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# Public Meeting for Proposed Short Term Accommodation Regulations

Official Plan Amendment Application OP-AM-02-19  
Zoning Amendment Application AM-07-19  
October 22, 2019



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# Background & Process

- Council directed Town staff to undertake consultation process to inform policy and regulatory changes for the Town on short term accommodations in September 2018.
- Town staff conducted one-on-one meetings with stakeholder groups, conducted research and prepared drafts for commenting.
- Roundtable with Stakeholder Groups on October 1, 2019.
- Public Meeting on October 22, 2019 6:30pm
- Recommendation of Policies and Regulations to Council



# Proposed Short Term Accommodation Policies & Regulations

- draft Official Plan Amendment
- draft Zoning By-law Amendment
- draft Licensing By-law



# Draft Official Plan Amendment

Existing Policies	Proposed Policies
Bed and Breakfast Establishments in single detached dwellings in the Urban Living Area subject to meeting policy requirements	Bed and Breakfast Establishments in dwellings in the Urban Living Area subject to meeting policy requirements
Bed and Breakfast Establishments in the Urban Living Area must: <ul data-bbox="150 733 962 1039" style="list-style-type: none"><li>• Be located in a principal residence of the owner/operator.</li><li>• Preserve the character of the dwelling as a private residence.</li><li>• Be accommodated in terms of parking and access.</li></ul>	No change.



# Draft Official Plan Amendment

Existing Policies	Proposed Policies
<p>Short term accommodations not addressed in Downtown &amp; Downtown Transitional Area.</p>	<p>Short term accommodations permitted in the Downtown &amp; Downtown Transitional Area.</p>
<p>Bed and breakfast establishments not specifically addressed in Townhouse Residential, Low Density Residential, Low Density Residential – Special Policies, EF-Low Density Residential, EF-Medium Density Residential &amp; EF-High/Medium Density Residential designations in North West Fonthill &amp; East Fonthill Secondary Plans.</p>	<p>Bed and breakfast establishments permitted in Townhouse Residential, Low Density Residential, Low Density Residential – Special Policies, EF-Low Density Residential, EF-Medium Density Residential &amp; EF-High/Medium Density Residential designations in North West Fonthill &amp; East Fonthill Secondary Plans.</p>



# Draft Official Plan Amendment

Existing Policies	Proposed Policies
<p>Bed and Breakfast Establishments permitted in Good General Agricultural, Specialty Agricultural &amp; Environmental Protection Two designations subject to meeting policy requirements.</p>	<p>Short term accommodations permitted in Good General Agricultural, Specialty Agricultural &amp; Environmental Protection Two designations subject to meeting policy requirements.</p>



# Draft Official Plan Amendment

Existing Policies	Proposed Policies
<p>Policy requirements for bed and breakfast establishments in Good General Agricultural, Specialty Agricultural &amp; Environmental Protection Two:</p> <ul style="list-style-type: none"><li>• secondary to primary use of dwelling as a residence</li><li>• principal residence of the owner/operator</li><li>• adequate parking</li><li>• no more than three guest bedrooms</li><li>• no traffic hazards</li><li>• appropriate water supply and sewage disposal</li><li>• signage in accordance with the Town's Sign By-law</li></ul>	<p>Policy requirements for short term accommodations in Good General Agricultural, Specialty Agricultural &amp; Environmental Protection Two:</p> <ul style="list-style-type: none"><li>• bed and breakfast establishment must be secondary to primary use of dwelling as a residence</li><li>• bed and breakfast establishment must be principal residence of the owner/operator</li><li>• adequate parking</li><li>• bed and breakfast establishment must have no more than three guest bedrooms</li><li>• no traffic hazards</li><li>• appropriate water supply and sewage disposal</li><li>• signage in accordance with the Town's Sign By-law</li></ul>



# Draft Zoning By-law Amendment

Existing Regulations	Proposed Regulations
Bed and Breakfast Establishment not defined.	“Bed and Breakfast Establishment” means a principal residence dwelling of the owner or operator in which the owner and operator provides no more than three (3) guest rooms for the temporary accommodation of the traveling public for 28 days or less and may offer meals to the registered guests but does not include a hotel, motel, group home, restaurant or any other use otherwise defined or classified herein.
Principal Residence Dwelling not defined.	“Dwelling, Principal Residence” means a dwelling unit owned or rented by a person, alone or jointly with another person, which is their principal place of residency.





# Draft Zoning By-law Amendment

Existing Regulations	Proposed Regulations
Short Term Accommodation not defined.	“Short Term Accommodation” means a dwelling or dwelling unit that is rented or available for rent with the intention of financial compensation for an occupancy period of less than 28 consecutive days and includes a Bed and Breakfast Establishment, but does not include a motel, hotel or other accommodations where no payment is exchanged for use.



# Draft Zoning By-law Amendment

Existing Regulations	Proposed Regulations
<p>No specific regulations for bed and breakfast establishments.</p>	<p>Bed and Breakfast Establishment permitted within any principal residence dwellings subject to:</p> <ul style="list-style-type: none"><li>• providing one off-street parking space per guest room in addition to the required parking for the principal residence dwelling;</li><li>• only one sign with a maximum size of 0.37 square metres in area and in compliance with the Town of Pelham sign by-law;</li><li>• meeting all requirements of the Ontario Building Code and Ontario Fire Code being;</li><li>• obtaining a license.</li></ul>



# Draft Zoning By-law Amendment

Existing Regulations	Proposed Regulations
No specific regulations for short term accommodations.	Short term accommodations permitted in Agricultural, Special Rural, Neighbourhood Commercial, General Commercial and Commercial Rural zones subject to meeting licensing requirements.



# Draft Licensing By-law

Requires all short term accommodations (includes bed and breakfast establishments) to obtain a license. It also:

- details the information that must be provided with an application (insurance, site plan, floor plans, etc);
- requires inspections by Fire and By-law Enforcement staff every 2 years for non-principal residence dwelling short term accommodations and 4 years for principal residence dwelling short term accommodations;
- requires the appointment of a representative who can be at the property within 60 minutes for non-principal residence dwelling short term accommodations when contacted by the Town to address any issues;
- requires posting of information for renters relating to emergency egress, noise by-laws, parking, etc.
- establishes a process for enforcement, penalties and appeals.



# Comments Received



# Conclusion

- This presentation has provided information on the draft Short Term Accommodation regulations.
- The purpose of this meeting and the release of draft regulations is to receive information from the public. The regulations may be revised after receiving comments from the public and commenting agencies.
- No recommendations or decisions concerning these applications have been or will be made at this meeting.



# Questions and Comments

Thank-you for attending  
this evening's meeting.

Following tonight's meeting, questions and  
comments on these files may be directed  
to:

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