

CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN

BY-LAW NO. 2024-805

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 July 10, 2024, 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 definition:

"Short-Term Rental Accommodation" means the use of a Residential Dwelling Unit or Secondary Dwelling Unit as a place of accommodation, temporary residence, or occupancy by way of concession, payment of a monetary fee, permit, lease, licence, rental agreement or similar arrangement for fewer than twenty-eight (28) consecutive calendar days, with on or off-site management/ownership, throughout all or part of the year. Short-Term Rental Accommodation uses shall not mean a motel, hotel, bed and breakfast establishment, camping establishment, tourist camp, or similar commercial accommodation use and does not include a guest cabin, tent, vehicle, recreation vehicle, travel or tent trailer, or 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 on lands which are in compliance with the lot area and frontage requirements of the respective zone.
- b) Short-term rental accommodations shall provide the necessary parking in accordance with Table 4.2 of this By-law. Properties within the Limited Service Shoreline Residential Zone are exempt from this provision.
- c) 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, 3,4 and 5.

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". Properties within the Limited Service Shoreline Residential Zone are exempt from this provision.

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 July 10, 2024

MAYOR, Ethel LaValley

CAO/CLERK-TREASURER, Bryan Martin

READ A THIRD TIME, PASSED AND ENACTED on July 10, 2024

MAYOR, Ethel LaValley

CAO/CLERK-TREASURER, Bryan Martin