

THE CORPORATION OF THE TOWNSHIP OF ALNWICK/HALDIMAND

BY-LAW NO. 13-2024

Being a By-Law to Amend By-Law No. 19-2019, as Amended Which May be Cited as "The Township of Alnwick/Haldimand Comprehensive Zoning By-Law No. 19-2019", Which is a By-Law to Prohibit the Use of Land and the Erection and Use of Buildings or Structures Except for Certain Purposes: and to Regulate the Height, Location, Floor Area, Spacing and Use of Certain Buildings to be Erected Within the Municipality and the Minimum Frontage of the Parcel of Land that any Building or Structure May Occupy

Whereas the Council of the Corporation of the Township of Alnwick/Haldimand deems it necessary in the public interest to pass a By-Law to amend By-Law No. 19-2019; as amended; and

Whereas pursuant to the provisions of Section 34 of the Planning Act R.S.O. 1990 as amended, By-Laws may be passed by Council of municipalities for prohibiting or regulating the use of land and erection or use of building or structures within the municipality for or except for such purposes as may be set out in the By-Law and for regulating in certain respects, buildings or structures to be erected within the municipality; and

Whereas this By-Law conforms to the Official Plan of the Township of Alnwick/Haldimand;

Now Therefore Be It Resolved that the Council of the Corporation of the Township of Alnwick/Haldimand enacts as follows:

1. **That** the following definitions found in Section 3 – Definitions, are deleted and replaced as follows:

"Bed and Breakfast Establishment

Means a private dwelling, where the owner resides, in which a maximum of three (3) guest rooms are made available for rent to the travelling or vacationing public, whether rented regularly, seasonally or occasionally. Such establishment may offer meals to those persons patronizing the establishment. A bed and breakfast establishment shall not include an eating establishment, hotel, motel, short-term rental accommodation, unserviced nature retreat, or any other form of tourist establishment.

Short-term Rental Accommodation

Means the commercial use of a single detached dwelling that may be rented for up to 21 consecutive days as temporary accommodation, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar arrangement, unless otherwise prohibited by this by-law, or any other by-law of the Township of Alnwick/Haldimand.

A Short-term Rental Accommodation use must be licensed appropriately with the Township of Alnwick/Haldimand.

Short-term Rental Accommodation uses shall not include a tourist establishment, motel, hotel, camping park, bed and breakfast or unserviced nature retreat."

2. **That** the following definition is added to Section 3 – Definitions, as follows:

“Unserviced Nature Retreat

Means unserviced accommodation provided in a natural area intended for the temporary accommodation of persons in structures such as yurts, shepherd huts, tents or other non-permanent structures. Permanent structures shall not be used for Unserviced Nature Retreat Accommodations.”

3. **That Section 4.27.1 Parking Space Requirement Table** is amended by adding “Short-Term Rental Accommodation” to the field containing “Bed and Breakfast Establishments and Boarding and/or Lodging House” under the column “Type or Nature of Use”.

4. **That Section 4.44 Short Term-Rental Accommodation** is deleted and replaced as follows:

“Short-Term Rental Accommodations are permitted in the following zones:

- Rural (RU)
- Agricultural (A)
- Rural Residential (RR)
- Hamlet Residential (HR)
- Shoreline Residential (SR)
- Limited Service Residential (LSR)
- General Commercial (GC)
- Hamlet Commercial (HC)
- Recreation Commercial (RC)
- Development (D)
- Oak Ridges Moraine Countryside (ORMCO)”

5. **That Section 4.45 Unserviced Nature Retreat Accommodations** be added as follow:

“Unserviced Nature Retreat Accommodations are permitted in the Rural (RU) and Agricultural (A) zones subject to the following provisions:

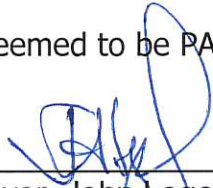
- a) A maximum of one unserviced nature retreat accommodation site is permitted on a lot.
- b) The unserviced nature retreat accommodation site shall not be rented for more than 21 consecutive days.
- c) The minimum lot area is 2 ha.
- d) An unserviced nature retreat accommodation site must be located on a lot with a single detached dwelling occupied by the property owner.
- e) An unserviced nature retreat accommodation site must be located a minimum of 30 metres from all lot lines.
- f) A maximum of 8 persons shall be permitted in a nature retreat accommodation at a time.
- g) Unserviced Nature Retreat Accommodations must be located on a lot located on an improved public street, maintained year round.
- h) Unserviced Nature Retreat Accommodations must not be used for permanent human occupation.
- i) Unserviced Nature Retreat Accommodation sites shall not be located within hazardous lands and wetlands
- j) A minimum of 2 parking spaces are required on the lot, in addition to the requirement for the single detached dwelling in accordance with Section 4.27.1.

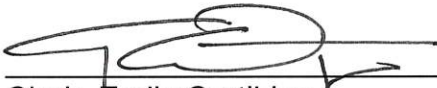
6. **That Section 5.1 Rural (RU) Zone**, is hereby amended by adding the following subsection:

- “5.1.26 short-term rental accommodation
- 5.1.27 unserviced nature retreat (in accordance with Section 4.45)”

7. **That** Section 6.1 Agricultural (A) Zone, is hereby amended by adding the following subsection:
"6.1.25 short-term rental accommodation
6.1.26 unserviced nature retreat (in accordance with Section 4.45)"
8. **That** Section 7.1 Rural Residential (RR) Zone, is hereby amended by adding the following subsection:
"6.1.10 short-term rental accommodation"
9. **That** Section 8.1 Hamlet Residential (HR) Zone, is hereby amended by adding the following subsection:
"8.1.10 short-term rental accommodation"
10. **That** Section 9.1 Shoreline Residential (SR) Zone, is hereby amended by adding the following subsection:
"9.1.7 short-term rental accommodation"
11. **That** Section 10.1 Limited Service Residential (LSR) Zone, is hereby amended by adding the following subsection:
"11.1.5 short-term rental accommodation"
12. **That** Section 11.1 General Commercial (GC) Zone, is hereby amended by adding the following subsection:
"11.1.36 short-term rental accommodation"
13. **That** Section 12.1 Hamlet Commercial (HC) Zone, is hereby amended by adding the following subsection:
"12.1.29 short-term rental accommodation"
14. **That** Section 13.1 Recreation Commercial (RC) Zone, is hereby amended by adding the following subsection:
"13.1.27 short-term rental accommodation"
15. **That** Section 19.1 Development (D) Zone, is hereby amended by adding the following subsection:
"19.1.6 short-term rental accommodation"
16. **That** Section 26.1 Oak Ridges Moraine Countryside (ORMCO) Zone, is hereby amended by adding the following subsection:
"xiv) short-term rental accommodation"
17. **That** Comprehensive Zoning By-Law No. 19-2019, shall, except as set out in the foregoing, remain in full force and effect.
18. **That** this By-law shall come into force on the date it is passed by the Council of The Corporation of the Township of Alnwick/Haldimand, subject to applicable provisions of the *Planning Act*, R.S.O. 1990, as amended.
19. **That** the Secretary of the Land Division Committee/Committee of Adjustment is hereby authorized and directed to proceed with the giving of notice under Section 34, (18) of the *Planning Act*, R.S.O. 1990 as amended.

That **By-Law No. 13-2024** be read and deemed to be PASSED this 12th day of March, 2024.



Mayor, John Logel

Clerk, Emily Cartlidge