

The Corporation of the Township of South Algonquin

Special Council Meeting July 10, 2024

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CORPORATION OF THE TOWNSHIP OF SOUTH ALGONQUIN
AGENDA

SPECIAL COUNCIL MEETING

Wednesday, July 10, 2024 10:00 a.m.

Madawaska Complex, 26A Major Lake Road Madawaska, Ontario

1. Open Meeting/Call to order – 10:00 a.m.

2. Roll Call

3. Land Acknowledgement

We acknowledge that we are gathered on the unceded Traditional Territory of the Algonquin Anishinaabeg people, specifically the Matouweskarini (people of the Madawaska River). We further acknowledge that the Algonquin People have been stewards of this land since time immemorial and we strive to treat the land along with the flora and fauna it supports, the people, their customs and traditions, with honour and respect. Today, this area is home to people of all walks of life, and we acknowledge the shared opportunities and responsibilities to live, work and survive within this beautiful territory.

Chi-miigwetch, All my relations

4. Adoption of the Agenda

Moved by: _____ **Seconded by:** _____ **Res. # 24-** _____

THAT: Council for the Corporation of the Township of South Algonquin adopts the Agenda as circulated for the Special Council Meeting of July 10, 2024.

5. Disclosure of Pecuniary Interest or a General Nature Thereof

6. Public Meeting for Zoning By-Law Amendment ZBA.2024-02 – Short-Term Rental Accommodations

7. By-Law

Moved by: _____ **Seconded by:** _____ **Res. # 24-** _____

THAT:

1) By-Law 2024-805 Zoning By-Law Amendment - Short-Term Rental Accommodations

2) By-Law 2024- 806 Confirm the Proceedings of Council

Be read a first time and be deemed read a second time.

Moved by: _____ **Seconded by:** _____ **Res. # 24-** _____

THAT:

1) By-Law 2024-805 Zoning By-Law Amendment - Short-Term Rental Accommodations

2) By-Law 2024- 806 Confirm the Proceedings of Council

Be read a third time and passed.

7. Adjournment

Moved by: _____ **Seconded by:** _____ **Res. # 24-** _____

THAT: Council for the Corporation of the Township of South Algonquin adjourns the Special Council Meeting of July 10, 2024 at a.m.

Members of the public must request permission to use cameras, flash bulbs, recording equipment, and any other device of a mechanical or similar nature used for transcribing or recording proceedings subject to the approval and/or direction of the Chair/Presiding Officer and/or Council

PLANNING REPORT



Meeting Date: July 10, 2024

Agency: Township of South Algonquin

Staff Contact: Tracy Cannon, Deputy CAO/Deputy Clerk – Planner
Bryan Martin, CAO/Clerk-Treasurer

Agenda Title: Public Meeting – Short-Term Rental Accommodations

Agenda Action: By-Law

Recommendation

That Council for the Township of South Algonquin approve Zoning By-law Amendment By-Law No. 2024-805 to allow Short-Term Rental Accommodations for lands within the Settlement Area Residential (R1), Settlement Area Shoreline Residential (R2), Shoreline Residential (SR), Limited Service Shoreline Residential (LSR) and Rural (RU) Zones.

Background

Currently the Comprehensive Zoning By-Law 2017-527 does not permit Short-Term Rental Accommodations in any zone. Therefore, any Short-Term Rental Accommodations that are currently in operation are considered illegal. Zoning By-Law Amendment No. ZBA 2024-02 will recognize Short-Term Rental Accommodations as a permitted use in the Settlement Area Residential (R1), Settlement Area Shoreline Residential (R2), Shoreline Residential (SR), Limited Service Shoreline Residential (LSR) and Rural (RU) Zones.

The Zoning By-Law Amendment will also provide Council with the ability to regulate Short Term Rental Accommodations should they choose to adopt a future regulating by-law.

Analysis

Through comments/discussion with members of the public, it appears there is some confusion among the public that this Zoning By-Law Amendment is a regulating by-law. **It is important to emphasize this public meeting is a requirement under Section 34 of the Planning Act for Council consideration to amend the Comprehensive Zoning By-Law 2017-527 to allow Short-Term Rental Accommodations in the aforementioned zones. The intent of this public meeting is not to discuss a regulation by-law. A regulating by-law will be brought to Council in the fall for consideration.**

Notice of Public Meeting

Notices were circulated as required under Section 34 of the Planning Act to prescribed agencies and agencies that may have interest on June 14, 2024. The notice was also circulated in two local newspapers and on Facebook and website.

Agency /Public Comments

No comments in favour or against were received at the time of writing this report. Staff have provided clarification to members of the public when required on the purpose of this public meeting. Staff also provided copies of the draft by-law.

South Algonquin Official Plan

The Official Plan is silent on Short-Term Rental Accommodations. However, Council adopted an updated Official Plan on May 1, 2024 which has been forwarded to the Ministry of Municipal Affairs and House for approval contains policies pertaining to Short-Term Rental Accommodations.

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

**CORPORATION OF THE
TOWNSHIP OF SOUTH ALGONQUIN
BY-LAW NO. 2024-806
BEING A BY-LAW TO CONFIRM
THE PROCEEDINGS OF COUNCIL**

WHEREAS Section 5(1) of the Municipal Act 2001, Chapter 25 and amendments thereto provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS Section 5(3) of the Municipal Act 2001 Chapter 25 and amendments thereto provides that the powers of every council shall be exercised by By-Law;

AND WHEREAS it is deemed necessary and expedient that the proceedings and actions of the Council of the Corporation of the Township of South Algonquin be confirmed and adopted by By-Law, for the regular meeting held on:

July 10, 2024

THEREFORE, the Council of the Corporation of the Township of South Algonquin enacts as follows:

1. THAT the action of the Council of the Corporation of the Township of South Algonquin in respect to each recommendation contained in the reports of the Committees and in respect to each motion, resolution and other action passed and taken by the Council at its said open meeting, is hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-Law.
2. The Mayor or in her absence, the Presiding Officer of the Council and the proper officials of the Municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required.
3. The Mayor or in his/her absence the Presiding Officer and the Clerk or in his/her absence the other designated signing officer, are hereby directed to execute all documents required by Statute to be executed by them, as may be necessary in that behalf and to affix the Corporate Seal of the Municipality to all such documents.
4. THAT in the event any provision or provisions of this By-Law be deemed illegal or not enforceable, it or they shall be considered separate and severable from the By-Law, and its remaining provisions shall remain in force and be binding as though the said provision or provisions had never been included.

READ A FIRST AND SECOND TIME on July 10, 2024.

Ethel LaValley – Mayor

Bryan Martin-CAO/Clerk Treasurer

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

Ethel LaValley – Mayor

Bryan Martin-CAO/Clerk Treasurer