

THE CORPORATION OF THE MUNICIPALITY OF NORTHERN BRUCE PENINSULA

BY-LAW NO. 2021-<<>> **(WITH CLASSIFICATIONS)**

A By-Law to Establish a By-law to Manage Short Term Accommodations
for the Municipality of Northern Bruce Peninsula

WHEREAS Section 9 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that Section 8 and Section 11 shall be interpreted broadly so as to confer broad authority on municipalities to:

- a) enable municipalities to govern their affairs as they consider appropriate; and
- b) enhance their ability to respond to municipal issues;

AND WHEREAS Section 8 (3) of the Municipal Act, authorizes a municipality to provide for a system of Licenses;

AND WHEREAS Section 11 (2), paragraph 6 of the Municipal Act, authorizes a municipality to pass a By-law respecting the health, safety and well-being of Persons;

AND WHEREAS And Whereas Section 151 of the Municipal Act, provides that a municipality may provide for a system of Licenses with respect to a business and may:

- a) prohibit the carrying on or engaging in the business without a License;
- b) refuse to grant a License or to revoke or suspend a License;
- c) impose conditions as a requirement of obtaining, continuing to hold or renewing a License;
- d) impose special conditions on a business in a class that have not been imposed on all the businesses in that class in order to obtain, continue to hold or renew a License;
- e) impose conditions, including special conditions, as a requirement of continuing to hold a License at any time during the term of the License; and
- f) License, regulate or govern real and Personal Property used for the business and the Persons carrying it on or engaged in it.

AND WHEREAS Section 434.1 of the Municipal Act, provides that a municipality may require a Person to pay an Administrative Monetary Penalty if the municipality is satisfied that the Person has failed to comply with a By-law of the municipality passed under the Municipal Act;

AND WHEREAS Section 23.1 of the Municipal Act, authorizes a municipality to delegate its powers and duties;

AND WHEREAS the Council of the Corporation of the Municipality of Northern Bruce Peninsula has deemed it necessary and expedient to regulate and License the Short-Term Rental of Property in the Municipality of Northern Bruce Peninsula;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF NORTHERN BRUCE PENINSULA ENACTS AS FOLLOWS:

SECTION 1 - APPLICATION

1. The provisions of this By-law shall apply to all properties in the Municipality of Northern Bruce Peninsula

SECTION 2 – DEFINITIONS

1. For the purpose of this By-law, the following definitions shall apply:

“Agent” means a Person authorized in writing by an Owner to act on the Owner’s or group of Owner’s behalf;

“Applicant” means a Person who files an application for a License;

“Building” means a structure occupying an area greater than 10 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 services system appurtenant thereto;

“Clerk” means the Clerk for the Municipality or any Person designated by the Clerk;

“Council” means Council for the Municipality;

"Dwelling" means a building occupied or capable of being occupied exclusively as a home, residence or sleeping place by one or more persons, and one or more families, but shall not include any mobile home, construction trailer, travel trailer, hotels, motels, a home for the aged, nursing home, hospital, or living quarters for a caretaker, watchman or other person or persons using living quarters which are accessory to a Non-Residential building.

- i) "Accessory Detached Dwelling" means a detached dwelling subordinate and incidental to the principal use, building or structure located on the same lot therewith.
- ii) "Apartment Dwelling" means a building consisting of three (3) or more dwelling units, which units have a common entrance from road level and the occupants of which obtain access to their dwelling units through common halls.
- iii) "Converted Dwelling" means a building on a lot originally designed, intended and used as a one-family dwelling which has been lawfully altered or converted so as to provide two (2) or more dwelling units, none of which is located in the cellar.
- iv) "Cottage Dwelling" means a detached building, which may be occupied on a seasonal basis, used for and containing only one dwelling unit, which is designed and/or constructed for year-round human habitation.
- v) "Detached Dwelling" means a separate building designed for and containing only one dwelling unit and constructed for year-round human habitation.
- vi) "Duplex Dwelling" means a building that is divided horizontally into two separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.
- vii) "Fourplex Dwelling" means a building which consists of two (2) attached duplex dwellings, or a building containing only two storeys exclusive of basement, divided vertically into four (4) dwelling units with either one or two complete walls in common

with adjoining units and an independent entrance, either directly or through a common vestibule.

viii) "Semi-Detached Dwelling" means one of a pair of attached single dwelling units constructed for permanent use with a common party wall dividing the pair of dwelling units vertically for the full height of the building, each of which has an independent entrance.

ix) "Townhouse Dwelling" means a building that is divided vertically into three or more dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit, or a front and side yard in the case of a dwelling unit located at the end of the townhouse building.

x) "TRIPLEX DWELLING" means a building that is divided horizontally or vertically into three (3) separate dwelling units each of which has an independent entrance, either directly or through a common vestibule.

"Dwelling Unit" means a suite of two (2) or more habitable rooms, occupied by one or more persons, in which sanitary conveniences are provided and in which facilities are provided for cooking or for the installation of cooking equipment, and with an independent entrance, either directly from outside the building or from a common corridor inside the building.

a) "Accessory Dwelling Unit" means a dwelling unit that is part of a permitted Non-Residential Use.

b) "Bachelor Dwelling Unit" means a dwelling unit consisting of one bathroom and not more than two (2) habitable rooms designed to provide living, dining and kitchen accommodation in appropriate individual rooms or combination of rooms.

"License" means a License issued by the Municipality pursuant to this By-law;

"License Issuer" means a Municipality employee delegated authority by Council as the Person responsible for issuing a License;

"License Number" means a number assigned to a License by the Municipality; "Licensee" means a Person issued a current valid License pursuant to this By-law;

"Municipality" means the Corporation of the Municipality of Northern Bruce Peninsula or the land within the geographic limits of the Corporation of the Municipality of Northern Bruce Peninsula as the context requires;

"Nuisance" means an activity or behavior that when repetitive as determined by the discretion of the Director of Legal Services causes an inconvenience or damage to others, either to individuals and/or to the general public;

"Officer" means a police officer, Municipal Law Enforcement Officer, the Fire Chief, Chief Building Official or other Person appointed by By-law to enforce the provisions of this By-law;

"Owner" means the registered owner of the lands or Premise or his or her authorized agent that is in lawful control of the lands or Premise residing in or business located within the municipality;

“Permitted Area” means a specific area of the Municipality as described in “Schedule A” of this Bylaw, and as designated in Municipality’s Zoning By-law where Short Term Rental Units are considered a permitted use;

“Person” includes an individual, sole proprietorship, partnership, limited partnership, trust, corporation, and an individual in his or her capacity as a trustee, executor, administrator, or other legal representative;

“Premises” means land, Property or any part thereof including any and all Buildings or other structures thereon;

“Registered Complaint” means a complaint regarding the operation of a short-term accommodation determined to be valid by an Officer.

“Renter” means the Person responsible for the rental of the Premise by way of concession, permit, License, rental agreement or similar commercial arrangement;

“Short Term Accommodation” means private residential dwelling (or part of dwelling) that are rented to provide accommodations to a person or persons on a temporary basis for a period of less than 30 days and to which the Residential Tenancies Act, 2006, S.O. 2006, c. 17, as may be amended from time to time, does not apply. Short-Term Accommodations do not include bed and breakfast establishments, hotels, motels, lodges or other commercially zoned accommodation uses for the travelling public.

“Zoning By-law” means any By-law administered by the Municipality passed pursuant to Section 34 of the Planning Act or a successor thereof, as may be amended from time to time.

SECTION 3 - APPLICATION AND GENERAL

- 3.1 This By-law shall apply throughout the Permitted Area in the Municipality of Northern Bruce Peninsula as described in Schedule “A” to this By-law.
- 3.2 This By-law may be referred to as the “Short Term Accommodation By-law”.
- 3.3 No Person shall own, operate or carry on a business or activity as a Short-Term Accommodation other than in accordance with the terms and conditions of a License under the terms and conditions of this By-law.
- 3.4 No Person shall own, operate or carry on a business or activity as a Short-Term Accommodation outside the Permitted Area.
- 3.5 No Person shall advertise, promote, broker, or offer for rent or lease any Short-Term Accommodation without a current valid License and no Owner shall permit any of the foregoing without a current valid License.
- 3.6 No Person shall alter or modify or permit the alteration or modification of a License.
- 3.7 No Person shall use, or attempt to use, a License issued to another Person or Property.
- 3.8 No Person shall own, operate or carry on any business or activity in any other name other than in the name that appears on the License.

- 3.9 Every Person who knowingly makes a false statement in an application, declaration, affidavit or paper writing required by this By-law or the Municipality of Northern Bruce Peninsula is guilty of an offence.
- 3.10 No Person who is issued a License pursuant to this By-law shall contravene any provision set out in this By-law, any other municipal By-law, federal or provincial Act, Statute, or any other legislation applicable to a licensed Premise or Activity.
- 3.11 No Person shall remove an order or placard posted on a Premise under this By-law, except an Officer.
- 3.12 No Person shall own, operate or carry on a business or activity while a License is under an administrative suspension.

SECTION 4 - APPLICATION FOR A LICENSE

- 4.1 A Person making an application for a License or for a renewal of a License shall submit:
- a) a complete application in the form provided by the Municipality;
 - b) when applicable, the Business Name Registration and/or Articles of Incorporation obtained from the applicable provincial or federal Ministry;
 - c) all required documents, and obtain all required approvals and inspections as outlined in Schedule "B" to this By-law have been obtained from the appropriate authority having jurisdiction to the satisfaction of the Municipality;
 - d) any other documents as may be required to the satisfaction of the Municipality;
 - e) the required License application fee, approval and inspection fees.
- 4.2 Acceptance of a License application does not constitute approval of the application or oblige the Municipality to issue a License.
- 4.3 A License fee shall be paid by the Applicant at the time the License is applied for.

SECTION 5 - LICENSES

- 5.1 The License Issuer is hereby delegated authority to issue a License in accordance with the provisions of this By-law and the Schedules to this By-law.
- 5.2 The License Issuer is hereby delegated authority to impose additional terms and conditions on a License that in the opinion of the License Issuer are reasonable and taking into consideration:
- a) the health, safety and well-being of Persons;
 - b) the impact on a neighbouring Property or neighbouring Property owner;
 - c) the past conduct of an applicant or Licensee;
 - d) the impact to the Municipality;
 - e) the need within the Municipality;
 - f) supported by Policy and or By-law, and Council.
- 5.3 A License issued by the Municipality is not transferable.

- 5.4 A License issued pursuant to this By-law is valid for a year (365 days), at which point the License can apply for a renewal.
- 5.5 A licence subject to renewal will maintain the same License number and be subject to the same requirements as the original issued License other than fees and administration costs regarding renewals in Section 12.0 of this By-law.
- 5.6 Every License shall remain at all times the Property of the Municipality;
- 5.7 No Person shall enjoy a vested right in any License or the continuance of any License.
- 5.8 A License shall be issued by the License Issuer:
- a) upon the requirements of this By-law being met;
 - b) upon submission of the documents to the Municipality's satisfaction as required by this By-law and as outlined on the applicable Schedule(s) to this By-law;
 - c) upon obtaining the required approvals and inspections to the Municipality's satisfaction as required by this By-law including the Schedules to this By-law;
 - d) upon payment of fees and administration costs relating to Section 12.0 of this By-law.
- 5.9 The License Issuer shall not issue a License if the owner(s) or applicant(s) have any outstanding complaints, fines, penalties, legal costs, disbursements, Property taxes and late payment charges owing to the Municipality for the Property subject to the License application.
- 5.10 A License shall only be issued by the License Issuer to the registered owner of the Property.
- 5.12 A License should only be issued to a Short-Term Accommodation located in the permitted zones which are set out in Schedule "A" of this By-law.
- 5.13 A License issued shall include the following information:
- a) the municipal address;
 - b) license number;
 - c) effective date and expiry date of the License;
 - d) licensee name and contact information;
 - e) owner name and contact information;
 - f) an Operation Manual which outlines the conditions of Short-Term Accommodation including expectations for Owner and Renters prepared and maintained in accordance with guidelines issued by the municipality.

SECTION 6 - LICENSE TERMS AND CONDITIONS

- 6.1 A License is subject to the terms and conditions of this By-law including all requirements set out in Schedule "C", "D" and "E" to this By-law. These requirements must be met by the owner, operator, manager and occupants as applicable.
- 6.2 A licensee shall notify the Municipality within fifteen (15) days of any changes to the:
- a) business name;
 - b) location of the business Premise;

- c) ownership of the business;
- d) a change in the Licensee's policy of liability insurance;

and such changes shall be subject to submission of the necessary documentation to the Municipality.

- 6.3 A Licensee shall be responsible for the act(s) and omission(s) of its employees, representatives and agents in the carrying on of the business in the same manner and to the same extent as though the Licensee did the act(s) or omission(s).
- 6.4 Any record required by this By-law shall be produced by the Licensee upon request of an Officer.

SECTION 7 - LICENSES ADMINISTRATIVE SUSPENSIONS

- 7.1 Where the Licensee's policy of liability insurance expires, is cancelled, or is otherwise terminated, then the applicable License shall be automatically suspended effective on the date of such expiration, cancellation, or termination and shall remain so until such insurance has been reinstated.
- 7.2 An administrative suspension of a License without a hearing shall be imposed for:
 - a) fourteen (14) days if the License Issuer is satisfied that the continuation of the business poses an immediate danger to health and safety of any Person or to any Premises or in accordance with Section 7.

Before any suspension is imposed, the Municipality shall provide the Licensee with the reasons for the suspension, in writing, and an opportunity to respond to them.

Notwithstanding the above the License Issuer may issue an immediate suspension of a License for a term determined by the License Issuer and without notice when a municipal or provincial emergency is declared or where the License Issuer determines that there is an immediate risk to the public. The License Issuer may then subsequently provide a general or specific notice as the License Issuer may determine of the reason for suspension.

- 7.3 An administrative or immediate suspension imposed under Section 6.2 may be imposed on such conditions as the License Issuer considers appropriate.

SECTION 8 - LICENSES GROUNDS FOR REFUSAL, REVOCATION OR SUSPENSION

- 8.1 An applicant or Licensee may be granted a License upon meeting the requirements of this By-law except where:
 - a) the past or present conduct of any Person, including the officers, directors, employees or agents of a corporation affords reasonable cause to believe that the Person will not carry on or engage in the business in respect of which the application is made in accordance with the law or with honesty or integrity; or
 - b) the Applicant or Licensee has past breaches or contraventions of any law or any provision of this By-law or any other municipal By-law or Provincial or Federal Statute associated with the carrying on of such business; or

- c) the Applicant or Licensee has failed to pay an Administrative Monetary Penalty imposed by the Municipality or a fine or fines imposed by a Court for convictions for breach of this or any other Municipality By-law or provincial offence related to the licensed Premise; or
- d) the Applicant or Licensee has failed to comply with any term, condition or direction of the License Issuer or Officer or has failed to permit any investigation by the License Issuer or Officer; or
- e) the applicant or Licensee has failed to comply with the requirements set out in this By-law or any of the applicable Schedules to this By-law; or
- f) the issuing of a License would be contrary to the public interest with respect to health and safety, consumer protection, or nuisance control; or
- g) the Applicant or Licensee has submitted an application or other documents to the Municipality containing false statements, incorrect, incomplete, or misleading information; or
- h) the Applicant or Licensee is carrying on or engaging in activities that are, or will be, if the Applicant of Licensee is licensed, in contravention of this By-law, or any other applicable law; or
- i) the Applicant or Licensee has not paid the required License fees; or
- j) the Applicant or Licensee has accumulated three (3) registered complaints within a year period;
- k) the Applicant or Licensee or Owner has outstanding fines, penalties, legal costs, disbursements, Property taxes and late payment charges owing to the Municipality for the subject Property.

8.2 The License Issuer may revoke, suspend or refuse to issue a License, where the Applicant or Licensee would not be entitled to a License on any grounds set out in this By-law.

8.3 Where the application for a License has been revoked, suspended, or cancelled, the fees paid by the Applicant or Licensee, in the respect of the License, shall not be refunded.

8.4 Where a License has been revoked, suspended or cancelled, the Licensee shall return the License to the License Issuer within two (2) days of service of the notice of the decision unless otherwise directed by the License Issuer in the instance of immediate suspensions.

8.5 When a revoked, suspended or cancelled License has not been returned, an Officer may enter upon the Premise excluding entry into a Dwelling Unit for the purpose of receiving, taking or removing the said License.

SECTION 9 - COMPLAINT PROCESS

9.1 All Licenses issued by the License Issuer must be posted in a Public Registry which shall be maintained on-line by the Municipality.

9.2 All Licenses posted in the Public Registry shall include the following information;

- a) maximum occupancy of the unit;
- b) name and contact information of the Owner and;

- c) Officer contact information for the purposes of reporting any complaints.
- 9.3 Owner shall display the Operation Manual inside the Dwelling or Dwelling Unit which should be used as a reference guide for Renters.
- 9.4 Owner shall be available via phone and for on-site assistance at all times during the rental period in the case of a reported complaint.
- 9.5 The Owners updated contact information must be clearly posted in and outside the Licenced unit at all times.
- 9.6 Once the complaint is made to the Municipality, it will be investigated by an Officer for a determination of the validity of the complaint.
- 9.7 The Officer will be responsible to collect information regarding the nature of the issue from the complainant.
- 9.8 If required the Officer will inspect the property and rental unit to investigate the complaint and/or direct resolution of the issue.
- 9.9 No Person shall hinder or obstruct, or attempt to hinder or obstruct, any Officer exercising a power or performing a duty under this By-law.
- 9.10 For the purposes of an inspection under this By-law, an Officer may:
- a) require the production for inspection of documents or things relevant to the inspection;
 - b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
 - c) require information from any Person concerning a matter related to the inspection; and
 - d) alone or in conjunction with a Person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.
- 9.11 All documents and records shall be kept in a good and business-like manner for review by the Officer at their request.
- 9.12 A receipt shall be provided for any document or thing removed under this By-law and the document or thing shall be promptly returned after the copies or extracts are made.
- 9.13 Every Person who is alleged to have contravened any of the provisions of this By-law, shall identify themselves to an Officer upon request, failure to do so shall be deemed to have hindered or obstructed an Officer in the execution of his or her duties.

- 9.14 Upon conviction any penalty imposed under this By-law may be collected under the authority of the Provincial Offences Act, R.S.O. 1990, c. P. 33, as amended.
- 9.15 The Municipal Officer will follow up with the complainant within 24 hours to determine that the complaint has been addressed.
- 9.16 Each complaint shall be documented individually and such documentation shall contain all particulars of the complaint as well as any actions taken by the Owner to resolve the complaint.
- 9.17 The identity of the complainant shall be considered to be confidential information.
- 9.18 Once a complaint is deemed valid it will be considered to be a registered complaint.
- 9.19 Once a property receives three (3) registered complaints within a single year, or where a registered complaint is not resolved in a manner satisfactory to the Municipality, the Licence shall be immediately revoked.
- 9.20 A revoked License shall not be renewed. A new licence shall not be granted to the same location for a period of 365 days following the revocation of a license.

SECTION 10 - ENFORCEMENT

- 10.1 Before a License is revoked, suspended or cancelled written notice shall be given to the Licensee.
- 10.2 Notice shall be served to the Licensee's last known address or email address filed with the Municipality and shall:
- a) contain sufficient information to specify the nature of, or reason for revocation;
 - b) inform the Licensee of entitlement to a hearing before the Licensing Appeal Committee, if a request in writing for a hearing is returned to the Clerk within fifteen (15) days after the date of service of the notice.
- 10.3 On receipt of a written request for a hearing from an Applicant or Licensee, the Clerk shall:
- a) schedule a hearing; and
 - b) give the Licensee notice of the hearing at least twenty (20) days prior to the hearing date; and
 - c) post notice of the hearing on the Municipality's website at least twenty (20) days prior to the hearing date.
- 10.4 Service of any notice on the Licensee under this By-law shall be made by Personal delivery, ordinary mail or email transmission. The notice shall be deemed to have been

served on the seventh (7th) day after the day of mailing or on the date of Personal service or on the date the email is sent.

SECTION 11 - ESTABLISHMENT OF LICENSING APPEAL COMMITTEE

- 11.1 Council is hereby established as the Licensing Appeal Committee and shall hear and render decisions regarding the refusal, revocation or suspension of a License, and the imposing of terms and conditions on a License.
- 11.2 The decision of the Licensing Appeal Committee shall be final and binding.

SECTION 12 - HEARING PROCESS

- 12.1 The provisions of the Statutory Powers and Procedures Act, R.S.O. 1990, c. S. 22, as amended, shall apply to all hearings conducted under this By-law.
- 12.2 A hearing shall be held in public, unless determined otherwise in accordance with the Statutory Powers and Procedures Act, R.S.O. 1990, c. S. 22, as amended, and the Licensing Appeal Committee shall hear the Applicant or Licensee and every other Person who desires to be heard, and the Licensing Appeal Committee may adjourn the hearing or reserve its decision.
- 12.3 No decision of the Licensing Appeal Committee is valid unless it is concurred in by the majority of the members of the Licensing Appeal Committee that heard the matter, and the decision of the Licensing Appeal Committee, shall be in writing and shall set out the reasons for the decision, and shall be signed by the members who concur in the decision.
- 12.4 Any authority or permission granted by the Licensing Appeal Committee in accordance with the powers and requirements of this By-law, may be for such time and subject to such terms and conditions as the Licensing Appeal Committee considers advisable and as are set out in the decision.
- 12.5 When a Person who has been given written notice of a hearing does not attend at the appointed time and place, the Licensing Appeal Committee may proceed with the hearing in his absence, and the Person shall not be entitled to any further notice of the proceedings.
- 12.6 The Clerk shall no later than ten (10) days from the making of the decision send one (1) copy of the decision to:
 - a) the Applicant or Licensee;
 - b) each person who appeared in person or by Council or by Agent at the hearing and who filed with the Clerk a written request for notice of the decision.

SECTION 13 - FEES AND ADMINISTRATIVE COSTS

- 13.1 Initial registration fee of as set out in Schedule "C" for all Short-Term Accommodation Dwelling Units or Unit shall be paid by the Applicant at the time of purchasing a License.

- 13.2 An annual renewal fee as set out in Schedule “C” for all Short-Term Accommodation Dwelling Units or Unit is required every year following where the STA maintains a licence in good standing.
- 13.3 Where a complaint has been determined to be valid the Licensee shall pay to the Municipality a complaint investigation fee of \$300.00. Failure to pay the fee shall be a contravention of the terms of the License and shall result in a revocation of the License.
- 13.4 Each Licenced property is subject to a 4% Municipal Accommodation Tax (MAT) which will automatically be applied to yearly residential tax report.
- 13.5 Fees are distinct from penalties and fines which may be incurred where enforcement is required.

SECTION 14 - MUNICIPAL AND PRIVATE SERVICES

- 14.1 Garbage must be stored in an enclosed area at all times other than during garbage collection at which time garbage must be contained in appropriate containers for collection. Must adhere to applicable municipal waste management By-laws, which can be amended.
- 14.2 All water systems within the Dwelling or Dwelling Unit should comply with public water requirements as set out in provincial regulations.
- 14.3 Owners must maintain a record of system pump-outs and maintenance and make that record(s) available for inspection by an Officer.
- 14.4. Owners must, at time of application for a renewal of a License demonstrate that that septic tank has been pumped out and inspected in the last three years.
- 14.6 Owners must provide information related to occupancy and potential sewage load and details of their sewage system to confirm capacity at time of application for a License.

SECTION 15 - SEVERABILITY

- 14.1 If any section, clause or provision of this By-law, including anything contained in the Schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part, thereof, other than the section, clause or provision so declared to be invalid, and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

SECTION 16 - SINGULAR, PLURAL and GENDER USE

In this By-law, unless the context otherwise requires words importing the singular shall include the plural and use of the masculine shall include the feminine, where applicable.

SECTION 17 - SCHEDULES

Schedule's "A" "Permitted Area", "B" "License Application Requirements", "C" "Terms and Requirements of License", Schedule "D" "Roles and Responsibilities", and Schedule "E" "Renter Code of Conduct" attached to this By-law form part of this By-law.

This By-law shall come into full force and effect upon third and final reading thereof.

READ A FIRST AND SECOND TIME THIS <<>> DAY OF <<>> 2021.

READ A THIRD TIME, FINALLY PASSED, SIGNED AND SEALED THIS <<>> DAY OF <<>> 2021.

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SCHEDULE "A" "PERMITTED AREA"

Map to be inserted.

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SCHEDULE "B" "LICENCE APPLICATION REQUIREMENTS"

PROPERTY INFORMATION (PROPERTY TO BE LICENSED)

Address:

OWNER (IF DIFFERENT FROM APPLICANT)

Owner's Name:

Corporation or Partnership (if applicable):

Applicant's Address:

Telephone Number:

Mobile Number:

Email Address:

RENTAL AGENT/AGENCY

Agent/Agency's Name:

Corporation or Partnership (if applicable):

LOCAL MANAGER (IF DIFFERENT THAN OWNER)

Responsible Person's Name:

Corporation or Partnership (if applicable):

Applicant's Address:

Telephone Number:

Mobile Number:

Email Address:

PURPOSE OF APPLICATION

New STA Licence

Licence Renewal

PREMISES DETAILS

Current Use of Premises:

Proposed Number of Bedrooms:

Total STA Premises Occupant Load:

ATTACHMENTS (THE FOLLOWING MUST ACCOMPANY THE APPLICATION)

- i. Copy of the Transfer/Deed proving evidence of ownership
- ii. Copy of the Liability Insurance of not less than \$2 million per occurrence for property damage and bodily injury
- iii. Site Plan of the premises (including parking and garbage disposal area)
- iv. Floor Plans (see guide for requirements)
- v. Local Manager Consent (if applicable)
- vi. Copy of Complete STA Inspection
- vii. Renter Code of Conduct if different than Schedule "E"
- viii. Evidence of septic pumped out and inspected in the last three years

DECLARATION OF APPLICANT

I _____ certify that:

The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

Date

Signature of Applicant

PAYMENT

<TBD>

Personal information contained in this form and schedules is collected under the authority of the Municipal Freedom of Information and Privacy Act and will be used in the administration and enforcement of the Short-Term Accommodation Licensing By-law.

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SCHEDULE "C" "TERMS AND REQUIREMENTS OF LICENSE"

SHORT TERM ACCOMMODATION OBJECTIVES:

The STA Licensing by-law objectives include, but are not limited to:

- ensuring occupants are provided with safe accommodations in terms of fire and building safety;
- ensuring STA premises are operated and maintained in sanitary and acceptable levels of interior conditions;
- ensuring STA Operators are made aware of their responsibilities to comply with Municipality by-laws and other regulations; and,
- protecting the character, amenities and quality of existing neighbourhoods in which the STA is located.

WHO CAN REGISTER:

To apply for and operate a short-term rental license, the licensee must:

- 18 years or older; and,
- be the Owner of the dwelling in which the licensed STA is to be operated.

Note: Once the owner of the building receives the license, the STA can be managed by a Local Manager.

REQUIRED TO REGISTER

When registering, licensee needs to provide the Municipality with information, including;

- government-issued identification (ID) which includes photo and address
- contact information and address
- details of short-term rental, including description of the type of building your rental is located in and which parts of the home will be short-term rented
- All classes must provide information related to occupancy and potential sewage load and details of their sewage system to confirm capacity.
- a record of systems pump-outs and maintenance and demonstrate that that septic tank has been pumped out and inspected in the last three years of when application is made for a licence
- The number of occupants refers to the number of adult occupants of the rental unit.
- name and telephone number of a Local Manager who will be available 24 hours a day during rental periods.

Note: Before submitting information to the Municipality, applicant must obtain consent from the Local Manager. Applicant must keep a record of this consent.

DETERMINING CLASS

	Maximum Number of Adult (+18) Occupants per unit	Maximum STA Units Per Property	Maximum Number of Days Rented Per Year	Minimum Number of Nights of Stay

CLASS A	6	1	28	6
CLASS B	8	2	180	n/a
CLASS C	12	3	n/a	n/a

Note: All conditions must be met in order to meet the classification. Where a condition is not met the next higher classification would be utilized (for example, where an operator meets all conditions for a Class A category except the wish to exceed the maximum of 28 days rental in any one year, they must apply for a Class B category). Where a classification category cannot be met, the STA would not be permitted without approval of a site-specific zoning by-law amendment. If the STA receives zoning approval, the Class C requirements would be required to be met.

FEES

CLASSIFICATION	REGISTRATION FEE (\$) PER UNIT	RENEWAL FEE (\$)
Class A	1000	500
Class B	2000	1000
Class C	3000	1500

OTHER:

TYPE	FEE (\$) PER UNIT
STA Inspection	500
STA Re-inspection Fee	250
Class A Complaint Investigation Fee	300
Class B and C Complaint Investigation Fee	300 first, 450 second, 600 third

Note that licensee is not eligible to register a short-term rental if your registration was denied or revoked in the last 12 months.

Completed STA Applications can be submitted by email to By-law Enforcement **<INSERT EMAIL>**.

For information on Planning and Zoning please see **<MAP>**.

WHAT HAPPENS AFTER REGISTRATION?

After providing information and payment, the Municipality will validate the information and review application.

If the application is approved, a registration number will be generated and emailed to licensee, along with a STA Manual PDF which should be posted in the STA at all times.

The Municipality can deny application based on the eligibility criteria, and will inform applicant of its intention to deny the registration. No one is eligible to register or renew a short-term rental if the registration was denied or revoked in the last 12 months.

COMPLYING WITH REGULATIONS

Once registered as a short-term rental operator, they must:

- provide guests information about Local Manager and instructions on how to contact 911 emergency service
- provide guests with an emergency exit plan
- keep the following records related to short-term rental and provide to the Municipality upon request:
 - the number of nights short-term rental was rented
 - the nightly and total price charged for each rental
 - the rental type e.g., the entire home rental or just room rental
- The Licensee shall be responsible for ensuring that the use of the Short-term Accommodation Unit shall not include:
 - parties;
 - the lighting or discharging of fireworks;
 - exceeding occupancy limits in the unit or on the property; and
 - use of outdoor speakers.
- Liability Insurance of not less than \$2 million per occurrence for property damage and bodily injury
- Parking be adequately provided on a per bedroom basis
- Garbage must be stored in an enclosed area at all times other than during garbage collection at which time garbage must be contained in appropriate containers for collection.
- Must display STA manual inside STA Dwelling or Dwelling Unit
- Must post ownership information inside and outside unit at all times
- Post how many occupants allowed within the STA premise

HOW TO PAY MUNICIPAL ACCOMMODATION TAX (MAT)

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UPDATING YOUR REGISTRATION

The Municipality must be informed if any of the information that were provided during registration changes. This includes changes in phone number, change of owner, email, and alternate (emergency) contact name or contact information.

PENALTIES

If licensees do not comply with the regulations, they are guilty of an offence. If convicted, they may be liable to pay a fine of up to \$100,000.

They may also be liable to pay a special fine that a court deems is greater than any revenue that they may be gaining from the business; as well as a fine of up to \$10,000 for each day the offence continues. The licensee may also be charged a fine for the following offences:

Offence	Fine (\$)
Failing to register a short-term rental	1000
Advertising, facilitating or brokering an unregistered short-term rental	1000
Failing to remove a listing for an unregistered short-term rental	1000
Advertising a short-term rental without a registration number	1000
Renting an entire unit for more than the maximum number of permitted days	700
Discriminating based on enumerated ground	500

Refusing to serve a person accompanied by a service animal	500
Failing to notify the Municipality of a change in licensing or registration information	400
Failing to provide emergency contact information to a guest	400
Failing to provide information regarding 9-1-1 service to a guest	400
Failing to provide a diagram of exits from the building	400
Obstructing an authorized inspection	400
Making a threat or reprisal for participation in a public process	300
Making a threat or reprisal against unlicensed business	300
Fail to keep complete transaction record for 3 years	300
Failing to provide transaction records within 30 days of a request from the Municipality	300
Failing to report non-compliance with screening criteria	300

DRAFT

SCHEDULE D - ROLES AND RESPONSIBILITIES

Role	Responsibility
CHIEF BUILDING INSPECTOR	Conduct STA inspections which should follow the Ontario Fire Code and the Ontario Building Code
CLERK	<p>All Administrative duties including applications, renewals, and enforcements.</p> <p>For the Licensing Appeal Committee, the Clerk shall:</p> <ul style="list-style-type: none"> a) schedule a hearing; and b) give the Licensee notice of the hearing at least twenty (20) days prior to the hearing date; and c) post notice of the hearing on the Municipality’s website at least twenty (20) days prior to the hearing date. <p>The Clerk shall no later than ten (10) days from the making of the decision send one (1) copy of the decision to:</p> <ul style="list-style-type: none"> a) the Applicant or Licensee; b) each person who appeared in person or by Council or by Agent at the hearing and who filed with the Clerk a written request for notice of the decision.
COUNCIL	Participate as Licensing Appeal Committee
OWNER	Ensure Licensee Terms and Conditions are fulfilled
PROPERTY MANAGER	Available 24/7
RENTER	Follow “Renter Code of Conduct (Schedule “E”)

SCHEDULE "E" "RENTER CODE OF CONDUCT"

Renter's Code of Conduct (as enacted by the Municipality of Northern Bruce Peninsula)

PREMISE OF THIS CODE

The premise of this Code is that the short-term accommodation premises are located in the vicinity of other properties and that the residents/occupants of these properties have the right to enjoy their properties without being imposed upon by nuisance from others.

OBJECTIVES OF THIS CODE

The objective of this Code is to establish acceptable standards of behavior for renters and their guests, and to minimize any adverse social or environmental impacts on their neighbors and neighborhood.

The Renter acknowledges for themselves and on the behalf of others that they will be occupying a short-term rental accommodation.

GUIDING PRINCIPLES

The Guiding Principles for short term accommodation renters are:

- The premise that you are occupying is a home;
- Treat the premise as your own;
- Respect your neighbors; and,
- Leave it as you find it.

MAXIMUM NUMBER OF RENTERS AND GUESTS

The maximum number of occupants within a dwelling that is being operated as a short-term accommodation shall not exceed a total number based upon the number posted by the Owner.

NOISE AND RESIDENTIAL AMENITY

No person shall make noise so as to cause a disturbance or conduct themselves in an antisocial behaviour. Examples of noise that is deemed to be a disturbance include:

- a) Loud music;
- b) Outdoor Speakers;
- c) Outdoor or backyard gatherings involving excessive noise;
- d) Fireworks;
- e) Late or early hour disturbances;
- f) Exceeding occupancy limits; and,
- g) Yelling, shouting, chanting and loud conversations.

Please be advised that the Municipality of Northern Bruce Peninsula Noise By-law, By-law No. 2018-37, is in effect 24 hours a day, 7 days a week. The By-law states that: "NO PERSON SHALL RING ANY BELL, BLOW OR SOUND ANY HORN, SHOUT OR MAKE UNUSUAL NOISE(S) LIKELY TO DISTURB THE INHABITANTS OF THE MUNICIPALITY ALLOW OR PERMIT SUCH NOISE TO BE MADE."

Renters are not allowed to disturb neighbours or interfere with their enjoyment of their properties, or the public realm, at any time of the day or night. Failure to comply with the conditions of the Municipality's Noise By-law may result in the notification of the Ontario Provincial Police who may, upon attendance, issue a Notice of Offence, which carries with it a fine, upon conviction, for a first offence.

Please enjoy your stay but have consideration for others.

FUNCTIONS AND PARTIES

Short term accommodation renters are not to host functions or parties as occupancy limits apply to the house and property in accordance with the license.

ACCESS AND PARKING

Property includes parking on a per bedroom basis. Permitted parking should be the only area used for parking.

RECYCLING AND GARBAGE

Please dispose all garbage and recycling to designated garbage area. Ensure that garbage and recycling is sealed shut and not overflowing.