 Subsection 61.9(3) is amended by replacing “applicant” with “*owner or tenant*”.

Subsection 61.10(1) amended

15 Subsection 61.10(1) is amended by replacing “applicant” with “*owner or tenant applying for an STRA license*”.

Title of subsection 61.11(1) amended

16 The title of subsection 61.11(1) is amended by adding “*and criminal records checks*” after “certificate”.

Subsections 61.11(3) and 61.11(4) added

17 Subsections 61.11(3) and 61.11(4) are added after 61.11(2) as follows:

61.11(3) In addition to the requirements of subsection (1), a primary residence STRA license under this Division must not be issued unless the designated employee receives a clear criminal record check with respect to:

- (a) all owners and tenants of the proposed STRA, other than the operator, and*

(b) all adults who occupy the proposed STRA.

61.11(4) The designated employee may require the license holder of an STRA to submit certificates from the Record Review Board and/or criminal record checks at additional intervals if they have reason to believe that an individual for whom a certificate or criminal record check is required under subsections (1) or (3) has been convicted of a criminal offence.

Subsection 61.13(3) amended

18 Subsection 61.13(3) is amended by replacing “nights” with “days”.

Subsection 61.13(5) added

19 Subsection 61.13(5) is added after subsection 61.13(4) as follows:

61.13(5) When the operator is in residence, the maximum number of bedrooms that can be rented in a primary residence is one less than the number of bedrooms existing in the STRA.

Subsection 61.14(2) amended

20 Subsection 61.14(2) is amended by replacing “nights” with “days”.

Clause 61.15(1)(c) amended

21 Clause 61.15(1)(c) is amended by:

- (a) deleting “continuous”; and
- (b) adding “consecutive” after “30”.

Subsections 61.15(2), (3) and (4) added

21 Subsections 61.15(2), (3) and (4) are added after clause 61.15(1)(p) as follows:

61.15(2) The operator of the STRA must require all renters to notify the operator immediately in the event that any first responders are called about the STRA or attend at the STRA for any reason, including but not limited to the Winnipeg Fire Paramedic Service, the Winnipeg Police Service or any other law enforcement agency.

61.15(3) The operator of an STRA must inform the City within 5 days in the event that any first responders or emergency services outlined in subsection (2) are called about the STRA or attend at the STRA, with or without a renter occupying the STRA at the time of the attendance.

61.15(4) The operator of an STRA must ensure that any renters of the STRA comply with the provisions of this Division. The operator of an STRA may be held responsible for a renter’s failure to abide by the provisions of this Division, which may result in a suspension or revocation of the operator’s license, or license restrictions being imposed.

Subsection 61.18(2) added

22 Subsection 61.18(2) is added after subsection 61.18(1) as follows:

61.18(2) In the event that the operator of an STRA advertises the STRA outside of a licensed platform, the advertisement must provide direction for renters to go to a licensed platform to complete all related STRA booking activities or transactions.

Subsection 61.20(1) amended

23 Subsection 61.20(1) is amended to correct a formatting error as follows:

- (a) The portion “61.20(1) In order to obtain an STRA platform license or any renewals thereof, the applicant must” is moved to form its own paragraph following section 61.19; and
- (b) The preceding portion “STRA platform license application requirements and fees” at the end of section 61.19 is bolded and made the header of subsection 61.20(1).

Coming into force

24 This by-law comes into force upon enactment by Council.

DONE AND PASSED this day of , 2026.

Mayor

City Clerk

Approved as to content:

Director of Community Services

Legally reviewed and certified as to form:

For Director of Legal Services/ City Solicitor