

The Corporation of the Town of Ajax

By-Law Number 85-2026

Being a By-law to establish occupancy limits for Short-Term Rental Properties within the Town of Ajax.

Whereas the Municipal Act, 2001, S.O. 2001, c. 25, as amended, (the “Act”) allows a Municipality to pass by-laws respecting the health, safety and well-being of persons and the protection of persons and property, including consumer protection;

And Whereas section 128 of the Municipal Act, 2001 authorizes municipalities to prohibit and regulate with respect to public nuisances;

And Whereas Council recognizes that Short-Term Rental Properties may contribute to tourism and economic activity, while excessive occupancy may create adverse impacts on surrounding residential neighbourhoods, including noise, parking, waste, safety concerns, and other nuisance-related activities;

And Whereas Council considers it desirable and necessary to establish reasonable occupancy limits for Short-Term Rental Properties within the Town of Ajax;

Now Therefore, the Corporation of the Town of Ajax hereby enacts as follows:

1. Short Title

- 1.1 This By-law may be cited as the Short-Term Rental Maximum Occupancy By-law.

2. Definitions

- 2.1 In this By-law;

- (a) “Bedroom” means a room designed and intended for sleeping accommodation;
- (b) “Guest” means a person attending, occupying, visiting, staying at, renting, or otherwise present at a Short-Term Rental Property, but does not include:
 - (i) the Owner or Operator of the Short-Term Rental;
 - (ii) first responders acting in their official capacity; or
 - (iii) children under 12 years of age;
- (c) “Maximum Occupancy” means the maximum number of Guests permitted at a Short-Term Rental Property at any one time, being two (2) Guests per Bedroom, plus two (2) additional Guests, to a maximum of twelve (12) Guests per Short-Term Rental Property;
- (d) “Officer” means a Municipal Law Enforcement Officer, Police Officer, or any person appointed by the Town for the enforcement of By-laws within the Town of Ajax;
- (e) “Operator” means a person who operates, manages, advertises, offers, facilitates, or otherwise makes available a Short-Term Rental Property;
- (f) “Owner” means the registered owner of a Short-Term Rental Property;
- (g) “Short-Term Rental” has the same meaning as established under the Town’s Zoning By-law as amended from time to time;
- (h) “Short-Term Rental Property” means any property used or intended to be used as a Short-Term Rental;

(i) "Town" means The Corporation of the Town of Ajax;

3. Interpretation

- 3.1 For greater certainty, this By-law applies to every Short-Term Rental Property regardless of whether the Short-Term Rental use is permitted, lawful, or otherwise authorized under the Town's Zoning By-law or any other applicable law.
- 3.2 Nothing in this By-law shall be interpreted as authorizing or permitting a use that is not otherwise permitted under the Town's Zoning By-law or any other applicable law.

4. Occupancy Limit

- 4.1 No Owner or Operator shall cause or permit a Short-Term Rental Property to exceed its Maximum Occupancy.
- 4.2 For greater certainty, the Maximum Occupancy applies to the number of Guests present at the property at any time.
- 4.3 No Guest shall cause or permit a Short-Term Rental Property to exceed its Maximum Occupancy.
- 4.4 No Owner or Operator shall advertise, promote, offer for rent, or otherwise represent that a Short-Term Rental Property may accommodate more persons than permitted under this By-law.

5. Administrative Monetary Penalties

- 5.1 Any person who contravenes the provisions of this By-law, including every Person who fails to perform a duty imposed herein or who performs an act prohibited herein and every director or officer of the corporation is liable to an administrative monetary penalty and fees, pursuant to the Town's Administrative Monetary Penalty System By-law, for offences that are designated, or is guilty of an offence, for any contravention, and upon conviction is liable to a fine or penalty for each offence, exclusive of costs as prescribed by the Provincial Offences Act, R.S.O. 1990, c. P.33. No Person that receives an administrative penalty shall be charged with an offence under the Provincial Offences Act, R.S.O. 1990 for the same contravention and date of contravention.

By-law passed this August 11, 2026


Shaun Collier (Aug 12, 2026 12:13:56 MDT)

Mayor and CEO



Clerk