

MINUTES
Special Meeting
August 19, 2021
7:00 p.m.

Present:

Reeve: Rodney Wood
Councillors: Mike Garside
Pat Garside
Dianne Holt
Clerk Treasurer: Valerie Obarymskyj

Absent:

Councillor: Dave Leask
Road Superintendent: Lyn Garside

There were no disclosures of pecuniary interest.

This Special Meeting was called to address numerous concerns that had been submitted to Council regarding current advertisements to rent out property within a subdivision for RVs and mobile homes.

2021-60 Moved by Mike Garside Seconded by Pat Garside
Resolved that we do accept the Agenda as amended. *Carried*

Council reviewed emails from several property owners in the area raising concerns about a recent advertisement for an Airbnb that also invited visitors to bring their RVs and Mobile Homes. The concerns addressed community safety with the increase in transients to the small, dead-end residential area; commercial use of a property in a residential zone; trailer hookups and dump station in the residential area; a 50' boat delivered to the area with the understanding the owner intended to convert it to an Airbnb; truckloads of sand and gravel deposited on the waterfront parcel across the road; owner's proposed plans for similar development on several other lots in the area. The group of residents raising concerns asked to attend as a delegation at the Township's regular council meeting scheduled for September 1, 2021.

When addressing the concerns, Council noted that the Trailer Bylaw passed in 2014 allowed for one trailer per lot in properties smaller than 10 acres in size and permitted them to be used up to 4 months in a year. The intent was that a home owner in a subdivision could still store/use one trailer on their property for visiting family/guests. The limitation was intended to protect the character of small residential neighbourhoods. The Clerk noted the bylaw should be amended to clearly state that intention by adding the trailer must be owned by the property owner or immediate family member and that lots were not to be rented out to trailer usage for a fee.

The concerns raised regarding the current circumstances were also linked to the shorefront situation for these two properties. The two properties involved are part of the six lots included in Block B of the Hamilton Drive subdivision and are zoned Open Space. No structures or buildings are to be placed on the small waterfront parcels of land. The Clerk advised that in addition to this, for clarity, the setbacks outlined in the Township's Zoning By-law should also be referenced in the Trailer By-law and trailers subject to the same setback requirements.

Council reviewed the amended Trailer By-law presented and following a number of additional adjustments, an amended Trailer By-law was adopted.

2021-61 Moved by Pat Garside Seconded by Mike Garside
Resolved that we do give first, second and third and final reading to By-Law No. 1302-21 being a by-law to regulate the use of trailers in the Township of Hilton and repeal By-law No. 1095-14. *Carried*

Council reviewed the current Zoning By-law in terms of the Prohibited Use section and the Clerk was directed to initiate a zoning amendment to add boats/watercraft on dry land to the list of buildings, vehicles, etc. which cannot be used for human habitation. The Clerk advised the amendment would apply to the entire Township and be advertised in the local Island Clippings and on our website.

2021-62 Moved by Dianne Holt Seconded by Pat Garside
Resolved that we do pass By-Law No. 1303-21 being a by-law to confirm the proceedings of this meeting.
Carried

2021-63 Moved by Dianne Holt Seconded by Pat Garside
Resolved that we do adjourn at 9:45 p.m., Council to meet again at the Hilton Township Municipal Office at 7:00 p.m. on Wednesday, September 1, 2021 for the next regular meeting of Council. *Carried*