



of buildings, structures or uses, so as to reduce any detrimental effect caused by the use of the *dwelling* as a *Bed and Breakfast Establishment*,

- b) the proposed use is clearly secondary to the primary use of the *dwelling* as a residence;
 - c) the *Bed and Breakfast Establishment* must be the principal residence and occupied on a full-time basis by the owner of the *dwelling* and must reside in the *dwelling* while the *dwelling* is operating as a *Bed and Breakfast Establishment*. At least one bedroom must be available in the *dwelling* for the exclusive use of the building's permanent resident;
 - d) the *character* of the *dwelling* as a private residence is preserved;
 - e) that adequate on-site parking facilities over and above the parking requirement for single detached residential dwellings area available which shall be a minimum of one additional parking space per guest room;
 - f) no more than three rooms are available for guests;
 - g) prepared food may be served to guests of a *Bed and Breakfast Establishment*;
 - h) the proposed use will not cause a traffic hazard; and,
 - i) the proposed use can be serviced with an appropriate water supply and an appropriate means of sewage disposal to the satisfaction of the Township.
2. The required Site Plan Control agreement shall further detail appropriate performance standards for *Bed and Breakfast Establishments*.
 3. *Bed and Breakfast Establishments* shall be subject to an amendment to the implementing Zoning By-law.

4.13 Short-Term Rental Accommodations

In order to protect and maintain the *character* of neighbourhoods and to provide for the tourism accommodation needs of the Township the following policies apply:

1. This Plan recognizes that there are a variety of forms of short-term rental accommodation uses within the Township. These include *Bed and Breakfast Establishments*, Residential Care Homes, Timeshare Establishments, Village Commercial Resort Units and some legal non-conforming short term rental accommodations in the form of cottage rentals.



2. Any building used for short-term rental accommodations shall be considered a commercial use and shall only be permitted where recognized under the implementing Zoning By-law or by way of an amendment to the implementing Zoning By-law. All short-term rental accommodations shall be subject to Site Plan Control.
3. Residential rental accommodation in a residential *dwelling* for a period of thirty (30) days or more shall not be considered a short-term rental accommodation use and is considered a principal residential use. Such uses are governed through other legislation including the Residential Tenancies Act, as amended.
4. The scale and intensity of any short-term rental accommodation uses may affect the degree of potential disruption in the surrounding residential neighbourhood. Such accommodation uses should be regulated to ensure that the principal residential *character* is generally maintained. Such uses shall be directed toward a commercial or other appropriate designation and shall be prohibited within an *existing* registered residential plan of subdivision or other *existing* residential areas.
5. Based on the commercial nature of short-term rental accommodations and their potential to negatively impact an adjacent residential property, short-term rental accommodation uses shall be subject to a Zoning By-law Amendment subject to the following criteria:
 - i. the intent of this Plan is maintained;
 - ii. the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.;
 - iii. the use is consistent with and maintains the *character* of the surrounding area;
 - iv. the scale of the proposed use is suitable for the site and surrounding area;
 - v. adequate water and sewage services can be provided to the satisfaction of the Township;
 - vi. appropriate access routes and/or on-site parking can be provided;
 - vii. the shoreline and water quality are protected, if located within the Shoreline designation;
 - viii. mitigation measures such as setbacks, buffering, and landscaping to be implemented through Site Plan Control;
 - ix. Not be permitted in *existing* registered residential plans of subdivision, and other *existing* residential areas.
6. The implementing Zoning By-law shall establish appropriate provisions related to the scale of short-term rental accommodation uses, parking requirements, separation distance, setbacks and buffering. The location, size and scale of the short-term rental accommodation use shall be regulated in a manner, which is considered *compatible* with surrounding uses.



7. Where a short-term rental accommodation abuts a low density residential use and where buffering is considered inadequate by the Township to properly mitigate the potential land use conflict, consideration of an amendment to the Zoning By-law will not be supported by the Township.
8. In addition to zoning and site plan control by-laws and associated agreements, short-term rental accommodation uses may also be subject to, but not limited to, other municipal by-laws including parking, noise, property standards, Building Code, and fire and safety regulations.
9. In accordance with the *Municipal Act, 2001* as amended, Council may pass a by-law to require a business license for the operation of short-term rental accommodation uses.
10. All short-term rental accommodation uses shall be appropriately serviced with the provision of water and sewage services.

4.13.1 Timeshare Developments

1. Where timeshare *developments* are listed as a permitted use in a designation, the policies of this section apply. For the purposes of this Plan, a timeshare *development* is a commercial use that contains accommodation units that are either held in two or more ownerships, with the occupancy of each unit being shared by the owners, or which are held in one ownership, with each of the units available to be rented/leased or used by different parties on a weekly or monthly basis but does not include a hotel.
2. A timeshare establishment may be located in a freestanding building or be contained within a multi-use building. For the purposes of this Plan, a hotel is defined as a premises that contains rooms without cooking facilities that are accessed by a common indoor corridor system and which are rented on a temporary basis to the public for accommodation purposes and which may contain a public dining area and which may also contain meeting rooms and accessory banquet facilities and other accessory uses such gift shops, fitness centres, restaurants, nightclubs and convention facilities.
3. It shall be a policy of this Plan that all new timeshare *developments* require a Zoning By-law Amendment and shall also be subject to a *development* agreement that is entered into as a condition of severance, subdivision or condominium. One of the purposes of this agreement will be to ensure that matters of municipal interest and jurisdiction, such as, but not limited to, the administration and collection of taxes, other charges, levies, fees, and the provision of notices, are addressed to the Township's satisfaction.
4. As a condition of such an agreement, the owners shall provide all reasonably required information on the form of the time-share agreement and other documents, so that these matters of municipal interest and jurisdiction can be