

THE CORPORATION OF THE TOWNSHIP OF HILTON

**MINUTES**

Special Meeting

July 26, 2023

7:00 p.m.

Present:

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

Absent: Councillor Dave Leask

There were no disclosures of pecuniary interest.

This Special Meeting was called to further discuss potential methods of regulating short term rentals given the provincial delay to last year's updated Official Plan (OP) and the perceived limitations that presents to Council.

A member of Council had provided additional information from other municipalities addressing the short term rental issue and this information had been added to the original Agenda.

2023-82

Moved by Janet Gordanier

Seconded by Mike Trainor

Resolved that we do accept the Agenda as amended. \*Carried\*

Reeve Wood welcomed Mike Jagger, Secretary-Treasurer for the St. Joseph Island Planning Board, who had been invited to speak to the status of the draft OP and the pros and cons of regulating short term rentals through zoning versus licensing. Council was advised by Mr. Jagger that the Planning Board had just passed a resolution recommending the proposed New Official Plan be approved subject to one minor amendment and that the amended Plan be adopted by the four municipalities of St. Joseph Island before September 15, 2023. Prior to this happening a statutory Public Meeting must be scheduled to provide an opportunity for the public to provide their comments on the Plan. Council was requested to choose a date for the Public Meeting as soon as possible as a twenty day notice period is required. The draft Official Plan has been posted to the Township's website since the fall of 2022: <https://www.hiltontownship.ca/official-plan/>

Mr. Jagger drew Council's attention to Section D.4.1 in the draft OP which is intended to assist municipalities in regulating the operations of Short Term Rentals (STRs). Council was advised that prior to passing a Short Term Rental By-law, the draft OP including the short term rental policies should first be approved by the Province.

Discussion followed including decisions to be made as to whether STRs will be permitted in principal residences only, as well as, restricted to the Rural Zone only. It was recommended that the Township's lawyer be contacted to clarify several issues.

Reeve Wood thanked Mr. Jagger for his attendance and willingness to assist Council with the STR regulation process.

An update on a Regional By-law Enforcement Officer was provided by Plummer Township. Council confirmed its interest in this joint program. A request was made to follow-up with St. Joseph Township to determine if a similar service was being considered by that municipality.

Council reviewed a sample by-law addressing administrative monetary penalties for violations of municipal by-laws. It is a compliance tool used by by-law enforcement officers as an alternative to issuing tickets. The Municipal Act first requires a municipality to appoint screening officers and establish policies to prevent political interference, conflicts of interest and public complaints.

Council reviewed the Short Term Rental Accommodation report issued by the City of Sault Ste. Marie in September 2022. Following public consultation opportunities, the City proposed revising its zoning by-law to permit STRs in all zones that permit a residential dwelling; only one self-contained STR is permitted per lot; recreational vehicles and tents cannot be utilized as STRs; that STRs hold a valid license from the City. A review of the City's STR policy after one year showed some STR operators found the licensing application too onerous given the insurance requirements. The City will continue to review the process to determine if changes should be made.

Council reviewed reports from the Municipality of Centre Hastings addressing STR issues, as well as, a Short Term Accommodation By-law adopted by the Township of Billings. In addition, Council reviewed information

for the Town of Collingwood confirming that municipality would only permit STR accommodation in bed and breakfast establishments. Information from several other municipalities in Southern Ontario was reviewed detailing various approaches that included restricting rental to owner-occupied dwellings or allowing rentals of an individual's principal residence to a maximum of 60 nights per year while they were not on site.

When determining the next steps to be taken it was confirmed the Township of St. Joseph will be contacted regarding by-law enforcement availability. The Clerk was directed to contact the Township's lawyer to request a meeting with Council to clarify several issues surrounding this matter that remain in question.

2023-83

Moved by Mike Garside

Seconded by Mike Trainor

Resolved that we do pass By-Law No. 1379-23 being a by-law to confirm the proceedings of this meeting.

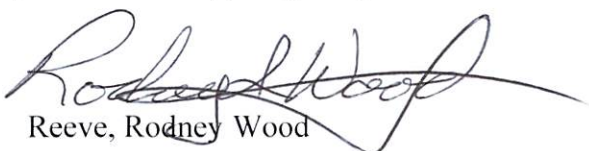
\*Carried\*

2023-84

Moved by Mike Garside

Seconded by Janet Gordanier

Resolved that we do adjourn at 8:37 p.m., Council to meet again at the Hilton Township Municipal Office at 7:00 p.m. on Tuesday, August 8, 2023 for the next regular meeting of Council. \*Carried\*



Reeve, Rodney Wood



Clerk, Valerie Obarymskyj