

NOTICE OF VIRTUAL PUBLIC MEETING OF A PROPOSED TOWNSHIP INITIATED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

The Township of Tiny has initiated a proposed Official Plan Amendment and a proposed Zoning By-law Amendment as it relates to Short-Term Rental Accommodations.

The Township will be holding a virtual Public Meeting electronically on **July 20, 2022 at 6:00 PM** under Sections 17 and 34 of the Planning Act, to consider the proposed Official Plan and Zoning By-law Amendments. The Council meeting will be livestreamed on the Township's YouTube channel at: www.tiny.ca/livestream.

PURPOSE AND EFFECT OF THE PROPOSED OFFICIAL PLAN AMENDMENTS

The proposed amendments to the Official Plan will set the policy framework for the establishment of the implementing Zoning By-law Amendment and Short-Term Rental Accommodation Licencing By-law. The proposed Official Plan policies achieve the following:

- 1) Recognize that the short-term rental of dwelling units (often cottages) has occurred for years.
- 2) Recognize that dedicated Short-Term Rental Accommodations is a more recent phenomenon that needs to be effectively managed to protect the planned function of residential areas.
- 3) Include policies requiring the Township to enact an amending Zoning By-law and a new Licencing By-law to regulate Short-Term Rental Accommodations.
- 4) Require regulations to:
 - a. Define Short-Term Rental Accommodations.
 - b. Permit Short-Term Rental Accommodations in zones that permit a dwelling unit.
 - c. Establish regulations to ensure the planned function of residential areas are maintained.
 - d. Establish regulations to ensure the character of residential areas are maintained.
 - e. Establish regulations to minimize the negative impacts of Short-Term Rental Accommodations.

PURPOSE AND EFFECT OF THE PROPOSED ZONING BY-LAW AMENDMENTS

The proposed amendments to the Zoning By-law will establish regulations that:

- 1) Includes a definition of Short-Term Rental Accommodation that:
 - a) Includes the term secondary to identify that the primary use of a dwelling is for residential purposes and that a short-term rental accommodation use is secondary.
 - b) Categorically separates dwelling unit rental for longer periods as differing from those that are rented for 28 days or less. Rental of a dwelling unit for 28 days or less is defined as a Short-Term Rental Accommodation.
 - c) Identifies that various types of commercial accommodation types are not Short-Term Rental Accommodations.
- 2) Permits Short-Term Rental Accommodations in zones where dwelling units are a permitted use.
- 3) Establishes a minimum parking requirement of 1 parking space per bedroom for a Short-Term Rental Accommodation.
- 4) Prohibits a Short-Term Rental Accommodations from being located in an accessory building.

A key map illustrating the location of the subject lands is not provided as the proposed amendments would apply to all lands within the geographic boundaries of the Township of Tiny.

Additional information regarding the proposal can be found on the Township website at: www.tiny.ca/township-hall/news-updates. Questions regarding this notice can be directed to Shawn Persaud, Director of Planning & Development at spersaud@tiny.ca or by calling 705-526-4204.

The purpose of the meeting is to inform the public of the nature of the proposed amendments, invite public input, and answer questions regarding the proposed amendments. Any person may make a submission in support of, in opposition to, or to ask a question regarding the proposed Official Plan and Zoning By-law Amendments. Written submissions regarding the proposal are recommended and can be made to Pamela Zimmerman, Planning Administrative Coordinator via email at pzimmerman@tiny.ca or by mail or municipal office drop box at 130 Balm Beach Road West, Tiny, Ontario, L0L 2J0.

If you are unable to make a written submission and wish to make an oral statement during the meeting please follow the attached “Protocol for Public Participation in Electronic Council and Planning Public Meetings” document, which can be found at:

www.tiny.ca/township-hall/council-committees/deputations-correspondence-council. You will be provided further instructions on how you will connect during the virtual meeting. Council will then use the information collected at this meeting to make a decision on this matter at a future meeting. If you wish to be notified of Council's decision, please forward such requests (with forwarding addresses) in writing to the attention of Pamela Zimmerman, Planning Administrative Coordinator.

If you are submitting written submissions or making an oral statement to the Township concerning this application, you should be aware that your name and the fact you communicated with the Township will become part of the public record.

If a person or public body would otherwise have an ability to appeal the decision of Council of the Township of Tiny to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Tiny before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Tiny before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that this meeting is not to review, discuss or consider the Short-Term Rental Licensing By-law and any comments on that By-law must be made at the Council meeting where the Short-Term Rental Licensing By-law is a matter on the agenda.

Mailing Date of this Notice: June 23, 2022.

Shawn Persaud, BA, MCIP, RPP
Director of Planning & Development
The Corporation of the Township of Tiny