

BY-LAW 2026/56

BEING A BY-LAW TO AMEND BY-LAW 2024/23 TO LICENSE, REGULATE AND GOVERN SHORT TERM RENTAL ACCOMMODATION IN THE MUNICIPALITY OF WEST NIPISSING

WHEREAS the Council of The Corporation of the Municipality of West Nipissing adopted By-Law 2024/23 on April 2, 2024, to license, regulate and govern Short Term Rental Accommodations in the Municipality of West Nipissing;

AND WHEREAS Council deems it desirable to amend By-law 2024/23, as follows:

1. That paragraph 3.1.2(d) be amended as follows:

(d) The number of Class B Non-Principal Dwelling Unit Short-Term Rentals operated by the same owner, either in his or her personal name or in a corporation owned or controlled by him or her, shall be limited to **three (3)**. **Notwithstanding any other provision contained herein, any owner of three (3) licenses may not reside outside of the Municipality of West Nipissing.**

2. That Section 3.1.2(g) be deleted in its entirety and replaced with the following:

(g) No license for a Class B Non-Principal dwelling unit short term rental accommodation shall be issued for any property where there exists a Class B Non-Principal Dwelling License within the radius stipulated in the table below:

Affected Area As defined in the West Nipissing Official Plan	Distance
Urban Settlement Areas as defined in the West Nipissing Official Plan	100 m (325 ft)
Rural Settlement Areas as defined in the West Nipissing Official Plan	150 m (525 ft)
Waterfront Area or lands to which the Shoreline Protection Overlay applies	200 m (650 ft)
Rural Area	300m (1000 ft)

3. Section 7.5 is deleted in its entirety and replaced with the following:

7.5 Administrative Monetary Penalties

- 7.5.1 Any person who contravenes any provision of this By-law shall, upon issuance of a Penalty Notice, be liable to pay to the Municipality an Administrative Monetary Penalty (AMP).
- 7.5.2 An Administrative Monetary Penalty constitutes a debt to the Municipality and may be added to the tax roll and collected in the same manner as municipal taxes, pursuant to the Municipal Act, 2001.
- 7.5.3 Each day that a contravention continues shall constitute a separate offence and may result in a separate Administrative Monetary Penalty.

4. New Section 7.6 is added as follows:

7.6 Designation of By-law for AMPS Enforcement

- 7.6.1 This By-law is designated as a by-law to which the Municipality's Administrative Monetary Penalty System applies.
- 7.6.2 The provisions of the Municipality's Administrative Monetary Penalty By-law, as amended from time to time, apply to each contravention of this By-law.

- 7.6.3 Any Person who has been found in contravention of this By-law may request a review of the matter in accordance with the Administrative Monetary Penalty System By-law.
5. Schedule “C” - Set Fines (Part 1, Provincial Offences Act) is deleted in its entirety and replaced with Schedule “C” – Administrative Monetary penalties);
6. By-Law 2025-27 is hereby rescinded.

ENACTED AND PASSED on July 14, 2026.



Mayor Kathleen Thorne Rochon

Melanie Ducharme, Clerk

JULY 14-2026

Municipality of West Nipissing			
SHORT TERM RENTAL ACCOMMODATION			
SCHEDULE C - PENALTIES TO BY-LAW 2024/23 (as amended)			
ITEM	COLUMN 1 SHORT FORM WORDING	COLUMN 2 PROVISION CREATING OR DEFINING OFFENCE	COLUMN 3 PENALTY
1	Operate short term rental without valid license	2.1.1	\$1,000.00
2	Advertise, operate or permit advertising without a license	2.1.2	\$1,000.00
3	Publish or display representation of license without a license	2.1.3	\$1,000.00
4	Alter license	2.1.4	\$500.00
5	Operate commercial activity	2.1.5	\$750.00
6	Host special event	2.1.6	\$750.00
7	Provide false or incorrect information	2.1.7	\$1,000.00
8	Operate in contravention of a license issued	2.1.8	\$500.00
9	Operate in contravention of approved site plan and floor plan	2.1.9	\$500.00
10	Rent a room not identified and approved with the application	2.1.10	\$750.00
11	Permit a camping trailer, travel trailer, tent, utility trailer or any other mobile accommodation for purpose of short term rental	2.1.11	\$1,000.00
12	Permit overcrowding	2.1.12	\$750.00
13	Violate provisions of Code of Conduct	2.1.13	\$500.00
14	Remove information required pursuant to sec. 2.2.7 or 2.2.8	2.1.14	\$500.00
15	Exceed occupancy maximum	2.2.1	\$1,000.00
16	Fail to maintain Insurance minimum of Two Million (\$2,000.000.00) dollars	2.2.2	\$1,000.00
17	Fail to provide parking	2.2.4	\$500.00
18	Fail to indicate parking	2.2.4	\$500.00
18	Permit parking on non-hard-surface material	2.2.5	\$500.00
20	Fail to post required information	2.2.6	\$500.00
21	Fail to provide guest information package	2.2.7	\$500.00
22	Fail to include license number on rental listing	2.2.8	\$1,000.00
23	Fail to respond within 60 minutes to an emergency or contravention	2.2.8	\$1,000.00