

## Public Meeting Under the Planning Act Agenda

SCOW-07/2019

Tuesday, October 22, 2019

6:30 PM

Town of Pelham Municipal Office - Council Chambers  
20 Pelham Town Square, Fonthill

If you require any accommodations for a disability in order to attend and participate in meetings or events, please contact the Office of the Clerk at 905-892-2607 ext. 315 or 320. Taping and/or recording of meetings shall only be permitted in accordance with the Procedure By-law. Rules of Decorum apply to observers.

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4.3 Committee Input

5. Adjournment

# Public Meeting for Official Plan & Zoning Bylaw Amendment

## Proposed Short Term Accommodation Policies and Regulations

**Tuesday, October 22, 2019 - 6:30 PM**

**Town Hall Council Chambers - 20 Pelham Town Square, Fonthill**

The Town has initiated amendments to the Official Plan and Zoning By-law to include policies and regulations with respect to short term accommodations within the Town. A Licensing By-law is also proposed. These policy and regulatory amendments will work together to better manage short term accommodations and address adverse impacts in the Town.

### **The Draft Official Plan Amendment proposes to:**

- Permit short term accommodations in the Downtown, Downtown Transitional Area, Good General Agricultural, Specialty Agricultural & Environmental Protection Two designations subject to specific policy requirements.
- Permit bed and breakfast establishments in residential designations.

The Draft Zoning By-law Amendment proposes to:

- Permit a bed and breakfast establishment in a residential zone subject to meeting parking, signage, Ontario Building Code, Ontario Fire Code and licensing requirements and being occupied as a principal residence by the owner/operator.
- Permit short term accommodations in Agricultural, Special Rural, Neighbourhood Commercial, General Commercial and Commercial Rural zones.

Copies of the draft Official Plan and Zoning By-law amendments as well as the draft Licensing By-law are available for viewing on the Town's website at: [www.pelham.ca](http://www.pelham.ca).

### **YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!**

Please provide input by speaking at the public meeting or by making a written submission to the Town of Pelham. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released. To provide input in writing for inclusion on the agenda or to

request personal notice if the proposed amendments are adopted, please send all correspondence by noon on October 9, 2019 package c/o Town Clerk, Nancy J. Bozzato, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario, L0S 1E0.

### **NEED MORE INFORMATION? CONTACT US!**

For more information, please contact Ms. Shannon Larocque, MCIP, RPP, Senior Planner, at 905-892-2607, ext. 319, or email at [slarocque@pelham.ca](mailto:slarocque@pelham.ca). A copy of the Information Report regarding the proposed amendments may be obtained on the Town's website at <http://calendar.pelham.ca/council> or at the Community Planning and Development Department (2nd Floor) after 12:00 pm on Wednesday, October 16, 2019.

### **IMPORTANT INFORMATION!**

If a person or public body does not make oral submissions at a public meeting or make a written submission to the Town of Pelham on the Planning Act matters before the proposed Official Plan and Zoning By-law amendments are adopted, the person or public body is not entitled to appeal the decision to the Local Planning Appeal Tribunal. Further, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there is reasonable grounds to do so. If you wish to be notified of the decision regarding the proposed Zoning By-law and Official Plan amendments, you must make a written request to the Clerk of the Town of Pelham and such request must include the name and address to which such notice should be sent.

Dated at the Town of Pelham, this 2nd day of October, 2019.

Nancy J. Bozzato



*Vibrant • Creative • Caring*

# 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



20 Pelham Town Square P.O. Box 400 • Fonthill, ON L0S 1E0 p: 905.892.2607 f: 905.892.5055

[pelham.ca](http://pelham.ca)  
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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 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
Short term accommodations not addressed in Downtown & Downtown Transitional Area.	Short term accommodations permitted in the Downtown & Downtown Transitional Area.
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 & EF-High/Medium Density Residential designations in North West Fonthill & East Fonthill Secondary Plans.	Bed and breakfast establishments permitted in Townhouse Residential, Low Density Residential, Low Density Residential – Special Policies, EF-Low Density Residential, EF-Medium Density Residential & EF-High/Medium Density Residential designations in North West Fonthill & East Fonthill Secondary Plans.



# Draft Official Plan Amendment

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



# Draft Official Plan Amendment

## Existing Policies

Policy requirements for bed and breakfast establishments in Good General Agricultural, Specialty Agricultural & Environmental Protection Two:

- secondary to primary use of dwelling as a residence
- principal residence of the owner/operator
- adequate parking
- no more than three guest bedrooms
- no traffic hazards
- appropriate water supply and sewage disposal
- signage in accordance with the Town's Sign By-law

## Proposed Policies

Policy requirements for short term accommodations in Good General Agricultural, Specialty Agricultural & Environmental Protection Two:

- bed and breakfast establishment must be secondary to primary use of dwelling as a residence
- bed and breakfast establishment must be principal residence of the owner/operator
- adequate parking
- bed and breakfast establishment must have no more than three guest bedrooms
- no traffic hazards
- appropriate water supply and sewage disposal
- signage in accordance with the Town's Sign By-law



# 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
No specific regulations for bed and breakfast establishments.	<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:

Shannon Larocque, Senior Planner  
905-892-2607 ext. 319  
**[slarocque@pelham.ca](mailto:slarocque@pelham.ca)**



**COMMITTEE REPORT**  
**COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT**

Tuesday, October 22, 2019

**Subject:** Information Report for Proposed Short Term Accommodations Regulations

**Recommendation:**

**THAT Committee receive Report # 0094 for information as it pertains to the proposed Short Term Accommodations Policies and Regulations; and recommend:**

**THAT Committee direct Planning staff to prepare the Recommendation Report regarding the Proposed Short Term Accommodations Policies and Regulations.**

**Background:**

At the September 17, 2018 Policy and Priorities meeting, Council received a memo from Town Planning staff outlining a consultation process that would be undertaken for proposed amendments to the Official Plan and Zoning By-law as well as a Licensing By-law for Bed and Breakfast Establishments and Short Term Accommodation Rentals. The memo anticipated that the process would have been completed in June of this year, however a number of competing priorities required Planning staff to focus resources in different areas which resulted in significant delay.

Planning staff conducted one-on-one meetings with nine different stakeholder groups between November 2018 and April 2019, reached out to a number of others and conducted research across other jurisdictions. At its August 12, 2019 meeting, Council directed staff to poll Council to convene a public meeting during the week of October 21<sup>st</sup> relating to short term rentals. A public meeting was scheduled for October 22, 2019. In advance of the public meeting, planning staff held a round table meeting for the various stakeholders on October 1<sup>st</sup>. At the round table meeting, Planning staff provided an overview of the proposed policy and regulatory changes and facilitated discussion. Drafts were also provided to the stakeholders for review and commenting following the meeting.

The proposed policy and regulatory changes include:

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

### **Analysis:**

'Airbnb' is term that is often misused by the public with reference to short term accommodations. For clarity purposes Airbnb is an on-line marketing platform that allows people to book short term accommodations in a variety of forms, mainly bed and breakfast establishments, hotel rooms, and dwellings. 'Airbnb' is not a land use. Other on-line marketing platforms for short term accommodations include VRBO, Home Away, Flip Key, Vacasa, Homestay, Booking.com and TripAdvisor to name a few examples.

### ***Policy Review & Proposed Changes***

#### *Planning Act*

Sections 17 and 34 of the Planning Act provide the process for consideration of Official Plan and Zoning By-law amendments.

The *Planning Act*, R.S.O. 1990 provides that decisions of Council in respect to planning matters shall be consistent with provincial policy statements that are in effect as of the date of Council's decision and shall conform with provincial plans that are in effect.

#### *Provincial Policy Statement, 2014*

Policy 1.1.1 speaks to sustaining healthy, livable and safe communities by accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons) and commercial uses as well as avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Policy 1.1.4.1 indicates that healthy, integrated and viable rural areas should be supported by promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources and providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural and natural assets.

Policy 1.1.5 indicates that permitted uses on rural lands include resource-based recreational uses (including recreational dwellings), home occupations and home industries and that recreational, tourism and other economic opportunities should be promoted. Opportunities to support a diversified rural economy should be promoted



by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Policy 2.3.3 permits agricultural uses, agriculture-related uses and on-farm diversified uses provided agriculture-related uses and on-farm diversified uses are compatible with do not hinder surrounding agricultural operations.

#### *Greenbelt Plan, 2017*

The Greenbelt Plan, 2017 applies to lands designated Specialty Agricultural and Rural Settlement Area (North Pelham) in the Town's Official Plan. The Specialty Agricultural areas are designated Protected Countryside and Niagara Peninsula Tender Fruit and Grape Area and the Rural Settlement Area is designated settlement area in the Greenbelt Plan.

Goals for the Protected Countryside include support for the Niagara Peninsula specialty crop area as a destination for and centre of agriculture focused on the agri-food sector and agri-tourism related to grape and tender fruit production (1.2.2.1(b)(i)); Additional goals relating to culture, recreation and tourism include enabling continued opportunities for sustainable tourism development (1.2.3.(c)). Goals for settlement areas are supporting a strong rural economy by allowing for the social, economic and service functions through the residential, institutional and commercial/industrial uses needed by the current and future population within the Greenbelt and sustaining the character of the countryside and rural communities (1.2.2.4(a) & (b)).

Lands within the specialty crop areas and prime agricultural areas of the Protected Countryside permit a whole range of agricultural uses, agriculture-related uses and on-farm diversified uses provided agriculture-related uses and on-farm diversified uses are compatible with and do not hinder surrounding agricultural uses are promoted and protected (3.1.3.1 & 3.1.2.1).

Policies for Hamlets (Rural Settlement Area) are contained within the Growth Plan for the Greater Golden Horseshoe, 2019.

#### *Niagara Escarpment Plan, 2017*

The Niagara Escarpment Plan, 2017 (NEP) applies to lands designated Niagara Escarpment Plan Area in the Town of Pelham Official Plan, 2014. Policies of the NEP apply to these lands. Areas within the Town of Pelham are designated Escarpment Rural Area, Escarpment Protection Area and Escarpment Natural Area.

The NEP permits single dwellings and bed and breakfasts in the Escarpment Natural Area, Escarpment Rural Area, Escarpment Protection Area (1.3.3, 1.4.3 & 1.5.3). The Niagara Escarpment Plan defines a bed and breakfast as “sleeping accommodation (including breakfast and other meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public within an existing single dwelling that is the principal residence of the proprietor.”

Part 1.1.1 of the NEP allows municipalities to set standards and policies that are more stringent than the requirements of the NEP unless doing so would conflict with the NEP. Zoning By-laws do not apply to the NEP area.

#### *Growth Plan for the Greater Golden Horseshoe, 2019*

The Growth Plan for the Greater Golden Horseshoe, 2019 (GPGGH) applies to lands within the Town’s urban areas of Fenwick and Fonthill (Settlement Areas), north Pelham (Rural Settlement Area) and the Good General Agricultural Area in the Town’s Official Plan (Prime Agricultural Area).

The GPGGH aims to support complete communities that have diverse residential and employment uses, improve quality of life for people of all ages, abilities and incomes and provide a mix of housing units to accommodate the needs of all household sizes and incomes (2.2.1.4(a), (b) & (c)).

Where permitted on rural lands, resource-based recreational uses should be limited to tourism-related and recreational uses that are compatible with the scale, character and capacity of the resource and the surrounding rural landscape and may include commercial uses to serve the needs of visitors and where appropriate, resource-based recreational dwellings for seasonal accommodation (2.2.9.4).

Municipalities are encouraged to implement approaches to sustain and enhance the Agricultural System and the long-term economic prosperity and viability of the agri-food sector by promoting the sustainability of agricultural, agri-food and agri-product businesses while protecting agricultural resources and minimizing land use conflicts (4.2.6.7).

#### *Regional Official Plan, consolidated August 2015*

The Regional Official Plan (ROP) applies to all lands within the Town of Pelham. The Regional Official Plan encourages a variety of housing types within urban communities and neighbourhoods to serve a variety of people as they age through the life cycle.

Policy 11.A.3 states that the Region encourages housing which allows people to work at home or in relatively close proximity to work.

Policy 5.B.17 indicates that farm diversification uses may be permitted and are a potentially significant contributor to economically sustainable agriculture in Niagara, contributing more access to local food and VQA wines, contributing toward the preservation of the agricultural land base and the scenic quality of the agricultural landscape. Value added marketing uses are supported with limits to the scale included in local Official Plans. Bed and breakfast facilities are not permitted to exceed 6 bedrooms (5.B.24). Agri-tourism uses that are not directly related to agriculture but benefit from a farm location may be regulated in a local Official Plan subject to: limited scale and appropriate to the site and surrounding area, minimal impact on and compatibility with the surrounding agricultural and rural uses, low water and low effluent producing uses that can be accommodated with private water and sewage systems, no off site impacts related to infrastructure or transportation, use does not generate potentially conflicting off-site impacts, special events are occasional and not regular recurring, timing and duration of the use does not hinder agricultural operations and compliance with the Regional Official Plan.

#### *Town of Pelham Official Plan (2014) & Draft Official Plan Amendment*

The existing Town of Pelham Official Plan includes some policies and permissions relating to bed and breakfast establishments, but is silent with respect to a dwelling being rented for short term accommodations.

The existing Town of Pelham Official Plan permits a range of residential uses as well as bed and breakfast establishments in single detached dwellings subject to policy requirements (B1.1.2) in the Urban Living Area. Policy B1.1.7 Bed and Breakfast Establishments permits bed and breakfast establishments in single detached dwellings provided that they are located within the principal residence of the owner/operator, preserve the character of the dwelling as a private residence and can be accommodated in terms of parking and access. It is indicated that the Zoning By-law should define a bed and breakfast establishment and provide further detail about the conditions where they would be permitted.

The draft Official Plan amendment (Appendix B) proposes to remove the requirement that a bed and breakfast establishment be located within only a single detached dwelling and would extend the allowance to all types of dwellings.

The existing Official Plan permits hotels, inns and bed and breakfast establishments in the Downtown designation (B1.2.2(e)). The draft Official Plan amendment proposes to replace bed and breakfast establishments with short term accommodations.

The existing Official Plan permits inns and bed and breakfasts in the Downtown Transitional Area (B1.3.3(c)). The draft Official Plan amendment proposes to replace bed and breakfast establishments with short term accommodations.

The permission for a bed and breakfast establishment is proposed to be added to the Townhouse Residential, Low Density Residential and Low Density Residential – Special Policies designations in the North West Fonthill Secondary Plan area (B1.6.2.1(b), B1.6.2.2(b) & B1.6.2.3(b)). Similar permission for a bed and breakfast establishment is to proposed to be added to the EF-Low Density Residential, EF-Medium Density Residential and EF-High/Medium Density Residential designations in the East Fonthill Secondary Plan area (B1.7.7.3(a)(x), B1.7.7.4.1(a)(xii) & B1.7.7.5.1(a)(x)).

The proposed Official Plan amendment proposes to replace the permission for a bed and breakfast establishment in the Good General Agricultural, Specialty Agricultural and Environmental Protection Two designations subject to meeting policy requirements (B1.1.2(c), B2.2.2(e) and B3.3.3.2(d)) relating to the character of the dwelling as a private residence being preserved, adequate parking, traffic, private servicing and legal signage (B2.1.3.6).

*Zoning By-law 1136 (1987), as amended & Draft Zoning By-law Amendment*

At present, Zoning By-law 1136 (1987) does not contain regulations for bed and breakfasts or short term accommodations with the exception of a site specific R1-165 zone for 1541 Haist Street permitting a bed and breakfast with 6 guest rooms.

The proposed zoning change (Appendix C) will add definitions for bed and breakfast establishment, principal residence dwelling and short term accommodation as follows:

“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.

“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.

“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.

The draft zoning change proposes to allow a bed and breakfast establishment within any principal residence dwelling subject to:

- providing one off-street parking space per guest room in addition to the required parking for the principal residence dwelling;
- 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;
- meeting all requirements of the Ontario Building Code and Ontario Fire Code being;
- obtaining a license.

The draft zoning change proposes to permit short term accommodation rentals in the Agricultural, Special Rural, Neighbourhood Commercial, General Commercial and Commercial Rural zones subject to meeting licensing requirements.

### ***Additional Regulations***

#### ***Draft Licensing By-law***

The 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.

The draft Licensing By-law is appended to this report as Appendix D.

Combined, the proposed Official Plan amendment, Zoning By-law amendment and Licensing By-law provide the appropriate tools to manage and regulate short term accommodations, including bed and breakfast establishments.

### **Financial Considerations:**

The largest anticipated costs associated with the proposed changes would relate to staff time for review and issuance of licenses as well as necessary inspections. Some costs could be recovered through the licensing fee. Further information on this will be included in the recommendation report to Committee at a later date.

In the event that a short term accommodation operates outside of the permissions in the Zoning By-law and Licensing By-law and fails to comply, legal costs for enforcement may be required.

### **Alternatives Reviewed:**

Town staff have reviewed regulations in a number of other municipalities and jurisdictions as well as literature on the subject of short term accommodations in an effort to inform potential regulations for the Town. Revisions may occur after consideration of feedback received on the draft policies and regulations prior to final versions being presented to Committee for recommendation.

### **Strategic Plan Relationship: Build Strong Communities and Cultural Assets**

The Strategic Plan includes addressing Airbnb requirements and regulations as an action for 2019. The proposed policy and regulatory changes are required actions to achieve Council's strategic plan goal.

### **Consultation:**

As discussed under the Background section of this report, Planning staff organized and attended one-on-one meetings with nine different stakeholder groups and reached out to a number of others in order to understand the pros and cons of short term accommodations within the Town and to inform potential policies and regulations. A summary of feedback from the stakeholder groups was compiled and is attached to this report as Appendix A.

In addition, stakeholder groups were invited to a roundtable on October 1, 2019 and provided draft copies of the proposed changes for review and comment.

Notice of public meeting was published in the Voice of Pelham on October 2, 2019, posted to the Town's website and social media as well as circulated to commenting agencies, Town departments and known stakeholder groups.

The draft policies and regulations are for comment at this time and will likely be revised after considering comments received to date and at the public meeting.

### **Other Pertinent Reports/Attachments:**

Appendix A Feedback from Stakeholder Meetings

Appendix B Draft Official Plan Amendment

Appendix C Draft Zoning By-law Amendment

Appendix D Draft Licensing By-law

**Prepared and Recommended by:**

Shannon Larocque, MCIP, RPP  
Senior Planner

Barbara Wiens, MCIP, RPP  
Director of Community Planning and Development

**Prepared and Submitted by:**

David Cribbs, BA, MA, JD, MPA  
Chief Administrative Officer

## APPENDIX A

What we Heard	Proposed Solution
Allows operators to stretch their income for housing to remain affordable	Allow subject to restrictions
Allows operators to participate in e-commerce	Allow subject to restrictions
Opportunity to meet people from all over the world and experience other cultures	Allow subject to restrictions
Visitors use local restaurants and services	Allow subject to restrictions
Operators purchase supplies locally	Allow subject to restrictions
STAs provide a more personalized experience for the visitor	Allow subject to restrictions
Compatibility issues are eliminated when an owner is on site	Owner-occupied only in residential areas
Adequate parking is needed	On-site parking requirements of 1 space per guest room in addition to the dwelling requirement
The provision of meals is not necessary	No requirement
Owner occupied accommodations generally share outdoor amenity areas	No requirement for owner-occupied. May not be feasible in commercial areas or apartment dwellings.
Separation distances would pit neighbors against neighbors	No requirement
Restriction on the length of stays is naturally limited by operators when owner occupied	No requirement. The nature of an STA requires that the duration be 28 days or less and owner-occupied ensures vetting and control of nuisances in residential areas.
Owner occupied accommodations exercise a vetting process due to sharing their home	Owner occupied only in residential areas.
STAs are providing a place for family members to stay when visiting residents from out of Town (Lookout Ridge, Niagara College)	Allow subject to restrictions.
STAs are more in keeping with the small town than a hotel	Allow subject to restrictions.
Short term rentals are short term risk for neighbours as opposed to having a difficult long-term tenant	Allow subject to restrictions.
Operators are concerned about being overtaxed and overregulated	Ensure that regulations and licensing are fair and reasonable.
Non-owner occupied STAs are concerning in residential neighbourhoods due to lack of community	Prohibit in residential areas.
STAs in apartments must meet condominium and landlord rules	Include as licensing requirement.
Concerned about drug and alcohol use by visitors	Owner-occupied would ensure proper vetting, compliance with rules and law.
Concerned about noise from visitors	Owner-occupied would reduce likelihood of issues. Non-compliance will result in enforcement of the Noise By-law.



## APPENDIX A

Concerned that operators may not have proper insurance	Include as licensing requirement.
STAs should meet Fire and Building Codes	Include as licensing requirement.
Prefer location of STAs in commercial areas	Non-owner occupied STAs limited to commercial and rural areas.
Non-owner occupied STAs have employees	Non-owner occupied STAs permitted in commercial and rural areas.
STAs are problematic in subdivisions	Non-owner occupied STAs prohibited in residential areas. Owner-occupied only, limited number of bedrooms subject to parking and licensing requirements.
Noise from events at STAs in rural areas is a concern	Enforcement of the Noise By-law required if problematic.
Non-owner occupied STAs fill a void for people looking for a temporary residence between homes	Allow in commercial and rural areas.
Interviewees who have rented an STA had positive experiences	Allow subject to restrictions.
Operators of STAs cited primarily positive experiences	Allow subject to restrictions.
Some neighbours to STAs had primarily negative experiences.	Apply restrictions.
Visitors love the small town experience of staying in Pelham	Allow subject to restrictions.
Concerns that those objecting to STAs are not being inclusive	Allow subject to restrictions that do not raise concerns about human rights.
Owner-occupied STAs are akin to a home business	Allow subject to restrictions.
Concerns that STAs may take away from affordable housing supply	Allow subject to restrictions. The demand for STAs in Pelham is not large at this time and so the impact is expected to be little at this time. This can be reevaluated if there is a negative impact on the affordable housing supply.
Few concerns about competition with existing established businesses	Allow subject to restrictions
STAs should be permitted anywhere in any type of housing	Allow subject to restrictions
Not knowing neighbours creates safety concerns	Owner-occupied only in residential areas.
Parking has been a problem	On-site parking requirements.
Some STAs have been damaged by visitors as well as neighbour's properties	Note that damage occurred at non-owner occupied STAs. Owner-occupied only in residential areas.
STAs should be limited to commercial and rural areas	Non-owner occupied STAs to be limited to commercial and rural areas.
STAs should pay business taxes	STAs are required to pay business taxes.

## APPENDIX A

Some STA operators are not responsive to neighbour's concerns	Note that this has occurred when non-owner occupied STAs. Risk of losing license if violate requirements.
Concerns about connected dwellings with respect to bed bugs, etc.	Could include public health inspection for licensing requirement.
Existing STAs should be shut down in residential areas	Existing STAs will be subject to new licensing requirements.
There should be a cap on the number of days per month or year STAs are available	Naturally limited when owner-occupied.
No STAs in the Lookout Subdivision	Non-owner occupied prohibited in this area. Owner occupied owner subject to limitations. This recognizes the existing operations that have not been problematic and ensures inclusive.
Concerns about criminal activity by guests	Guests are required to obey all laws. This concern should be lessened for owner-occupied STAs.
All STAs should be owner occupied	Owner occupied only in residential areas. Commercial and rural areas non-owner occupied as well as owner-occupied where compatibility issues less likely and hotel uses permitted.
STAs should have a minimum lot area of 7500ft <sup>2</sup>	Not possible due to potential human rights concerns.
Residents within 1 km of STA should be consulted	Not possible due to potential human rights and privacy concerns.
Maximum of 2 bedrooms for rent	Number of bedrooms will be naturally limited since some will be used by owners and the on-site parking requirement.
No limit to number of bedrooms for rent	Naturally limited by the on-site parking requirement.

**APPENDIX B**

**AMENDMENT NO. XX**

**TO THE**

**OFFICIAL PLAN (2014)**

**FOR THE**

**CORPORATION OF THE TOWN OF PELHAM**

## **APPENDIX B**

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#### **PART “B” – THE AMENDMENT**

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## **APPENDIX B**

### **PART “A” – THE PREAMBE**

#### **SECTION 1**

##### **TITLE AND COMPONENTS**

This document was approved in accordance with Section 17 and 21 of the Planning Act, R.S.O. 1990, as amended and shall be known as Amendment No. XX to the Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Town of Pelham Planning Area.

Part “A”, the Preamble does not constitute part of this amendment.

Part “B”, the Amendment, consisting of the following text constitutes Amendment No. XX to the Official Plan adopted by By-law 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014 for the Town of Pelham Planning Area.

#### **SECTION 2**

##### **PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to amend Section B.1.1.7 and Section B.1.2.3.6 of the Town of Pelham Official Plan to implement recommendations on Short Term Accommodations in the Town with the goals of promoting land use compatibility, providing temporary short-term occupancy accommodation for tourists and maintaining an available long-term occupancy housing supply.

#### **SECTION 3**

##### **LOCATION OF THE AMENDMENT**

The lands that are subject to this Amendment are all lands within the Town of Pelham.

## **APPENDIX B**

### **SECTION 4**

#### **BASIS OF THE AMENDMENT**

The Planning Act, R.S.O. 1990, as amended, provides that amendments may be made to the Official Plan. Policies of the Official Plan have been considered in the preparation of this Amendment and the following factors:

1. The policies will address the built form and ensure compatibility with the surrounding residential neighbourhood and land uses.
2. This Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Niagara Official Plan.

## **APPENDIX B**

### **SECTION 5 IMPLEMENTATION AND INTERPRETATION**

The relevant policies of the Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, of the Town of Pelham Planning Area shall apply to the implementation and interpretation of this Amendment.

## **APPENDIX B**

### **PART “B” – THE AMENDMENT**

1. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B.1.1.2(e) and replacing it with the following:

e) Bed and breakfast establishments in dwellings, subject to Policy B1.1.5;

2. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B.1.1.7 and replacing it with the following:

#### **B.1.1.7 Bed and Breakfast Establishments**

Bed and breakfast establishments are permitted in all dwellings, provided the bed and breakfast establishment:

- a) Is located within the principal residence of the owner/operator;
- b) Preserves the character of the dwelling as a private residence; and,
- c) Can be accommodated in terms of parking and access.

The Implementing Zoning By-law shall define a bed and breakfast establishment and further detail the conditions under which a bed and breakfast establishment may be permitted.

3. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B.1.2.2 (e) and replacing it with the following:

Hotels, inns and short term accommodations.

4. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B.1.3.3(c) and replacing it with the following:

Inns and short term accommodations.

5. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham



## APPENDIX B

Planning Area is hereby amended by deleting Section B.1.3.4.2 and replacing it with the following:

New street level residential uses, including single detached and semi-detached units, townhouses and apartments as well as small-scale inns and short term accommodations are permitted in the *Downtown Transitional Area* designation both as a primary use and as an accessory use to a commercial business.

6. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B.1.6.2.1(b) *Permitted Uses* and replacing it with:

Uses compatible with, complementary to and serving the primary residential use of the land, such as home occupations, bed and breakfast establishments, parks, open space linkages and public works may be permitted within the *Townhouse Residential* designation; and

7. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B1.6.2.2 (b) *Permitted Uses* and replacing it with:

Uses compatible with, complementary to and serving the primary residential use of the land, such as home occupations, bed and breakfast establishments, parks, open space linkages, places of worship and day nurseries may be permitted within the *Low Density Residential* designation; and

8. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B1.6.2.3 (b) *Permitted Uses* and replacing it with:

Within areas designated *Low Density Residential – Special Policies* uses compatible with, complementary to and serving the primary residential use of the land, such as home occupations, bed and breakfast establishments, pocket parks and open space linkages are permitted; and

## **APPENDIX B**

9. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by inserting the following into Section B1.7.7.3.2(a):

x) Bed and breakfast establishments;

10. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by inserting the following into Section B1.7.7.4.1(a):

xiii) Bed and Breakfast Establishments;

11. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by inserting the following into Section B1.7.7.5.1(a):

(x) Bed and Breakfast Establishments;

12. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B2.1.2(c) and replacing it with:

c) Short term accommodations subject to Policy B2.1.3.6 of this Plan;

13. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B2.1.3.4(b) and replacing it with:

b) The designated heritage building will be used as a Dwelling Unit, either as the Primary Dwelling, a Secondary Dwelling or Short Term Accommodation;

14. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B2.1.3.6 and replacing it with:

## APPENDIX B

### Short Term Accommodations

New short term accommodations, including bed and breakfast establishments, are permitted in a dwelling in the *Good General Agricultural* designation, subject to the following guidelines which may be implemented in the Comprehensive Zoning By-law:

- a) Bed and breakfast establishments are clearly secondary to the primary use of the dwelling as a residence;
- b) Bed and breakfast establishments must be the principal residence of the owner and operator;
- c) The character of the dwelling as a private residence is preserved;
- d) Adequate parking facilities are available on the lot for the proposed use;
- e) Bed and breakfast establishments have no more than three bedrooms available for guests;
- f) The proposed use will not cause a traffic hazard as a result of its location on a curve or hill;
- g) The proposed use can be serviced with an appropriate water supply and an appropriate means of sewage disposal as required by the Regional Niagara Public Works Department; and
- h) The signage advertising the use is to be designed and located in accordance with the Town's Sign By-law.

15. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B2.2.2(e) and replacing it with:

e) Short term accommodations in accordance with Policy B2.1.3.6;

16. The Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Pelham Planning Area is hereby amended by deleting Section B3.3.3.2(d) and replacing it with:

d) Short term accommodations;

THE CORPORATION OF THE  
T O W N O F P E L H A M

BY-LAW NO. (2019)

**Being a by-law to amend Zoning By-law 1136 (1987), as amended,  
with respect to Short Term Accommodation in the Town of Pelham**

**Town of Pelham**

**File No. AM-12-18**

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**WHEREAS**, Section 34 of the Planning Act, RSO 1990, as amended provides that the governing body of a municipal corporation may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures;

**WHEREAS**, the Council of the Town of Pelham considers it to desirable to amend Zoning By-law 1136 (1987) to implement the policies of Official Plan Amendment No. XX with respect to short term accommodations in the Town of Pelham;

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF PELHAM ENACTS AS FOLLOWS:**

1. **THAT** By-law 1136 (1987), as amended, is hereby amended by the addition of Section 6.8 as follows:

**6.8 Bed and Breakfast Establishments**

A bed and breakfast establishment shall be permitted in any principal residence dwelling in any zone subject to the following provisions:

- a) one off-street parking space per guest room shall be provided in addition to the required parking for the principal residence dwelling;
- b) one sign with a maximum size of 0.37 square meters in area and in compliance with the Town of Pelham Sign By-law;
- c) all relevant requirements of the Ontario Building Code and Ontario Fire Code shall be complied with;
- d) licensing in accordance with the Town's Licensing By-law.

2. **THAT** By-law 1136 (1987), as amended, is hereby amended by the addition of Section 7.1(i) to Section 7.1 as follows:

- (i) Short Term Accommodations subject to licensing in accordance with the Town's Licensing By-law;

3. **THAT** By-law 1136 (1987), as amended, is hereby amended by the addition of Section 8.1(f) to Section 8.1 as follows:

- (f) Short Term Accommodations subject to licensing in accordance with the Town's Licensing By-law;

APPENDIX C

4. **THAT** By-law 1136 (1987), as amended, is hereby amended by the deleting Section 19.1(c) and replacing it with the following:
- (c) Dwelling units and short term accommodations in accordance with the Town’s Licensing By-law above the ground floor.
5. **THAT** By-law 1136 (1987), as amended, is hereby amended by deleting Section 20.1 (c) and replacing it with the following:
- (c) Dwelling units and short term accommodations in accordance with the Town’s Licensing By-law above the ground floor.
6. **THAT** By-law 1136 (1987), as amended, is hereby amended by deleting Section 21.1 (c) and replacing it with the following:
- (c) Accessory residential uses to any of the foregoing permitted uses and short term accommodations in accordance with the Town’s Licensing By-law, except automobile service station.
7. **THAT** By-law 1136 (1987), as amended, is hereby amended by adding and alphabetically inserting new definitions into Section 5 as follows:
- “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.
- “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.
- “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.
8. **THAT** this Bylaw shall come into effect and force from and after the date of passing thereof, pursuant to Section 34(21) and 34(30) of the Planning Act, RSO 1990, as amended.

ENACTED, SIGNED AND SEALED THIS

XX<sup>th</sup> DAY OF XXXXXXXXXX, 2019 A.D.

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MAYOR MARVIN JUNKIN

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CLERK NANCY J. BOZZATO

## THE CORPORATION OF THE TOWN OF PELHAM

### By-Law No. XXX- 2019

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#### A BY-LAW TO ADOPT LICENSING FOR SHORT TERM ACCOMMODATION DWELLING RENTALS

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##### BEING A BY-LAW TO LICENSE, REGULATE AND GOVERN THE OPERATION OF SHORT TERM ACCOMODATION DWELLING RENTALS IN THE TOWN OF PELHAM

**WHEREAS** Section 8 (1) of the *Municipal Act* 2001, S.O. c. 25 ("*Municipal Act*") provides the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues.

**AND WHEREAS** pursuant to Section 9 of the *Municipal Act* Part II, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**AND WHEREAS** pursuant to Section 10 of the *Municipal Act*, a municipality has the authority to implement business licensing in the interest of health and safety, well-being of persons, consumer protection and nuisance control;

**AND WHEREAS** Sections 390 to 400 of the *Municipal Act* enables a municipality to pass By-laws for imposing fees or charges for permits and services provided or done by them;

**AND WHEREAS** pursuant to Section 434.1 of the *Municipal Act*, a municipality has the authority to impose a system of administrative penalties and fees as an additional means of encouraging compliance with this by-law;

**AND WHEREAS** Section 436 of the *Municipal Act* permits a municipality to pass by-laws providing that the municipality may enter on land at any reasonable time for the purpose of carrying out an inspection to determine compliance with a by-law direction, order or license;

**AND WHEREAS** Section 444 of the *Municipal Act* provides that if a municipality is satisfied that a contravention of a by-law of the municipality passed under this Act has occurred, the municipality may make an order requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity;

**AND WHEREAS** the Council of the Corporation of the Town of Pelham considers it advisable that such licensing, regulation and governing takes place with regard to Short Term Accommodation Rentals as defined in this By-law;

**AND WHEREAS**, Council has enacted Official Plan Amendment No. XX and Zoning By-law Amendment XXXX (2019) under the provisions of the Planning Act, R.S.O. 1990, c. P13, as amended,

## APPENDIX D

with respect to Short Term Accommodation Dwellings within the municipality and having done so desires to provide for a system of licensing to implement said policies and provisions;

**AND WHEREAS** pursuant to Section 151 of the *Municipal Act*, Council is exercising its authority to provide for a system of licenses with respect to Short Term Accommodation Dwelling businesses;

**NOW THEREFORE** the Council of The Corporation of the Town of Pelham enacts as follows:

### SECTION 1: DEFINITIONS AND INTERPRETATION

**"BUSINESS, Short Term Accommodation"** shall mean the business of making or attempting to earn revenue by engaging in or by advertising the availability of a Short Term Accommodation dwelling for 28 consecutive days or less for a fee charged or other good and valuable consideration

**"ANCILLARY"** means a use, building or structure that is located on the same lot that may or may not be detached from the main building and is essential to a principal or main use, building or structure therewith.

**"BED & BREAKFAST ESTABLISHMENT"** means a principal residence dwelling in which the owner and operator provides guest rooms for the temporary accommodation of 28 consecutive days or less to the traveling public 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.

**"BUILDING"** means, a structure occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems related thereto.

**"COUNCIL"** means the Municipal Council of the Corporation of the Town of Pelham.

**"TOWN"** means the Corporation of the Town of Pelham.

**"TOWN CLERK"** means the person or his/her designate as appointed by the Council of the Town.

**"DWELLING UNIT"** means one or more habitable rooms, occupied or capable of being occupied as a single housekeeping unit only, in which sleeping, sanitary conveniences, and kitchen facilities are provided, in which a heating system is provided, and which has a private entrance from outside the building or from a common hallway or stairway inside. For the purposes of this By-law, a dwelling unit does not include a tent, trailer, mobile home, or a room or suite of rooms in a boarding or rooming house, a hotel, motel, or motor home.

**"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.

**"FEE"** means as set out in the Town of Pelham Annual Rates and Fees Schedule, which is not prorated and non-refundable.



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**“GUEST ROOM”** means a room or suite of rooms used or maintained for the accommodation of individuals to whom hospitality is extended for compensation.

**"LICENSE"** means the certificate or other similar document issued pursuant to this by-law as proof of licensing under this by-law

**“LICENSED”** means to have in one's possession a valid and current license issued under this by-law and unlicensed has the contrary meaning;

**“LICENSEE”** means a person issued a license under this by-law to operate a Short Term Accommodation Dwelling.

**“LICENSE ISSUER”** means any person or persons provided the authority by the Town to issue a license under this by-law.

**“MUNICIPAL LAW ENFORCEMENT OFFICER”** means a municipal law enforcement officer of the Corporation of the Town of Pelham who is duly appointed by the Council of the Corporation for the purpose of enforcing the provisions of the Corporation's By-laws.

**"OWNER"** means any person(s) or corporation who is a registered owner, has a legal or equitable interest, has a legal right to obtain possession, and who has control or management of any property, land, building or structure. In the case of a Corporation, the Corporation's authorized signing officer is considered the Owner for the purposes of this By-law.

**"PARKING AREA"** means an area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and related ingress and egress lanes, but shall not include any part of a public street.

**"PROPERTY"** means any lot, block or other area in which land is held or into which it is subdivided, including the buildings and structures thereon.

**"RENTER"** means the person, who has obtained entitlement to exclusive use of the Short Term Accommodation dwelling rental from the Licensee,

**"RESPONSIBLE PERSON"** means the owner or an agent assigned by the owner or licensee of the Short Term Accommodation dwelling to ensure the Short Term Accommodation dwelling is operated in accordance with the provisions of this By-law, the license and applicable laws.

**“SECOND UNIT”** means a dwelling unit within a single-detached, semidetached, or townhouse dwelling; or within a detached structure accessory to a primary dwelling.

**“SHORT TERM ACCOMMODATION DWELLING (STA)”** means a dwelling or dwelling unit, that in whole or part, 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.

**“ZONING BY-LAW”** means the Town of Pelham's Comprehensive Zoning By-Law 1136 (1987), as amended from time to time and any successors thereto.

### SECTION 2: GENERAL PROVISIONS APPLICABLE TO ALL STAs

1. No person shall use or operate any Short Term Accommodation dwelling unless he or she holds a current license issued pursuant to this By-law.

## **APPENDIX D**

2. No person shall advertise a Short Term Accommodation without a license.

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3. Where a lot contains a second dwelling unit as defined by the Comprehensive Zoning By-law, the following shall apply:
  - a) A Principal Residence of the property owner shall be located on the same lot as the Short Term Accommodation dwelling; and,
  - b) A maximum of 3 Short Term Accommodation dwelling guest rooms are permitted on the same lot.
4. Short Term Accommodation dwellings shall comply with all applicable Municipal By-laws and provincial legislation.
5. The following shall be made available to guests:
  - a) a copy of the current license displayed interior to the Short Term Accommodation dwelling and available for inspection by Town staff;
  - b) a copy of the current Town Noise-Nuisance By-law 900-2002, as amended by By-law 2819-2011;
  - c) a copy of the current parking provisions for Short Term Accommodation dwellings as described in the Town's Zoning By-law; and,
  - d) a copy of the approved floor plans identifying the rooms and also showing exits and fire escape routes.
6. A Short Term Accommodation dwelling may display one sign in keeping with the Town Sign By-law.
7. The Licensee shall be responsible for maintaining the amenity and parking areas and ensuring that guests use only the areas designated within the approved license.
8. All Short Term Accommodation dwelling establishments must provide a class ABC fire extinguisher in any cooking area and a class BC or better on each floor of the establishment.
9. No licensee shall rent any guest room in a Short term Accommodation dwelling other than a guest room that was identified and approved as such on the floor plans submitted with the Application for the Short Term Accommodation License.
10. All Short Term Accommodation dwellings shall provide proof of insurance and carry a minimum of \$2 million dollars liability insurance.

### SECTION 3: SHORT-TERM ACCOMODATIONS - BED & BREAKFAST ESTABLISHMENTS

1. Where a Bed & Breakfast use is to be issued a license in accordance with this By-law, in addition to the General and Specific Provisions, the following provisions and considerations shall apply prior to issuing the license:
  - a) A Bed & Breakfast Establishment shall only be permitted in a principal residence of an owner and/or operator.
  - b) A Bed & Breakfast Establishment shall not be established or operated in an accessory building.

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- c) One parking space shall be provided per guest room in addition to the required spaces for the principal dwelling. Such parking spaces shall be on the same lot as the use and shall comply with the requirements outlined in the Zoning By-law.
- d) Bed & Breakfast Establishments shall be permitted only in zones where expressly provided for as a permitted use in the Zoning By-law and shall not be permitted as an accessory use.
- e) Bed & Breakfast Establishments shall conform to all regulations and requirements of the zone where permitted.
- f) A Bed & Breakfast Establishment shall not detract from the general character of the neighbourhood nor be a nuisance in terms of noise, traffic, parking and visual character.
- g) A Bed & Breakfast Establishment, while being operated as a Bed and Breakfast Establishment, must be occupied and operated by the principal resident while guests occupy or have the right to occupy guest rooms.
- h) No cooking or cooking appliances shall be permitted in licensed guest rooms.
- i) Each Bed and Breakfast Establishment licensed pursuant to the By-law must provide proof to the Town at least every four (4) years that it complies with the Fire Code and the Town's Property Standards By-law.

### SECTION 4: SHORT TERM ACCOMODATION RENTALS (STA) – SPECIFIC PROVISIONS

1. The following provisions apply to all Short Term Accommodation dwellings:
  - a) A Short Term Accommodation dwelling shall only be permitted in areas where it is permitted use as set out in the Town's Zoning By-law.
  - b) Permitted Renter Occupancy shall be the sum of all guest rooms in the Short Term Accommodation dwelling and shall not exceed two (2) persons per guest room for a maximum of eight (8) persons per Short Term Accommodation dwelling on any one property;
  - c) Occupancy of a Bed and Breakfast establishment is dictated by Section 3 of this By-law.
  - d) All Short Term Accommodation dwellings shall comply with the provisions of the Ontario Building Code;
  - e) A Licensee shall provide to the Town the name and contact information of the Owner or Owner's Agent (responsible person) who can be readily contacted within thirty (30) minutes and respond to an emergency or contravention of any Town By-law, including attendance

## APPENDIX D

on site of the Short Term Accommodation dwelling within sixty (60) minutes of being notified of the occurrence.

- f) The license does not permit a Short Term Accommodation dwelling to be used for the hosting of events such as weddings or receptions or any other similar group activity where in contravention of Comprehensive Zoning By-law, as amended.
- g) Each Short Term Accommodation dwelling shall provide proof that it complies with the Fire Code and the Town's Property Standards By-law every four (4) years for a Short Term Accommodation dwelling as a principal residence or two (2) years for Short Term Accommodation dwelling as a whole home.
- h) Applications for license and issued licenses, along with the legal description, civic address and associated owner, responsible person contact information will be posted on the Town's website.

### SECTION 5: LICENSE APPLICATION AND ISSUANCE

1. An Application for a license for a Short Term Accommodation dwelling shall be submitted to the Town and shall include a clear and legible floor plan and site drawing or sketch showing:
  - a) civic address and legal description of the property;
  - b) a photograph of the front of the building;
  - c) a floor plan with accurate dimensions showing an emergency evacuation plan inclusive of each bedroom, sleeping area, smoke alarm, extinguisher and existing egress door or window;
  - d) the location of the building on the property with setbacks indicated from all property lines;
  - e) the location and dimension of the parking area and the required parking spaces;
  - f) the location of the driveway access to the required parking spaces;
  - g) the location and dimensions of the outdoor amenity area(s); and,
  - h) fencing, landscaping or other buffering if required.
2. The Application shall identify:
  - a) the number of guest rooms
  - b) the maximum number of guests to be accommodated
  - c) the registered owner and contact information
  - d) the Owner and if applicable, Agent (alternative) person and related contact information
  - e) the license number of any previous Short Term Accommodation dwelling license
3. The Application information shall include proof satisfactory to the Town that:
  - a) a copy of general liability insurance in an amount of no less than \$2 million

## APPENDIX D

- b) the subject property is adequately insured against damage from fire and confirmation that no restrictions are in place on the Applicant's ability to use the property for short-term accommodations during the period of insurance coverage nor on the amount of times the property may be used for short-term accommodations during such period; and,
  - c) the Applicant's insurance is cancellable on no less than 30 days prior notice.
4. The Applicant shall pay the required licensing fee as per the Town's Fees and Charges By-law.
  5. The Applicant shall submit a copy of any advertisement of the Short Term Accommodation dwelling demonstrating its promotion to be in compliance with the provisions of this By-law.
  6. Upon receipt of a completed Application and the payment of the licensing fee, the license issuer shall, in the case of both new and renewal applications review the application and if in compliance with this By-law, will issue the license. The license issuer may request comments from other departments or agencies and attach conditions to the license.
  7. A license for a Short Term Accommodation dwelling may not be renewed or extended unless the Licensee has submitted a completed Application form and the applicable fee.
  8. An Short Term Accommodation license that has been issued pursuant to this By-law shall expire upon the earliest of the following events:
    - a) The date that is one year (1) after the date of the issuance of the license; or
    - b) Upon the sale or transfer of the Short Term Accommodation dwelling to a person other than a licensee;
    - c) A Short Term Accommodation license cannot be assigned or transferred from the Licensee to another party.
  9. Any person applying for a license is responsible to coordinate with the Town and to arrange for an inspection of the property if required as a condition to and prior to receiving a license to ensure compliance with the following:
    - a) The Provisions of this By-law;
    - b) The Ontario Fire Code;
    - c) The Ontario Building Code;
    - d) The Property Standards By-law; and
    - e) The Zoning By-law.
  10. The Licensee shall be responsible for informing the Town in writing of any changes to the approved information contained within the license application or any deviation to the approved plans within seven (7) days of such change or deviation. Nothing herein allows a Licensee to rent rooms other than those identified and approved on the floor plans submitted with the Application for a License unless the Town has approved same.
  11. Upon determination by the Town Clerk that information requirements and all regulatory and by-law requirements of the Town are met, a license shall be issued and remain valid for one (1) year, unless revoked.

## **APPENDIX D**

12. Licenses are not transferable and shall remain the property of the Town.

### **SECTION 6: LICENSE DENIAL, SUSPENSION OR REVOCATION**

1. The license issuer may refuse to issue or revoke a license if one or more of the following circumstances are met:
  - a) if the information submitted on the application is incomplete, incorrect, false or misleading; or
  - b) where all the required taxes, fees, administrative monetary penalties or municipal charges have not been paid; or
  - c) where a license has been previously revoked, suspended, made subject to special condition(s) or has presented a history of contravention with this or other Town by-laws.
  - d) Where the Applicant is in breach of any provisions of the By-law or the Short Term Accommodation dwelling does not comply with any provision of this By-law any breach of the provisions of any other Town By-law or regulations, or
  - e) refusal to comply with any notice of violation within 72 hours.
2. Notwithstanding the above, if satisfied that the continuation of the license poses an immediate danger to the health or safety of any person, the license issuer may, for the time and such conditions as are considered appropriate and without a hearing, suspend a license for not more than 14 days, and, prior to suspending the license, shall provide the licensee with the reasons for the suspension, either orally or in writing, with an opportunity to respond to them.
3. Where the Municipal By-law Enforcement Officer has issued 3 or more notices to comply with this by-law within a 6-month period, the license may be revoked.

### **SECTION 7: INSPECTION**

1. An officer may at any reasonable time inspect any premises or place where a license has been issued under this By-law to determine compliance to this By-law.
2. To obstruct or permit the obstruction of an inspection is deemed an offence.

### **SECTION 8: LICENSE FEES NON-REFUNDABLE AND PENALTIES**

1. The license application fee is non-refundable regardless of the ultimate disposition of the license application.

## APPENDIX D

### SECTION 9: ADMINISTRATION AND ENFORCEMENT

1. The Municipal By-law Enforcement Officer shall be responsible for the enforcement of this By-law.
2. Every person who contravenes any provision of this By-law is guilty of an offence and all contraventions of this By-law are designated as continuing offences pursuant to section 429 of the *Municipal Act*.
3. When in the opinion of the Municipal By-law Enforcement Officer, a violation of this By-law has occurred or exists, the Municipal By-law Enforcement Officer may issue a written compliance notice to the alleged violator. The notice shall specify those sections of the By-law which are in violation and shall state that the violator has seventy- two (72) hours from the delivery of the notice in which to correct the alleged violation, failing which the Town may correct the alleged violation at the expense of the Owner / licensee.
4. Service of any notice under this section shall be carried out by personal service or registered mail addressed to the Licensee at the address shown as the Licensee's address on the Application.
5. Every person who contravenes any of the provisions of this By-law, including those contained in any of the Schedules and every director of a corporation who concurs in such contravention by the corporation is guilty of an offence and may be subject to an Administrative Penalty or as an offence and conviction liable to a fine in keeping with the provisions of the *Provincial Offences Act*.
6. Pursuant to Section 447 of the Municipal Act, where an owner is convicted of knowingly carrying on or engaging in a Short Term Accommodation dwelling business in respect of any property or any part of any property without a license required by this By-law, or a person is convicted of any other contravention of this By-law and the court determines that the owner or occupant of the property or part of the property in respect of which the conviction was made knew or ought to have known of the conduct which formed the subject-matter of the conviction or of any pattern of similar conduct, the court may order that the property or part of the property be closed to any use for a period not exceeding two (2) years.

### SECTION 10: ADMINISTRATIVE PENALTY

1. A Municipal Law Enforcement Officer who finds that a responsible person has contravened any provision of this By-law may issue a notice addressed to that person advising that person that he or she has failed to comply with a provision to this by-law and that he or she is subject to paying an administrative penalty as a consequence of that non-compliance.
2. Any person who is issued a penalty notice pursuant to Section 11(1) above shall be liable to pay the Town the administrative penalty in the amount stipulated in the Town's Fees and Charges By-law as approved by Council.



## **APPENDIX D**

### **SECTION 11: APPEAL**

1. An applicant, whose application has been refused, or a Licensee, whose license has been revoked, and is not satisfied with the terms or conditions as to why this action was taken, may apply to appeal this decision with Town Council.
2. Every person who initiates an appeal of a decision shall submit a notice of appeal;
  - a) within 14 days of a refusal or revocation;
  - b) with the non-refundable required Appeal Fee as detailed in the Town's Fees and Charges by-law; and
  - c) by registered mail to the Town.

### **SECTION 12: APPEAL HEARING**

1. Council shall hear and render a decision on an appeal under Section 11 of this By-law in an expeditious manner.
2. In considering an appeal, Council has the same powers as the municipal official who may issue or revoke a license and may:
  - a) rescind the refusal or revocation action, or
  - b) confirm the refusal or revocation action, or
  - c) modify the action and create requirements of compliance.
3. The decision of Council on the appeal is final.

### **SECTION 13: CONFLICT AND SEVERABILITY**

1. If any portion of this By-law of the Town is found to be in conflict with any other provision of any zoning, building, fire, safety or other By-law of the Town or regulations, the provision which establishes the higher standard shall prevail.
2. If any provision or requirement of this By-law or the application thereof to any person shall to any extent be held to be invalid or unenforceable, Council intends the remainder of this By-law or the application of such provision or requirement to all persons other than those to whom it is held to be invalid or unenforceable to not be affected hereby and each provision and requirement of this By-law shall be separately valid and enforceable to the fullest extent permitted by by-law.

### **SECTION 14: EFFECTIVE DATE AND TRANSITION PROVISIONS**

1. This By-law shall come into full force and effect upon enactment of the By-law at which time all By-laws that are consistent with the provisions of this By-Law and the same are hereby repealed insofar as it is necessary to give effect to the provisions of this By-law.

## APPENDIX D

### 2. Zoning By-law Conformity:

- a) A property that is subject to a use that is not in conformity to the permitted uses of the Comprehensive Zoning By-law, as amended, shall not be issued a license.
- b) In the event that the Applicant for a Short Term Accommodation License pursuant to this By-law claims that the use as a Short Term Accommodation dwelling is a legal non-conforming use pursuant to Section 34(9) of the **Planning Act** or the property that is subject to the application was used as a Short Term Accommodation dwelling at the time the By-law was passed by Council, the Applicant shall provide evidence that is satisfactory to the License issuer together with a sworn Affidavit or Statutory Declaration which shall include but not be limited to the following information:
  - i. That the property was being used as a Short Term Accommodation dwelling on **October X, 2019**;
  - ii. The nature and extent of the Short Term Accommodation dwelling use on **October X, 2019** so as to determine if the use has changed or intensified since this date; and,
  - iii. That the property has not at any time since **October X, 2019** stopped being used as a Short Term Accommodation dwelling.

- 3. Short Term Accommodation dwellings legally existing on the date of passage of this by-law shall have a period ending **December 31, 2020** in which to obtain a license.

### SECTION 15: SHORT TITLE

- 1. This By-law shall be known as the “Short Term Accommodation (STA) Licensing By-law”.

Read a first, second and third time and finally passed and enacted this XXX day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Nancy Bozzato, Clerk

\_\_\_\_\_  
Marvin Junkin, Mayor

## APPENDIX D

1

### Schedule “A” – STA License Application Form

12

To town clerk

Cc Bcc

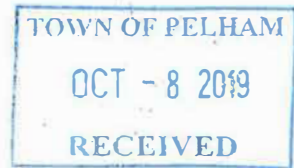
TOWN OF PELHAM

OCT - 7 2013

RECEIVED

Add a subject

I have read the short term accommodation policies and regulations published in last weeks newspaper and agree fully agree with what is proposed. With respect to bed and breakfasts principal residence and "residing on site" when accommodating guests might be something to consider . Please keep me informed so i could comment further if necessary in the future .jim marando ■ highland ave l0s 1e0 hand delivered



Oct 8, 2019  
Nancy Bozzato  
Town Clerk  
Town of Pelham

Dear Nancy,

Just informing you that I will be making a presentation on behalf of CPR  
(Concerned Pelham Residents) on Tuesday October 22, 2019.

Please let me know that you have received this letter, who will be in attendance that  
evening and how much time I have to speak.

I will leave a copy of my presentation with you that evening.

I also wish to be notified of all decisions regarding the Amendments.

My topic:

-no Bed and Breakfasts or any type of short term rentals in Residential areas and why  
they are detrimental to our existing Residential areas, based on the current  
Amendments to the Official Plan and Zoning By Laws set out by the Planning  
Department.

Sincerely yours,

Pat Koehler

Stonegate Place, Fonthill, ON, L0S1E3

**From:** [Holly Willford](#)  
**To:** [Holly Willford](#)  
**Subject:** Larry Sztogryn-Rebuttal  
**Date:** Friday, October 11, 2019 11:50:52 AM  
**Attachments:** [Sunset Dr. Fenwick -Short Term Rental.pdf](#)  
[Rebuttal to Allowing Short Term Rentals.pdf](#)

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**From:** >> [REDACTED]  
**Sent:** Thursday, October 10, 2019 9:33 PM  
**To:** Nancy Bozzato <[NBozzato@pelham.ca](mailto:NBozzato@pelham.ca)>  
**Subject:** Re: Larry Sztogryn-Rebuttal

Hello Nancy:

Please find enclosed 5 pages of my written rebuttal to the short term rentals proposed by-law amendments, 10 pictures and 2 pages of rental information sheets of the rental affecting my property.

I will speak at the meeting as well, requiring just a few seconds over 8 minutes.

Please contact me should you not get all of the material or if there are any concerns. Thank you sincerely.

Best Regards,                      Contents: 2 pages [REDACTED] Sunset  
Larry Sztogryn                      10 pictures  
Fenwick, On.                      5 pages Rebuttal  
[REDACTED]

# Rebuttal to: Official Plan & Zoning By-Law Amendment

## Re: Proposed Short Term Accommodation Policies and Regulations

By : Larry Sztogryn [REDACTED] Canboro Rd. Fenwick, On. L0S-1C0

Good evening Mr. Mayor, town councillors, town staff and the residents of Pelham. My name is Larry Sztogryn and I live in Fenwick.

I am present here at this meeting to rebut the following proposals contained in the Draft Official Plan Amendment we are discussing here tonight.

Firstly, I disagree with allowing “short term rental” uses in certain residential designations within the Town of Pelham. I disagree with this because most residential designations within the Town are zoned with the letter “R” followed by a numeral like 1 or 2 etc.

The “R-1” designates residential and includes the words-- “ONE SINGLE FAMILY DETACHED DWELLING ON ONE LOT AND USES, BUILDINGS AND STRUCTURES ACCESSORY THERETO”. Fenwick for example is zoned RV-1 meaning: “residential village1”.

The town’s definition of this zoning designation is a one family per household residential area. Residents can expect to experience the “enjoyment of property” and the right not to be deprived thereof except by due process of law”.

This is contained in the “Canadian Bill of Rights” which is still in effect even though the “Canadian Charter of Rights and Freedoms” does not contain anything clear about property rights for Canadians.

There should be NO short term rentals allowed in any “R-1”, “RV-1” or similarly single family residential zoned area as it leads to the town taking away our property rights and opening up a possible flood of rental units all over the town’s residential areas by residents eager to make money-- to the possible detriment of neighboring homes, families and property values.

Allowing “short term rentals” in exclusive residential zoned areas of the Town of Pelham could remove the ability for neighbors close to these rentals to enjoy their properties due to various factors that will NOT BE EFFECTIVELY CONTROLLED.

Residents in a residential area purchased or built their homes for just that use—residential. They did not purchase their property to include a proliferation of rental units, illegal rooming houses, commercialism, transient traders and visitors whom residents have no recourse to, should problems arise.

Furthermore, who here wants to live beside, or across from a residence with signage indicating it is an “Air B&B”, or likewise signage? Watch your property value drop and prospective residential purchasers run should you want to sell your property located close to such a “transient rental unit”.

As far as the town by-law goes requiring the rental residence to “be occupied as a principal residence by the owner/operator”, and adhere to other regulations--this is nonsense. How does the town propose to verify and or to police this?

The wording of this requirement is way too vague with absolutely no “teeth” to the requirement. There is absolutely nothing to prohibit an owner of a residence to live away from that residence for long extended time periods, or not to live in the residence at all for that matter, returning only briefly to “do the wash” or “clean the house”, then leave again. I believe just such a thing is happening on my street.

The by-law process and by-law administration in this town is “VASTLY FLAWED” and requires immediate re-vamping to actively and effectively apply the by-laws which this town has created. A Town can be sued for not enforcing its own bylaws. The City of Toronto was sued by a resident there for just that.

Reliance on a “complaint driven” by-law system is archaic, not viable, nor reliable, especially if you have a neighbor who has something against you and uses the town of Pelham bylaws to torment you.

I can attest to this personally when I was vigorously pursued by the previous Mayor of this town and a certain past councillor when I had broken no laws or by-



laws yet-- MY complaints about alleged illegal rooming houses in the immediate area of my home, both verbal and written I submitted, were ignored for years and to this date in fact. I am holding several pages of these unanswered written complaints here right now in my hand and yet these clear bylaw infractions which affect my property value have been left to operate.

As I stated, the bylaw process in this Town needs to change. Serious infractions within the Town presently exist with some of them costing the Town serious amounts of tax money. Money, that this Town, DESPERATELY NEEDS. It is unfair for residents to subsidize these operations, illegal where that are located, paying no taxes—and not being tended to by the by-law department of this town.

Who is to say that the by-law department will do any better concerning short term rentals”?

My personal experience with a rental unit directly across the street from me located at [REDACTED] Sunset Drive at the corner of [REDACTED] and [REDACTED]—has not been good.

The owner of this rental residence DOES NOT OCCUPY THIS DWELLING ON A REGULAR BASIS---AND DOES NOT POLICE HOW IT IS USED BY HIS CLIENTS!

Rather, the owner is there occasionally, and comes and goes actually living away from his home on Sunset Dr. in Fenwick for-- MOST OF THE TIME. Because his home is directly across from mine, I know when he is home or not—and he is away for extended periods.

His rental rules state a maximum of 4 adults to occupy this premise yet many more in excess of that actually do occupy it-regularly-and possibly even without his knowledge. I have observed 6 adults and 5 children staying in this place which is a very small home that was originally built many years ago for 2 people.

My security cameras have captured persons coming from that residence, picking pears from my small 9 tree orchard located on MY property just off Sunset Drive and across from the “rental”. No pears for us to can this year.

Also, my cameras along with myself have observed the 1 AM late arrivals of guests who chose to wander over to beside my rear detached garage laneway and urinate on my grass. I spared bringing you the photos of the 3 men who did that.

There have been instances where I put out no garbage yet I have returned unexpectedly back home to find bags beside my laneway. I have observed hypodermic needles and foreign drug looking garbage spilling out onto the ground from these bags. I certainly do not want MY residence to be associated with this type of questionable material.

A quick check of my security system shows the exact date, time and who deposited that garbage beside my laneway—after I had left for the day. The culprit came from the “rental unit”.

It appears that the “rental” had excess garbage bags that possibly the owner did not want to pay “garbage bag tags” for.

Visitors to the rental clients as well as the clients themselves of the “rental unit” have used my personal laneways to park in without my permission and have blocked up the side of Sunset Dr. thereby making it difficult for traffic to navigate the road which is already abnormally narrow.

The “rental” has been rented to “transient traders” who were using the garage to conduct business, assemble products and work from--for weeks--clearly against the town home occupations by-laws which prohibit a home based business from using the garage portion of the home. Some of these transients appeared to be independent contractors working for “BELL” as observed by the decals affixed to their vehicles.

In checking my security cameras I have observed persons from the “rental” trespassing upon my property other than when pilfering my pear orchard. This has necessitated me having to install more security equipment and lighting.

I do not know who these “rental clients” are nor where they come from other than what is on their licence plates, which I have taken to photographing for my own security.

I have not had any personal problems or words with any clients who rented this home, however the other problems and observations I have had has caused a DEFINITE and MAJOR IMPACT—in the once enjoyable home and property I have had for over 30 years.

It has caused a certain uneasiness in me when I am away from my home.

I have no objection to these “rentals” being allowed in the other areas indicated in the proposed amendment as there is less possibility of impacting neighboring properties in the agricultural areas and commercial areas of town—as that is where these “rentals” should be located—

“JUST NOT IN THE SINGLE FAMILY RESIDENTIAL ZONES AND NEIGHBORHOODS OF THIS TOWN.”

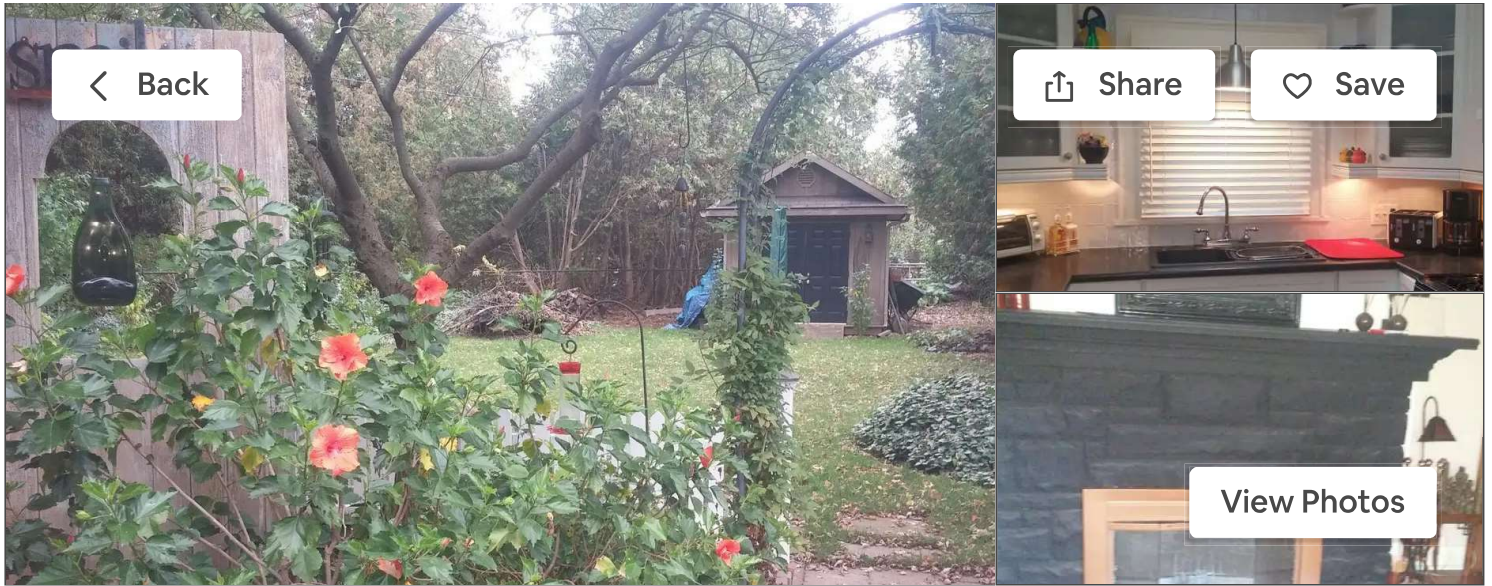
This concludes my presentation tonight.

Thank You very much, Mr. Mayor, Councillors, town staff and residents of Pelham.

Sincerely,

Larry Sztogryn

Fenwick.



# Charming cozy bungalow in Niagara region

Pelham



Brian

## 🏠 Entire bungalow

4 guests   2 bedrooms   2 beds   1.5 baths

## 🧼 Sparkling clean

5 recent guests said this place was sparkling clean.

## 🔑 Self check-in

Check yourself in with the lockbox.

## 👤 Brian is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Country home setting in the hamlet of Fenwick. 20minutes from Niagara Falls 40minutes from Niagara on the Lake. In the heart of wine country.....46 wineries within 30 minutes drive....


[Contact host](#)

Amenities

-  Air conditioning
-  Indoor fireplace
-  Essentials
-  Heating


Show all 39 amenities

Entire place




You'll have the space to yourself and will only share it with those you're travelling with.

Sleeping arrangements



Bedroom 1  
1 queen bed



Bedroom 2  
1 double bed

Availability

This host offers 20% off if you stay a week and a 25% monthly discount.

←

October 2019

November 2019

→

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30





























