

THE CORPORATION OF THE TOWNSHIP OF HILTON

By-law No. 1407-24

BEING A BY-LAW TO AMEND BY-LAW 1025-11

WHEREAS the Corporation of the Township of Hilton has enacted by-law no. 1025-11 being the Comprehensive Zoning by-law for the Township of Hilton, which regulates the use of land, the erection, location and use of buildings and structures, and the provision and maintenance of loading and parking facilities within the Township of Hilton; and

WHEREAS the Council of the Township of Hilton deems it desirous and expedient to amend said by-law to provide for the regulation of short-term residential rental accommodation (STR) uses, and;

WHEREAS a new Official Plan, dated July 2023, has been adopted by all of the municipalities within the St. Joseph Island Planning Area, including the Township of Hilton, to revise and replace the current Official Plan for St. Joseph Island, and;

WHEREAS the newly adopted Official Plan has been submitted for approval by the Ministry of Municipal Affairs and Housing, and includes policies to provide for the regulation of short-term residential rental accommodations through zoning and other controls, and;

WHEREAS notice of this proposed amendment was published in accordance with the provisions of Section 34 of the Planning Act, and a public meeting was held on \_\_\_\_\_ to consider the proposed amendment and provide an opportunity for public comment;

NOW THEREFORE the Council of the Corporation of the Township of Hilton enacts as follows:

1. By-law 1025-11 of the Township of Hilton is hereby amended as follows:

1. The definition of “Bed and Breakfast Establishment” included in section 3.0 definitions, is deleted in its entirety and replaced by the following:

**BED AND BREAKFAST ESTABLISHMENT**

Means a part of a *dwelling unit* or an *accessory building* thereto, which is occupied by the owner thereof, and in which not more than three bedrooms are used or maintained for the accommodation of the traveling public, in which the owner of the *dwelling unit* supplies lodgings with or without meals for hire or pay; but does not include a *group home, tourist establishment, hotel, motel, inn or short-term rental accommodation*.

2. Section 3.0 Definitions is amended by the addition of the following:

**SHORT-TERM RESIDENTIAL RENTAL ACCOMMODATION**

Means a *building or structure* or any part thereof that operates or offers a place of temporary residence, lodging or occupancy for hire or pay by way or concession, permit,

lease, license, rental agreement or similar arrangement for any period of twenty-eight (28) or less consecutive calendar days, throughout all or any part of a calendar year. Short term residential rental accommodation uses shall not mean or include a *group home, bed and breakfast establishment, tourist establishment, hotel, motel, inn or similar commercial or institutional use.*

3. Table A-1 – Residential Zones is amended by the addition of Short-term Residential Rental Accommodation to the Permitted Uses of the RU (Rural) Zone.

4. Table A-2- Commercial and Industrial Zones is amended by the addition of Short-term Residential Rental Accommodation to the Permitted Uses of the GC (General Commercial) and HC (Highway Commercial) Zones.

5. Table A-3- Rural and Recreational Zones is amended by the addition of Short-term Residential Rental Accommodation to the Permitted Uses of the RU (Rural) and MR (Major Recreation) Zones.

6. Section 4.12 Multiple Uses on One Lot is amended by the addition of the following new subsection:

4.12.1 Short-Term Rental Accommodations in the RU (Rural) Zone

Within the RU (Rural) Zone, not more than one Short-term Residential Rental Accommodation shall be permitted on each lot.

7. Section 4.20 Special Setbacks is amended by the addition of the following new subsection:

4.21.8 Setbacks for Short-Term Residential Rental Accommodations

No Short-term Residential Rental Accommodation located in the RU (Rural) Zone shall be located any closer than 300 meters (1,000 feet) to any other Short-term Rental Accommodation.

2. This by-law shall come into force and effect on the date of final passing subject to the provisions of Subsection 24 (2.1) of the Planning Act, R.S.O., 1990, c P.13, as amended.

Read a first, and second time on this 7<sup>th</sup> day of February, 2024.

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Reeve, Rodney Wood

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Deputy Clerk, Sara Dinsdale