

The Corporation of the Town of Essex

By-Law Number 2150

Being a By-Law to Amend By-Law Number 1037

**The Comprehensive Zoning By-Law for the Town of Essex to Regulate Short
Terms Rental Units (STRU)**

Whereas By-law Number 1037 is the Town's Comprehensive Zoning By-law regulating the use of lands and the character, location and use of buildings and structures within the Town of Essex;

And whereas the Council of the Corporation of the Town of Essex deems it expedient and in the best interest of proper planning to amend By-law Number 1037;

Now therefore the Corporation of the Town of Essex enacts as follows:

1. That Section 7, Definitions, is hereby amended by:

deleting the definition, Bed and Breakfast Dwelling and substituting the following therefor:

"Bed and Breakfast Dwelling means a single detached dwelling in which, as a home occupation under subsection 8.5, "Home Occupation, Residential", of this by-law, on-site supervised sleeping accommodation is provided for hire to the traveling public in the form of overnight lodging and the serving of a breakfast exclusively to overnight guests."

adding between the definitions "Business Office" and "Campground" the following definition:

"Cabin means a roofed fully enclosed building having a bedroom or bedrooms, with

sanitary facilities, with or without kitchen facilities, and having a maximum gross floor area of 70 square meters (750 square feet).”

deleting the definition of “Campground” and substituting the following therefor:

“**Campground** means a lot for the accommodation of recreational vehicles and travel trailers and may include tents and cabins in combination with them, and as accessory uses: recreational facilities; sanitary, wash and laundry facilities; an administrative office; one caretaker’s residence and roofed open air shelters.”

and by adding between the definitions “Shall” and “Side Lot Line”, the following definition:

“**Short Term Rental Unit** means a dwelling or dwelling unit used, with or without on-site supervision, for rental accommodation of a person or persons for a period of twenty-eight (28) consecutive days or less, within the calendar year, but may be rented for a longer period. A short term rental unit does not include a bed and breakfast dwelling, a lodging house, a residential care facility or group home or a dwelling unit in a hotel or motel.”

2. That Section 8, General Land Use Provisions, is hereby amended by adding the following subsection:

“8.16 Short Term Rental Units

- a) One short term rental unit shall be a permitted use when located in one of the following:
 - i) in a Residential District - exclusively in an existing dwelling where a short term rental unit was both established prior to and in operation on May 9, 2022;
 - ii) in an Agricultural District - in a single detached dwelling;

- iii) in a Commercial District - in a dwelling or in a dwelling unit in a combined use building;
- iv) in Green Districts 1.2 and 1.5 - in a cabin located in a campground."

3. This By-law shall come into force and take effect on the date of its passing thereof by Council.

Read a first, second and third time and finally passed on May 9, 2022.



Mayor



Deputy Clerk

