

Proposed Amendments to Bylaw No. 8770, Zoning Bylaw

Bed and Breakfast Homes

- 1) Repeal the land use for bed and breakfast homes.

Homestays

Homestay is a dwelling within the principle residence of the host, in which rental accommodations are provided to guests for tenancies less than 30 days.

- 1) No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- 2) Up to six guests in total are permitted in a one-unit dwelling, of which up to three guests permitted in an accessory suite.
- 3) When boarders are hosted in a dwelling, the total number of guests and boarders hosted shall not exceed the maximum number of boarders permitted.
- 4) Other than in the B6, DCD1, MX1 and M4 Zoning Districts, one paved off-street parking space shall be required for guests and at least one off-street parking space shall be required for the principle dwelling. Additional off-street parking spaces may be required where, in the opinion of the Development Officer, due to the nature of the site, the provision of parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.

Short Term Rental Properties

Short-term rental property is a dwelling which is not the principle residence of the host, in which rental accommodations are provided to guests for tenancies less than 30 days.

- 1) No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- 2) Up to six guests in total are permitted in a one-unit dwelling, of which up to three guests permitted in an accessory suite. Up to six guests are permitted in each unit of a semi-detached dwelling, two-unit dwelling, multiple-unit dwelling or townhouse.
- 3) When boarders are hosted in a dwelling, the total number of guests and boarders hosted shall not exceed the maximum number of boarders permitted.
- 4) Other than in the B6, MX2, DCD1, and M4 Zoning Districts, one paved off-street parking space shall be required for guests. Additional off-street parking spaces may be required where, in the opinion of the Development Officer, due to the nature of the site, the provision of parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.

Sign Regulations

- 1) Amend the sign regulations outlined in Appendix A of the Zoning Bylaw to remove bed and breakfast homes and replace with homestay and short-term rental property.

Permitted and Discretionary Uses

- 1) Homestay is a permitted use in the following zoning districts:
R1, R1A, R1B, R2, R2A, RMHL, RMTN, RMTN1, RM1, RM2, RM3, RM4, RM5, M1, M2, M3, M4, MX1, B1B, B2, B4A, B4MX, B5, B5B, B5C, B6, MX2, DCD1, DCD7, and DCD8.
 - i. In the MX1 and MX2 district, homestay is a permitted use, provided that discretionary use approval for a dwelling has been granted.
- 2) Short-term rental property is a permitted use in the following zoning districts:
RM5, M1, M2, M3, M4, MX1, MX2, B1B, B2, B4A, B4MX, B5, B5B, B5C, B6, DCD1, DCD7, and DCD8.
 - i. In the MX1 and MX2 district, short-term rental property is a permitted use provided that discretionary use approval for a dwelling has been granted.
- 3) Short-Term Rental Property is a discretionary use in the following zoning districts:
R1, R1A, R1B, R2, R2A, RMHL, RMTN, RMTN1, RM1, RM2, RM3, and RM4.
- 4) Amend the Zoning Bylaw to include short-term rental property as a Standard Discretionary Use application, delegated to the Administration.
- 5) The evaluation criteria for a discretionary use application for a short-term rental property are:
 - i. ensure the proposed use is suitable for a specific location;
 - ii. establish a mechanism to limit concentration of short-term rental properties, which could impact the residential character of the neighbourhood and if applicable, limit the availability of rental housing; and
 - iii. evaluate the cumulative impact of other discretionary uses on the residential characteristics of an area.

Developments Not Requiring a Development Permit

- 1) The hosting of up to two guests in the principle residence of the host, including in a one-unit dwelling, an accessory suite resided in by the host and each unit of a two-unit dwelling, semi-detached dwelling, multiple- unit dwelling and townhouse, does not require a permit.

Proposed Amendments to Bylaw No. 8075, the Business License Bylaw

- 1) When a homestay is located in a dwelling the host does not own, written permission from the property owner is required.
- 2) When a short-term rental property is located in a condominium, written permission from the condominium corporation is required.
- 3) When a short term rental property is located in a dwelling the host does not own, written permission from the property owner is required.
- 4) No more than 40% of the dwellings units in a multiple-unit dwelling or townhouse shall be granted a business license for a short-term rental property.
- 5) If the average vacancy rate in the Saskatoon Census Metropolitan Area, as shown in the most current Canada Mortgage and Housing Corporation Rental Market Survey, is below 1.5 percent, no new applications for short-term rental properties shall be permitted.
- 6) An application for a homestay or short-term rental property shall include a signed declaration from the host, stating that the property is in compliance with life safety requirements.