

CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN

BY-LAW NO. 2023-_____

Being a By-law to amend Comprehensive Zoning By-law No. 2017-527 Short Term Rental Accommodations

WHEREAS the Corporation of the Township of South Algonquin has deemed it appropriate to amend Zoning By-law No. 2017-527 for the purpose of establishing zoning provisions to regulate Short Term Rental Accommodations;

AND WHEREAS authority is provided pursuant to Section 34 of the Planning Act, R.S.O 1990, c.P.13 to pass this By-law;

AND WHEREAS a Public Meeting was held on _____, 2023, pursuant to the provisions of Section 34 (12) of the Planning Act, R.S.O., 1990;

AND WHEREAS the matters hereinafter set forth are consistent with provincial policy and conforms to applicable plans currently in force and effect;

NOW THEREFORE the Corporation of the Township of South Algonquin enacts that By-law No. 2017-527 shall and is hereby amended as follows:

1.0 Section 10, Definitions, is hereby amended with the addition of the following Short Term Rental Accommodation definition,

Short-Term Rental Accommodation means the secondary use of a residential Dwelling Unit that offers a place of accommodation or temporary residence, or occupancy by way of concession, permit, lease, license, rental agreement, or similar arrangement for fewer than twenty-eight (28) consecutive calendar days with no on-site management throughout all or part of the year. Short-Term Rental Accommodation uses shall not mean a motel, hotel, bed and breakfast establishment, tourist establishment, tourist cabin establishment, or similar commercial accommodation use. For the purposes of this definition, a secondary use shall mean secondary in terms of time the Dwelling Unit is used as a Short-Term Rental Accommodation. For the purpose of this definition only, a Dwelling Unit shall include a “cottage” but shall not include any “Accessory” building or structure, a tent, a vehicle, recreation vehicle, or a boat.

2.0 Section 4, General Provisions, is hereby amended with the addition of the following new Short Term Rental Accommodation provisions as a new Section 4.33

“4.33 Short-Term Rental Accommodations

Short-term rental accommodations, as defined, shall be regulated by the following provisions, in addition to any licencing requirements of the Township.

- a) Short-term rental accommodations shall only be permitted in a principal dwelling unit and shall not be permitted in an accessory structure.
- b) Short-term rentals shall only be permitted on lands which are in compliance with the lot area and frontage requirements of the respective zone.
- c) Short-term rental accommodations must be the principal residence of the owner and operator;
- d) Short-term rental accommodations shall provide the necessary parking in accordance with Table 4.2 of this By-law.
- e) The existing private sewage disposal system is acceptable to adequately service the principal residential dwelling unit and the proposed bed and breakfast establishment;
- f) Short-term rental accommodations may be licenced by the Township.”

3.0 Section 5, Residential Zones, Table 5.1, Permitted Uses Table, is hereby amended with the addition of a new use “Short Term Rental Accommodation” in Column 1 and a black circle in Columns 2 and 3.

- 4.0 Section 8, Other Zones, Table 8.1, Permitted Use Table is hereby amended with the addition of a new use “Short Term Rental Accommodation” in Column 1 and a black circle in Column 2.
- 5.0 Section 4.19, Table 4.2, Parking Requirements, is hereby amended with the addition of a new type of building “Short Term Rental Accommodation” in Column 1 “Type of Building” and “1 parking space per bedroom rented” in Column 2, “Minimum Parking Requirements”.
- 6.0 This By-law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.O 1990, c.P.13.

This By-law shall take effect and come into force from the date of its passage by Council.

READ A FIRST AND SECOND TIME on _____, _____, 2023

MAYOR,

CAO/CLERK-TREASURER,

READ A THIRD TIME, PASSED AND ENACTED on _____, _____ 2023

MAYOR,

CAO/CLERK-TREASURER,