

RURAL MUNICIPALITY OF LAC DU BONNET

SHORT TERM RENTAL LICENSING BY-LAW

BY-LAW No 12-24

BEING a by-law of the Rural Municipality of Lac du Bonnet to provide for the permitting, licensing and regulation of short-term rentals;

WHEREAS Section 232(1) of *The Municipal Act* authorizes a council for a municipality to pass by-laws for municipal purposes related to:

- a) the safety, health, protection and well-being of people and the safety and protection of property,
- b) subject to section 233, activities, or thing in or on private property.
- c) the enforcement of by-laws

AND WHEREAS Section 232(2)(a)(c) and (e)(i) of the Act authorizes a council for a municipality, in a bylaw passed until Section 232 of the Act, to:

- a) regulate or prohibit;
- b) deal with any development, activity, industry, business or thing in different ways, or divide any of them into classes and deal with each class in different ways;
- c) establishing fees, and terms for payment of fees, for inspections, licences, permits and approvals, including fees related to recovering the costs of regulation;

AND WHEREAS Section 233(b)(d) of the Act provides that a by-law under clause 232(1)(c), the by-law may contain provisions only in respect of:

- a) The parking and storing of vehicles, including the number and type of vehicles that may be kept or stored and the manner of parking and storing;
- b) Activities or things that in the opinion of the council are or could become a nuisance, which may include noise, weeds, odors, unsightly property, fumes and vibrations.

AND WHEREAS Section 236(1) of the Municipal Act provides that without limiting the generality of clause 232(1)(o) enforcement of by-laws, a by-law passed under that clause may include provisions

- a) Providing for procedures, including inspections, for determining whether by-laws are being complied with; and
- b) Remedying contraventions of by-laws, including:
 - i. Creating offences,
 - ii. Subject to the regulations, providing for fines and penalties, including the imposition of a penalty for an offence that is in addition to a fine or imprisonment, so long as the penalty related to a fee, rate, toll, charge, or cost that is associated with the conduct that gives rise to the offence, or related to enforcing the by-law,
 - iii. Providing that an amount owing under subclause (ii) may be collected in any manner in which a tax may be collected or enforced under this Act,
 - iv. Seizing, removing, impounding, confiscating, and selling or otherwise disposing of plants, animals, vehicles, or other things related to a contravention,
 - v. Charging and collecting costs incurred in respect of acting under subclause
 - vi. Imposing a sentence of imprisonment for not more than six months for the commission of offences or nonpayment of fines;

AND WHEREAS the Rural Municipality of Lac du Bonnet's *Enforcement By-law*, as amended from time to time, provides for the enforcement of any violations or contraventions of this by-law;

AND WHEREAS it is deemed necessary and desirable to licence and regulate short-term rentals within the Rural Municipality of Lac du Bonnet to ensure the safe operation and occupation of short-term rentals, reduce the negative impact on neighbours and neighbourhoods, support the tourism industry and local businesses, ensure cost recovery through licensing fees and achieve a high degree of voluntary compliance.

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NOW THEREFORE the Council of the Rural Municipality of Lac du Bonnet in Council duly assembled, enacts as follows:

SECTION 1: TITLE

This by-law may be referred to as the “STR By-law”.

SECTION 2: DEFINITIONS

Unless the context otherwise requires, wherever used in this by-law the following definitions apply:

- a) “Adjacent” means the properties that are touching the applicant’s property line.
- b) “Applicant” means the owner of a dwelling unit who makes application for an STR licence.
- c) “Authorized Agent” means a person authorized in writing by an Applicant to act on behalf of the Applicant for the purpose of making an application for the STR licence and renewing STR licence.
- d) “Dwelling Unit” means one or more rooms in a building used or intended to be used for one or more persons in a single housekeeping unit with cooking, eating, living, sleeping and sanitary facilities which includes:
 - i) Single family dwelling
 - ii) Seasonal cottage
 - iii) Secondary suite
 - iv) Condominium unit
 - v) Apartment unit
 - vi) Mobile home
 - vii) Row Houses
 - viii) Town Houses
- e) “Enforcement Officer” means the designated officer appointed by the municipality to enforce the municipality’s by-laws.
- f) HOUSE, BOARDING, BED AND BREAKFAST means a building or portion thereof, other than a hotel or motel without cooking facilities, where lodging, or lodging and meals are provided for compensation exclusive of the proprietor and his family, with no more than two (2) rooms, suites or apartments devoted to such use.
- g) HOTEL, MOTEL or INN means a building or part thereof, which is not the principal residence of the occupants, wherein accommodation is provided for transient lodgers in individual rooms and in which there is an exit from each room or suite of rooms directly to the outdoors or to a common hallway. Permitted accessory uses may include, but are not limited to, restaurants, licenced beverage rooms, banquet halls, ballrooms and meeting rooms. A hotel includes a motel, inn, tourist lodge and similar buildings intended for transient accommodation.
- h) “Legal Bedroom” means a room in a dwelling unit, for the primary purpose of sleeping, which meets all Manitoba Building Code requirements, including, but not limited to, egress, number of windows, and ceiling height, and shall not include any other room or area in a dwelling unit.
- i) “Licensee” means the Owner of the STR in whose name an STR licence has been issued.
- j) “Municipality” means the Rural Municipality of Lac du Bonnet.
- k) “Owner” means the person(s) in whose name a property, on which a dwelling is situated, is registered at the *Winnipeg Land Titles Office* pursuant to *The Real Property Act C.C.S.M. c. R30*.

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- l) "Person" means an individual, a corporation, firm, partnership, association or company.
- m) "Parcel" means the land on which a dwelling unit is situated.
- n) "STR" means the use, offer, or advertising for lease, rent or barter, of all or part of a dwelling until to provide temporary accommodation for in the whole, or part of a residential unit for a continuous period of less than 30 days, excluding:
 - a. Commercial hotels, motels, inns
 - b. Bed and breakfasts
 - c. Long-term rentals
 - d. Private boarding
 - e. Campgrounds, resorts, tourist camps, travel trailer parks and RV parks in lawful use.
- o) "STR Operator" means a person who has care and control of a dwelling unit that is used as an STR, but who is not the owner of the property.
- p) "STR Licence" means the licence to be issued annually to the applicant for an STR under this by-law and which such licence may be amended from time to time.
- q) "STR Officer" means a Designated Officer of the municipality delegated to administer this by-law.
- r) "STR Permit" means a permit issued by the Municipality to operate an STR within the Municipality.
- s) "STR Platform" means a website or other form of digital application which, for compensation, markets or brokers the booking, reservation, rental or listing of a dwelling unit for the use of an STR, and collects fees, in whole or in part, on behalf of a licensee.
- t) TOURIST CAMPS means a camping area whether or not a rental or other charge is made for the use thereof, that is maintained and used primarily for the accommodation of tents, travel trailers, and other recreational vehicles to be used for camping purposes generally during the months of April to October by automobile tourists, and other non-residents of the municipality in which the area is situated. A tourist camp includes any buildings or structures or facilities intended for, or to be used for cooking, personal cleanliness, washing, health or sanitation, or any one or more or all of those purposes. A tourist camp may also include a travel trailer park and rental cabins.
- u) TRAVEL TRAILER (including motor homes, tent trailers and similar recreational vehicles) means a self-propelled vehicle or vehicles without a motive power, designed to be drawn by a motor vehicle, used as a transient living accommodation facility for travel, recreation, business, trade, vacation and construction work, and designed for frequent moves, but not for long term residential occupation. Travel trailers are capable of being licenced under The Highways Traffic Act. 1.2.147 TRAVEL TRAILER PARK means any premise which is used or designed for the temporary accommodation of two or more travel trailers whether or not a rental or other charge is made for such accommodation.
- v) "Zoning By-law" means the most current Zoning By-law of the municipality.

SECTION 3: APPLICATION & SCOPE

3.1 This by-law applies to:

- a) All Owners, STR Operators, Licencees and occupants of the STR within the boundaries of the Rural Municipality of Lac du Bonnet.
- b) All Dwelling Units used as an STR within the boundaries of the Rural Municipality of Lac du Bonnet.
- c) All existing, new and existing expanding STRs.

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3.2 This by-law does not apply to:

- a) Hotels, motels or inns
- b) Bed and Breakfast or Guest House establishments
- c) Accommodation rented out to tenants in accordance with *The Residential Tenancies Act C.C.S.M. c. R119*.
- d) Campgrounds, resorts, tourist camps, travel trailer parks and RV parks in lawful use.

SECTION 4: SHORT-TERM RENTAL PERMIT & LICENSING REQUIREMENT

- 4.1 No person shall use a dwelling unit for an STR in the municipality, unless in possession of an STR permit and STR licence in respect of that dwelling unit.
- 4.2 The requirement for an STR Permit and STR licence applies to the use of any dwelling unit for an STR, including those rental contracts or agreements that were made prior to the passing of this by-law.
- 4.3 An application for an STR Permit and STR licence must be made by the owner of a dwelling unit in respect of that dwelling unit, or an authorized agent as approved by the owner.
- 4.4 STR Owners may own and operate any number of STRs within the municipality.
- 4.5 STR Owners must provide written notice to all property owners adjacent to the STR property. This notice shall include details regarding the STR operation, along with the STR Owner's contact information, including a cell phone number and email address.

The municipality will provide a standardized **Notice of an STR Operation** template for all STR owners to use. It is the responsibility of the STR Owner to ensure delivery and to document proof of delivery.
- 4.6 While not mandatory, STR Owners are encouraged to obtain letters of support from their neighbours to strengthen their application.
- 4.7 In accordance with Section 5.3, the Owner must provide a written declaration confirming that notice has been served to all adjacent property owners.

SECTION 5: STR PERMIT APPLICATION PROCESS

- 5.1 All Applicants must complete an STR Permit Application form. This form is available at the RM of Lac du Bonnet Administration office or on the RM of Lac du Bonnet website.
- 5.2 A separate STR Permit application is required for each dwelling a person wishes to use for an STR in the municipality.
- 5.3 In applying for an STR permit licence, the applicant shall provide the following:
 - a. A completed and signed STR permit application and required documents as per the application form.
 - b. A completed STR Self Inspection Checklist.
 - c. Proof of ownership – Certificate of Title or Tax Certificate.
 - d. If there is more than one owner of the dwelling unit, written approval from the other owner(s) to use the dwelling unit as an STR.
 - e. If the dwelling unit is a condominium, proof that an STR is not prohibited in the declaration, by-laws and rules of the condominium corporation.
 - f. The name, cell phone number and email address of a contact person, who can and will respond and deal with any matter arising from the use of the dwelling unit for an STR immediately.

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- g. A property site plan sketch showing all areas of intended rental use showing the designated parking spot(s) required as per section 11.13.
 - h. Floor plan sketch of the dwelling unit that shows all legal bedrooms, egress routes, smoke alarm, carbon monoxide and fire extinguisher locations and all common areas in the whole of the building.
 - i. Photographs of the front and back of the dwelling unit.
 - j. An emergency evacuation plan of the dwelling unit for use in an emergency.
 - k. Signed declaration that adjacent neighbours have been served with the Notice of STR operation.
- 5.4 Applicants shall inform the municipality, within 10 days of any change to the information provided in the application for an STR permit and STR licence.
- 5.5 If the STR officer considers it necessary to determine qualification for an STR permit licence, the STR Officer may:
- a. Carry out or have carried out an inspection of the dwelling unit, and
 - b. Request additional documentation from the applicant to demonstrate compliance with the by-law.

SECTION 6: STR PERMIT FEE

- 6.1 The applicant shall pay, at the time of application, a ONE TIME non-pro-rated and non-refundable STR permit fee of **\$1500**, or as per the most current Rural Municipality of Lac du Bonnet Fee and Charges By-law.

SECTION 7: ISSUANCE OF STR PERMIT

- 7.1 The STR Officer may approve the STR permit application and issue an STR permit in the name of the applicant, if satisfied that all the requirements of this by-law have been met.
- 7.2 The STR Officer may reject the application and withhold issuance of an STR permit if it is determined that the requirements of this by-law, as outlined in Section 5, have not been met. The STR Officer shall provide the applicant with a written explanation detailing the reasons for the rejection.
- 7.3 Adjacent property owners who oppose an STR application may submit their concerns in writing to the municipality and may also register as a delegation to speak before Council at a regular Council meeting. All objections and concerns presented will be considered when determining the approval of the application.
- 7.4 No person shall use a dwelling unit as an STR for which an STR Permit application has been refused.
- 7.5 An STR permit is non-transferable and non-assignable and shall terminate on the sale or transfer of an interest in a dwelling unit or in the event a licence will not be issued or renewed.
- 7.6 The replacement of a Short-Term Rental (STR) Permit due to loss or damage shall be subject to a fee of \$25.00 or as specified in the most current Rural Municipality of Lac du Bonnet Fees and Charges By-law.

SECTION 8: ANNUAL STR LICENCE FEE

- 8.1 All STR Owners shall obtain an STR license from the Municipality annually and abide by the provisions of this by-law, as amended from time to time.
- 8.2 The applicant shall pay, at the time of the initial STR PERMIT application and upon annual renewal, a non-prorated and non-refundable STR licence fee of **\$200**, or as per the most current Rural Municipality of Lac du Bonnet Fee and Charges By-Law.

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- 8.3 The STR Officer may renew an STR license if there has been no material change in circumstances to the STR.

SECTION 9: TERM OF STR LICENCE

- 9.1 Except as otherwise provided, the term of an STR licence shall be:
- a. **July 1** to June 30 of the following year; or
 - b. A period commencing on the date of issuance of STR Licence to the end of the term year.

SECTION 10: STR LICENCE RENEWALS

- 10.1 The STR officer may issue an invoice and renewal form to all licensees on or before the expiration of their existing STR licence each year. However, the failure to provide such notification shall not relieve the licensee of the obligation to maintain a valid and active STR licence.
- 10.2 The licensee wishing to renew their STR licence must obtain, complete and submit the STR Licence Renewal Application along with the applicable licence fee to the STR officer no later than **July 1st** of each year. Failure to submit the renewal by this deadline may necessitate the submission of a new STR Permit application including the Permit Fee, in accordance with this bylaw.
- 10.3 The STR Officer may renew the STR licence the next year if satisfied that the licensee has been compliant with this by-law.
- 10.4 The STR Officer will not renew STR Licence renewals for STR Owners that have a history of non-compliance of three or more contraventions of this by-law during a licence period.

SECTION 11: STR CONDITIONS AND REGULATIONS

- 11.01 The issuance of an STR Permit and STR licence is subject to the condition that the licensee complies, and the use of the dwelling unit for an STR is carried out in compliance with the requirements of this by-law and any other by-law in force in the municipality, as amended, repealed, or replaced from time to time, including the Zoning by-law.
- 11.02 The issuance of an STR Permit and STR licence under this by-law does not alter or change the status or treatment of a dwelling unit under any other by-law in force in the municipality, as amended, repealed, or replaced from time to time, including the Zoning By-law.
- 11.03 A licensee shall ensure that the use of the dwelling unit as an STR complies with the *Manitoba Building Code*, the RM of Lac du Bonnet Building Bylaw and any other applicable by-laws codes, regulations or standards relevant to the use as an STR.

Any STR undergoing renovations, structural upgrades, or changes in use must comply with the permitting requirements in effect at the time of the work.

STRs in operation prior to the adoption of this by-law will be recognized as lawfully compliant, provided no substantial alterations are made that would otherwise trigger permitting or code compliance requirements.

- 11.04 A licensee shall ensure that all accommodations are restricted to the dwelling units, and that no additional accommodation is provided elsewhere on the property, including in a motor vehicle, travel trailer, tent, boat or unlawful dwelling unit.

SAFETY & INSURANCE

- 11.05 A licensee shall install and maintain fire safety equipment to include smoke alarms, fire extinguishers and carbon monoxide alarms on each floor of the dwelling unit.
- 11.06 A licensee shall install smoke alarms in each legal bedroom. If the smoke alarms are battery operated, the building inspector may perform annual checks to determine compliance.

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- 11.07 A licensee shall post the emergency exit plan in a prominent place inside the STR by all entrances and exits inside the dwelling unit, and in every legal bedroom.
- 11.08 A licensee shall provide guests with an emergency contact number and be available 24/7 to respond during the rental period.
- 11.09 The licensee shall advise their home insurance provider that the dwelling unit will be used for an STR and shall obtain adequate damage and liability coverage.

LIMITS

- 11.10 The licensee shall ensure that the maximum number of overnight adult guests in the dwelling does not exceed two adults per legal bedroom. This does not include minors under the age of 18.
- 11.11 The licensee shall ensure that the maximum number of dogs in the dwelling unit, and on the parcel, does not exceed four (4) over the age of four (4) months and that all dogs are always leashed and in control, consistent with the Animal Control By-law of the municipality, as amended from time to time.
- 11.12 The licensee shall limit the short-term rental period to a maximum of 29-consecutive nights per booking. A rental period longer than 29 days is not considered a short-term rental under the definition of this by-law.

PARKING

- 11.13 The licensee must provide designated parking spaces for motor vehicles on the parcel where the STR is located. A minimum of one parking space per legal bedroom is required.

The total number of vehicles permitted for the STR Operation will be identified on the STR Permit.

ADVERTISING

- 11.14 The licensee shall include the following information in any online or physical advertisements used to market the dwelling unit as an STR, including an STR platform:
- STR licence number
 - Maximum permitted guest occupancy.
 - Maximum permitted number of dogs and leashing requirements.
 - Maximum number of vehicles based on permitted parking spots.

STR PERMIT POSTING REQUIREMENTS

- 11.15 The licensee shall prominently post, during each rental period, at the front entrance of the dwelling, on the exterior of the building, the STR Permit. The STR Permit will include the following information for public transparency:
- STR Licence number
 - Maximum number of occupants permitted overnight.
 - Maximum number of vehicles allowed at any time.

CLEANLINESS

- 11.16 The licensee shall maintain the dwelling unit and the parcel in a clean and sanitary condition with adequate measures for storage and disposal of garbage and waste, consistent with the most current Solid Waste Disposal Facilities By-law of the municipality.
- 11.17 The licensee shall not provide their Waste Transfer Station Access Card to any tenant or guest for the purpose of accessing the Transfer Station.

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- 11.18 The licensee shall ensure tenants and guests dispose of garbage and waste properly and do not litter or dispose of waste on private property, public spaces, roadways, boat launches or any other unauthorized areas. The licensee is responsible for informing tenants of proper waste disposal procedures and ensuring compliance with municipal regulations.

MUNICIPAL BY-LAWS

- 11.19 The licensee shall post in a prominent place by all entrances and exits inside the dwelling unit, that quiet hours are between the hours of 11:00 p.m. and 7:00 a.m. the following day, seven days per week consistent with the most current Noise By-law of the municipality.
- 11.20 The licensee shall ensure no parking of any vehicles on any municipal road, public reserve or road allowance.
- 11.21 The licensee must ensure compliance with any orders issued by the RM of Lac du Bonnet.
- 11.22 The licensee must ensure compliance with all RM of Lac du Bonnet by-laws, as amended from time to time, including, but not limited to:
- Noise By-law
 - Animal Control By-law
 - Regulation, Control and Use of Municipal Property By-law
 - Road Restrictions By-law
 - Parking and Storing of Vehicles By-law
- 11.23 The licensee must respond immediately to any complaints related to municipal by-laws received from a neighbour, by-law enforcement or the municipality. The licensee must be available to respond via text message or phone call 24 hours per day, 7 days per week, during all periods of operation.

INSPECTIONS

- 11.24 The licensee shall, upon request of the STR Officer or Enforcement Officer, to ensure and demonstrate compliance:
- a. Allow reasonable access to the dwelling unit and parcel to conduct an inspection which may occur on weekdays, evenings and weekends.
 - b. Request additional documentation from the applicant to demonstrate compliance with the by-law.

SECTION 12: STR OFFICER AND ENFORCEMENT OFFICER POWERS

- 12.1 The STR officer shall have the power to refuse an application for an STR licence Permit, STR Licence Renewal or to issue, suspend or cancel STR licences in accordance with, and subject to, the terms and conditions of this by-law.
- 12.2 The STR officer shall:
- a. Administer and enforce this by-law
 - b. Keep records of STR Permit application and STR Licences and renewals including all supporting documents received, inspections made, licences issued, licences refused (with reasons) and all other documents connected with the STR officer's functions.
 - c. Examine and process STR applications and renewals.
 - d. The STR Officer may conduct or require inspections of dwelling units when deemed necessary or desirable, providing reasonable advance notice of at least 48 hours to the licensee. Reasonable advance notice is defined as notification given in a timely manner that allows the licensee sufficient time to prepare for the inspection while ensuring the STR Officer can fulfill their responsibilities.

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- 12.3 The Enforcement Officer has the powers, duties and functions of a designated officer under the Act including:
- a. The powers of inspection and enforcement.
 - b. The power to order a dwelling unit being used for an STR to stop operation if an STR licence has not been obtained, has expired, has been refused, suspended or cancelled.
 - c. The power to suspend, cancel or revoke an STR licence.
 - d. The power to make or require inspections when the enforcement officer considers it necessary or desirable and with reasonable notice of at least 48 hours to the licensee.
 - e. The power to enforce offenses under the municipality's most current Enforcement by-law.

SECTION 13: SUSPENSION AND CANCELATION OF STR LICENCES

- 13.1 The STR or Enforcement officer may suspend an STR licence for up to 30 days for:
- a. Failure of the licensee to comply with a term or condition of the STR licence.
 - b. Failure of the licensee to comply with a by-law of the municipality where such non-compliance arises from the use of the dwelling unit for an STR.
 - c. Allowing the licensee to continue the use of the dwelling unit for an STR would create a reasonable apprehension of significant harm to:
 - i) The health and safety of people.
 - ii) Private or public property
 - iii) The environment.
 - d. The STR Licence shall be canceled and will not be deemed renewable if the licensee provided false information at the time of the STR application or renewal.
 - e. If the licensee provided incorrect information that was used to determine the approval of the application.
 - f. If the Licensee or the use of the dwelling unit for an STR no longer meets the requirements or standards required for the STR licence to be issued.
 - g. If the past conduct of the licensee creates a reasonable apprehension that the use of the dwelling unit for an STR will not be carried on in compliance with this by-law. Reasonable apprehension can be defined in consideration of the following parameters:
 - i) History of Non-Compliance – if the licensee has previously violated STR regulations or other municipal bylaws pursuant to Article 10.4.
 - ii) Public Complaints – a history of valid complaints from neighbours or the public regarding disturbances, safety concerns or misuse of the property.
 - iii) Legal Actions – any previous legal or enforcement actions taken against the licensee related to the STR.
 - iv) Failure to Address Issues – if the licensee has failed to rectify previous issues brought to their attention, especially after warnings or fines, demonstrates a lack of good faith in adhering to rules.
 - v) Safety and Maintenance Violations – past failure to comply with safety, building or fire codes for the dwelling unit.
 - vi) Pattern of Irresponsible Behavior – if the licensee shows a pattern of neglecting responsibilities associated with property management or tenant issues.

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- vii) Misrepresentation – If licensee has previously provided misleading or false information on applications or during inspections.

- 13.2 The STR officer may cancel and revoke an STR licence for any of the reasons stated in section 13.1, the licensee must be provided with a reasonable opportunity to be heard pursuant to section 14.
- 13.3 The suspension or cancelation of an STR licence shall be made in writing, signed by the STR /Enforcement officer, and served on the licensee at the address included in the STR licence application or renewal, or the last known address, and delivered to the licensee by registered mail.
- 13.4 Further to section 13.3, the Licensee shall also be subject to a fine as outlined in Section 16.
- 13.5 The STR officer may post a notice of suspension on the exterior of the dwelling unit, for which the STR licence was issued, and the notice shall not be removed until the STR licence is reinstated, or the suspended licensee ceases to own or a new STR licence is issued for the dwelling unit.
- 13.6 No person shall operate an STR for which an STR licence has been suspended or canceled.
- 13.7 Licensees that have been served three (3) notices of contraventions per licence term will have their STR Permit and Licence canceled/revoked, and the STR Licence renewal application will be denied.

SECTION 14 REQUEST FOR REVIEW

- 14.1 A person whose STR permit and STR licence application or renewal was denied, or whose STR licence has been suspended or cancelled, may appeal the decision in accordance with the RM Enforcement By-law.
- 14.2 Upon completion of the review, Council may confirm, vary or cancel the STR officer's decision by way of Council resolution and shall provide the person who requested the review with its written decision.
- 14.3 The decision of the Council on a review under this by-law shall be final.
- 14.4 All notices to the person who requested the review shall be issued to the address provided in the STR licence application or renewal, or last known address, and delivered to the person by registered mail.

SECTION 15: ELIGIBILITY FOLLOWING SUSPENSION OR CANCELLATION

- 15.1 A person whose STR licence application or renewal has been denied or whose STR licence has been suspended or canceled may not apply for an STR licence until the end of the year following the calendar year in which the denial, suspension or cancellation has occurred.
- 15.2 A person whose STR licence has been suspended or canceled three (3) times, the STR licence application shall be automatically denied and will have their STR Permit revoked.

SECTION 16: ENFORCEMENT BY-LAW & FINES

- 16.1 Any person who contravenes or disobeys, or refuses or neglects to obey any provision of this by-law or the Order of a Designated Officer shall be guilty of any offence and shall be subject to the penalty provisions set out herein and/or in the Municipality's Enforcement By-law, as amended from time to time.
- 16.2 Every person who operates an STR except under the authority of an STR licence is guilty of an offence.
- 16.3 Every person who contravenes or permits the contravention of the operation of an STR or a condition of the STR Permit or STR licence is guilty of an offence.

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- 16.4 Every person who contravenes this by-law is guilty of an offence.
- 16.5 It is an offence under this by-law to provide false information or make a false declaration in an STR application or renewal.
- 16.6 Fine/Penalty:
- a) Every Person who contravenes a provision of this by-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable to a fine of not less than \$500 and not more than \$1,000.00.
 - b) Where the contravention, refusal or neglect, omission, or failure continues for more than one day, the Person is guilty of an offence for each day that it continues.
 - c) The Municipality may suspend or revoke an STR permit or STR licence issued under this by-law for any breach of the terms and conditions of the STR permit or of this by-law.
- 16.7 All costs relating to the enforcement of this by-law, the Act, The Planning Act, C.C.S.M. c. P80, as amended, the Municipality's Enforcement By-law and any other municipal by-laws, may be collected by the Municipality as set out in its Enforcement By-law, as amended from time to time.
- 16.8 A person who contravenes this by-law commits an offense and is liable to a fine, attached as Schedule A.
- 16.9 All such costs of enforcement shall be deemed an amount owing to the Municipality, added to the real property taxes, and collected and enforced in the same manner as property taxes may be collected and enforced under the Act.

SECTION 17: SEVERABILITY AND TRANSITIONAL PROVISIONS

- 17.1 The provisions in this by-law are severable. If any provision, section or word is held to be invalid or illegal, such invalidity or illegality shall not affect or impair any of the remaining provisions, sections or words.
- 17.2 All STR Owners are required to apply for an STR permit and licence no later than **July 1, 2025**, after which those STR Owner will be subject to immediate enforcement under this by-law.
- 17.3 STR Owners who have applied for an STR permit and licence **by July 1, 2025** will be extended a grace period extending through **September 1, 2025**, to allow for processing of the applications.

DONE AND PASSED in Council duly assembled at the Rural Municipality of Lac du Bonnet Council Chambers in Lac du Bonnet, in the Province of Manitoba this 8th day of April, 2025.

Reeve, Loren Schinkel

Chief Administrative Officer, Sandra Broek

READ A FIRST TIME: July 23, 2024
READ A SECOND TIME: January 21, 2025
READ A THIRD TIME: April 8, 2025

RESOLUTION: 2024 0308
RESOLUTION: 2025 0041
RESOLUTION: 2025 0151

RURAL MUNICIPALITY OF LAC DU BONNET
SHORT TERM RENTAL LICENSING BY-LAW
BY-LAW No 12-24

SCHEDULE A - FINES

	By-law Section	1 st offense	2nd offense	3 rd offense
Failure to obtain an STR Permit	Section 4,5,6,7	\$500	\$750	\$1000
Failure to obtain and/or renew annual STR Licence	Section 4,8,10	\$500	\$750	\$1000
Failure to post permit, emergency route, quiet hours at the STR as required by Licence & Bylaw	Section 11	\$500	\$750	\$1000
Failure of licensee to comply with STR Conditions and Regulations	Section 12	\$500	\$750	\$1000
Operation of STR during the period when a licence has been suspended or canceled	Section 15	\$500	\$750	\$1000