

**TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2019

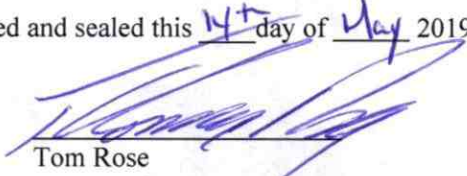
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville adopts the Stephenville Development Regulations Amendment No. 12, 2019.

Adopted by the Town Council of Stephenville on the 2nd day of May 2019.

Signed and sealed this 14th day of May 2019.

Mayor:


Tom Rose

Clerk:

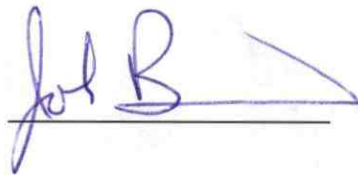

Jennifer Brake



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 12, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:





Development Regulations/Amendment	
REGISTERED	
Number	<u>4965-2019-041</u>
Date	<u>May 30, 2019</u>
Signature	<u>Mary Okey</u>

TOWN OF STEPHENVILLE

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2019

BACKGROUND

Amendment No. 12 to the Stephenville Development Regulations is proposed to provide Council authority to regulate the development and use of "vacation rental homes" such as Airbnbs, VRBOs, etc.

The amendment will:

- (1) Add a general regulation to Part II – General Development Standards
- (2) Add a definition to Schedule A – Definitions
- (3) Add vacation rental dwelling to Schedule B - Classification of Uses of Land and Buildings
- (4) Add "vacation rental dwelling" as a discretionary use class in the following use zone tables in Schedule C – Use Zone Schedules:
 - Residential Low Density
 - Residential Medium Density
 - Residential Medium Density 2
 - Residential Special
 - Country Living Residential
 - Rural Residential

PUBLIC CONSULTATION

Public notice of this proposed amendment was posted in the Western Star newspaper on April 10, 2019 providing a period up to April 22nd for the submission of written comments or objections. No submissions were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2019

Amendment No. 12 to the Stephenville Development Regulations includes the following:

1. In Part II - General Development Standards

ADD the following Regulation:

Vacation Rental Dwellings

Where permitted at the discretion of Council, a vacation rental dwelling will be subject to the following conditions:

- (a) *It may be permitted only in a single dwelling, double dwelling, row dwelling, mini-home, mobile home, or seasonal dwelling.*
- (b) *It will not be permitted in an apartment building.*
- (c) *It must not detract from the residential character of the neighbourhood in terms of scale or exterior design.*
- (d) *It may be rented only as a whole unit and not with different guest rooms rented to different customers.*
- (e) *No wholesale or retail sales will be carried out in association with visitor rentals.*
- (f) *All grounds and buildings must be kept in a safe and well-maintained condition.*
- (g) *The owner is responsible to ensure that guests do not engage in activities or behavior that negatively affects neighbours.*
- (h) *No visitor rental dwelling will be operated unless a permit fee has been paid and a permit has been issued by Council. Every permit will expire on December 31st and must be renewed for the following year.*

- (i) Failure of the owner to meet one or more of these conditions may result in the permit being cancelled or not renewed the following year.

2. In Schedule A - Definitions

ADD the following definition:

***VACATION RENTAL DWELLING** means a single dwelling, double dwelling, row dwelling, mini-home, mobile home, or seasonal dwelling used on a full-time or part-time basis for temporary rentals to the travelling and vacationing public.*

3. In Schedule B – Classification of Uses of Land and Buildings

ADD under the Residential Use Group:

GROUP	CLASS	EXAMPLES
<i>RESIDENTIAL USES</i>	<i>Vacation rental dwelling</i>	<i>Vacation rental dwellings</i>

4. In Schedule C – Use Zone Schedules

ADD “vacation rental dwelling” to the Discretionary Use Classes in the following Use Zone Tables:

- Residential Low Density
- Residential Medium Density
- Residential Medium Density 2
- Residential Special
- Country Living Residential
- Rural Residential