

**The Corporation of the Town of Ajax
January 20, 2025**

Motion

**A Motion to Implement a Short-Term Rental Framework in
Ajax**

Moved by: Mayor Collier
Seconded by: Councillor Henry

WHEREAS Canada is facing a housing crisis and a rise of short-term rental (STR) properties can have an impact on the availability of long-term rental housing options;

AND WHEREAS the Town of Ajax is a committed and recognized leading partner in Canada and Ontario's efforts to defeat the housing crisis;

AND WHEREAS the federal government has introduced the Short-Term Rental Enforcement Fund to ensure that STR operators are given clear rules which balance the needs of the broader community and the realities of the sharing economy;

AND WHEREAS Town of Ajax staff are undertaking a comprehensive review of the existing Ajax Zoning By-law 95-2003 in order to update zoning permissions and standards to align with the Ajax Official Plan;

AND WHEREAS on October 21, 2024, as part of the Comprehensive Zoning By-Law Review, Ajax Council directed staff to define a STR in the Final Zoning By-Law Amendment(s), that STRs be defined, and that staff update the definition of a Bed and Breakfast Establishment to make clear the separation in uses, with an overview of the changes brought forward for consideration at a future meeting of the Community Affairs and Planning Committee;

NOW THEREFORE BE IT RESOLVED THAT:

1. Planning and Development permit short-term rentals in all urban residential zones, where appropriate, through the Comprehensive Zoning By-Law Review;
2. Corporate Services work with short-term rental platforms to receive data related to short-term rentals in Ajax, establish a condition that all short-term rental operators in Ajax are operating out of their principal residence, and coordinate with rental platforms in relation to issues of nuisance and enforcement;
3. Public and Strategic Affairs, with support from appropriate departments, be directed to:
 - a. apply to the Short-Term Rental Enforcement Fund;
 - b. launch an education campaign to highlight short-term rental best practices to operators;
and

- c. provide an update to Council on the status of the implementation of short-term rental framework by the end of September 2025.