

THE CORPORATION OF THE TOWNSHIP OF HILTON

MINUTES
Special Meeting
December 15, 2022
7:00 p.m.

Present:

Reeve: Rodney Wood
Councillors: Mike Garside; Janet Gordanier; Dave Leask; Mike Trainor
Clerk Treasurer: Valerie Obarymskyj

There were no disclosures of pecuniary interest.

This Special Meeting was called to review the current status of the municipality's approach to govern the operations of Short Term Rentals and to a possible contravention of the Township's Interim Control By-law regarding this issue.

Resolution 2022-145

Moved by Dave Leask

Seconded by Janet Gordanier

Resolved that we do accept the Agenda as presented. * Carried *

Given the recent municipal election and new members sitting on Council, this meeting was called to review the steps taken so far this year regarding the proposed regulation of Short Term Rentals (STRs) within the Township of Hilton and how to move forward. An Interim Control By-law was passed in February 2022 having the effect of prohibiting any new STRs from starting up for a one year period. Existing STR units are permitted to continue operations. The Planning Act, R.S.O. 1990, Section 38, as amended, provides for a municipality to extend the period of an Interim Control By-law for an additional year.

The Clerk confirmed that as part of this year's update of the Island's Official Plan (OP), the issue of short term rentals was addressed by the consultants working on the new OP. The new draft OP breaks down short term rentals into owner-occupied and non-owner occupied operations. The owner-occupied units are considered conventional bed and breakfast establishments and are already referenced in the Township's Zoning By-law. The non-owner occupied short term rental operations will now be considered a commercial use and may be subject to a zoning by-law amendment. It will be Council's discretion to determine if it should be added as a permitted use in certain zones and subject to specific criteria including but not limited to: location access/egress; parking; proximity of adjacent dwellings. It is anticipated the draft OP will receive final approval in the Spring of 2023 following which either a zoning amendment or licensing approach will be considered.

Council reviewed examples of other municipalities' approaches to addressing the pros and cons of short term rentals. The cost and time for staff to implement a licensing system, as well as, the cost of enforcement had been part of other municipal decisions.

Council reviewed Sault Ste. Marie's final decision following its lengthy study of how to regulate Short Term Rentals. STRs in that community are limited to less than 28 days accommodation; permitted in all zones that permit a residential dwelling; limited to one STR per lot; RVs and tents cannot be utilized as STRs; STRs must hold a valid license from the City.

Council reviewed correspondence between the Clerk and Planning Board noting many of the responses advised checking with our solicitor.

Resolution 2022-146

Moved by Mike Garside

Seconded by Mike Trainor

Resolved that we do enter Closed Meeting at 8:20 p.m. in accordance with the Municipal Act, 2001 – Section 239 (2) (b) that a meeting may be closed to the public for the purpose of discussing personal matters about an identifiable individual, including municipal or local board employees. *Carried*

Resolution 2022-147

Moved by Mike Trainor

Seconded by Dave Leask

Resolved that we do return to Open Meeting at 8:50 p.m. *Carried*

Resolution 2022-148

Moved by Janet Gordanier

Seconded by Dave Leask

Resolved that the Clerk be directed to follow up with the owner of a Short Term Rental unit to ensure it was established prior to the adoption of the municipality's Interim Control By-law. *Carried*

Council directed the Clerk to prepare necessary documentation to extend the Interim Control By-law for an additional year allowing time for the OP to be approved and the matter to be discussed Island-wide as part of the subsequent new Zoning By-law.

Resolution 2022-149

Moved by Mike Garside

Seconded by Mike Trainor

Resolved that we do pass By-Law 1353-22 being a by-law to confirm the proceedings of this meeting.

Carried

Resolution 2022-150

Moved by Dave Leask

Seconded by Janet Gordanier

Resolved that we do adjourn at 9:12 p.m. Council to meet again at the Hilton Township Municipal Office at 7:00 p.m. on Wednesday, January 4, 2023 for the next regular meeting of Council or at the call of the Reeve.

Carried

Reeve, Rodney Wood

Clerk Treasurer, Valerie Obarymskyj