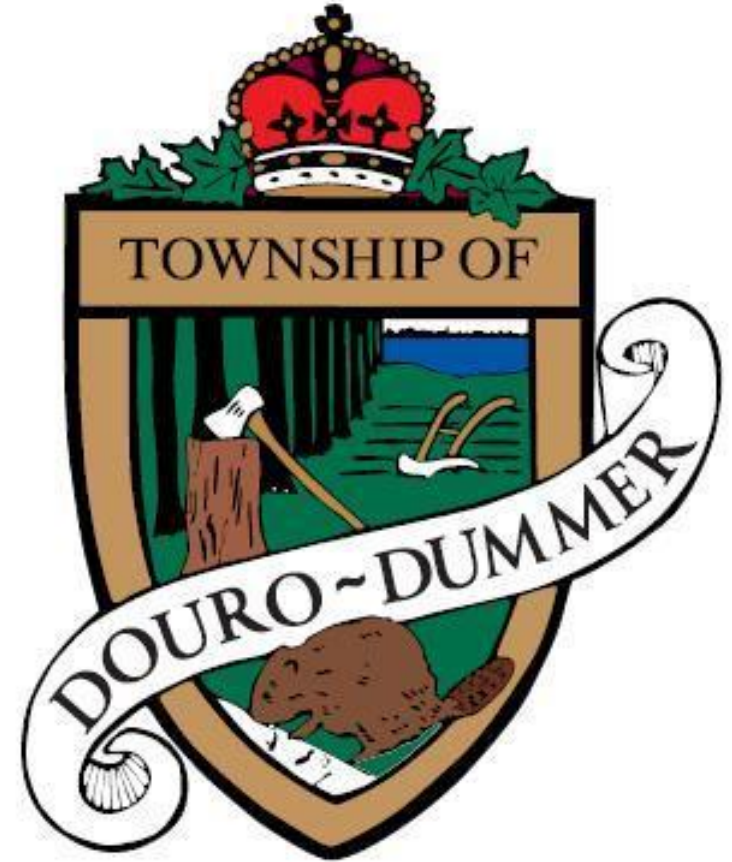
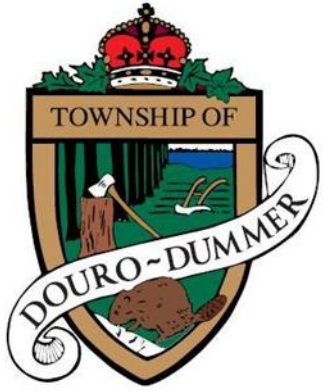


Short Term Rentals / Accommodations

Planning Department
May 18, 2023





Existing Official Plan Policies

- STR's/STA's are currently not defined.
- No specific policies for this type of use.
- Section 4.6.3.3 Tourism Sector contains general policies such as:
 - encouraging local municipalities to designate lands for tourism uses in their OP's and to direct new tourism development to areas that will support and complement existing tourist facilities;
 - encouraging complementary tourism development in downtowns and main streets; and
 - promoting compatible on-farm, agri-tourism activities with criteria similar to those set out in section 4.6.3.4 concerning on-farm diversification;

COUNTY OF PETERBOROUGH



OFFICIAL PLAN

1994

with amendments consolidated to December 2022



Proposed Official Plan Policies

5.7 Employment & Economy

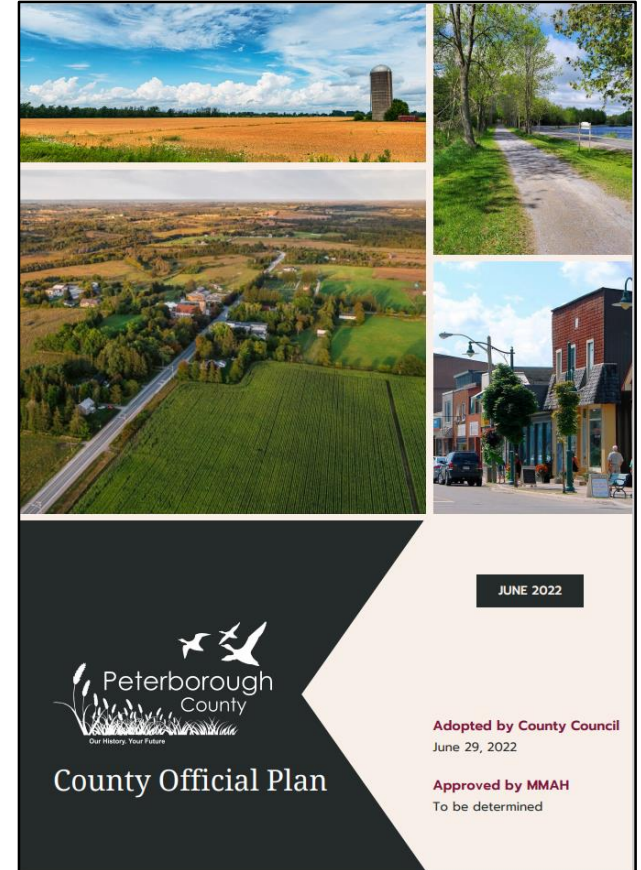
Lands across the County have been designated for commercial and industrial growth based on the provincial growth projections and the Growth Analysis undertaken by the County. These lands are intended to accommodate an appropriate range and mix of employment opportunities to meet future demand. An adequate supply includes maintaining a range and various sizes of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

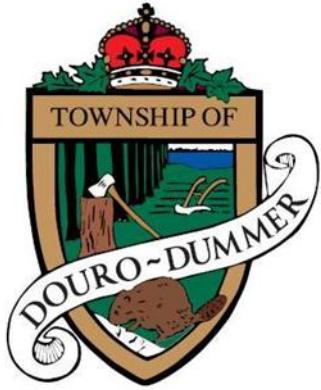
Opportunities for industrial, commercial, and recreational activities will be supported in appropriate locations. The majority of opportunities will occur in serviced *settlement areas*. Other locations, including lands in the countryside, will be considered where they offer advantages such as larger sites, compatibility or proximity to resources or major transportation facilities, or where compatibility does not lend itself to being located in a *settlement area* and the use can be privately serviced.

The main employment generator within the countryside will be resource-based industries such as tourism, agriculture, aggregate operations, forestry, *on-farm diversified uses* and employment clusters where lands have been designated for such use.

5.7.3 Short-Term Accommodations

Local Municipalities may regulate short-term accommodations through local Zoning or Municipal By-Laws as appropriate for their community.





Existing Zoning By-law

Definitions:

22.198 "Rental Cabin" or "Rental Cottage" means a tourist establishment designed to accommodate one family in a detached building or in one of 2 such buildings which have a common wall.

22.239 "Tourist Establishment" means a building or area designed or used for the accommodation of the travelling or vacationing public, and shall include a lodge, motel, rental cabin or rental cottage.

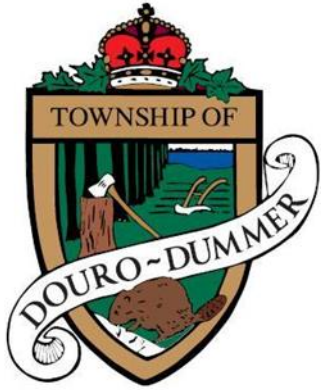
Note: Please visit the Municipal Office to view the full version of the Comprehensive Zoning By-law. Schedules and maps are not included in this online version.

TOWNSHIP OF DOURO-DUMMER
Comprehensive Zoning By-Law

Consolidation

This office consolidation incorporates By-law No. 2000-21, which served to merge the comprehensive zoning by-laws of the former Township of Douro and the former Township of Dummer; and also includes all amendments up to and including By-law No. 2023-25.

May, 2023



Existing Zoning By-law

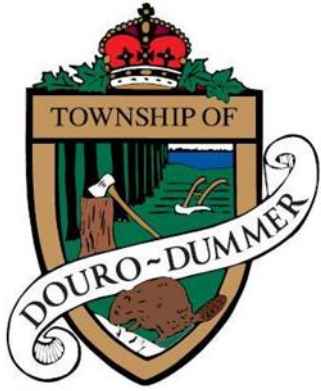
Zones where use permitted:

12 Commercial Tourist Zone (CT)

No person shall within any Commercial Tourist Zone (CT) use any land, erect, alter or use any building or structure except in accordance with the following provisions:

12.1 Permitted Uses

- 12.1.1** a convenience store
- 12.1.2** a retail postal outlet
- 12.1.3** a retail commercial establishment which may include gas pumps
- 12.1.4** an eating establishment
- 12.1.5** a commercial club
- 12.1.6** a marina
- 12.1.7** a tourist establishment
- 12.1.8** a place of entertainment
- 12.1.9** a recreation or athletic club
- 12.1.10** one accessory single detached dwelling located on the same lot as a permitted use
- 12.1.11** a golf course.



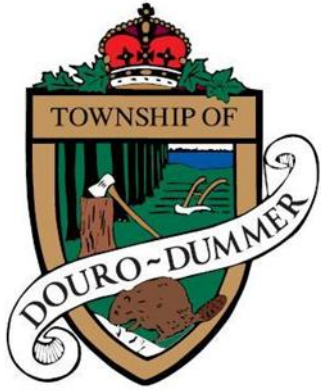
Existing Zoning By-law Regulations:

12.2.2 Regulations for Uses Permitted in Section 12.1.7

a)	Minimum Lot Area	4,000 m ²
b)	Minimum Lot Frontage	100 m
c)	Minimum Front Yard	12 m
d)	Minimum Interior Side Yard	6 m
e)	Minimum Exterior Side Yard	12 m
f)	Minimum Rear Yard	6 m
g)	Minimum Water Yard	30 m
h)	Maximum Lot Coverage	25%
i)	Maximum Building Height	9 m

12.2.2.1 Additional Regulations for Rental Cabins or Cottages

Each rental cabin or cottage shall have a minimum floor area of 15.3 m² exclusive of closets, bathrooms, porches, and verandas, plus an additional 7.2 m² for every sleeping room. The maximum floor area for each rental cabin or cottage shall not exceed 50 m².



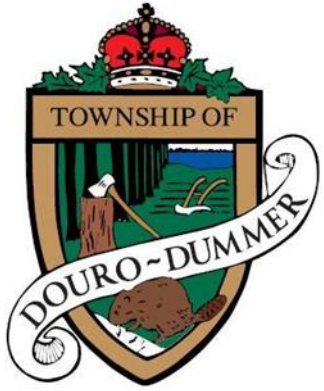
Existing Zoning By-law Regulations Con'td:

12.3 Planting Strip Requirements

Where the lot abuts a Residential, Institutional or Open Space Zone, a planting strip shall be provided in accordance with the regulations of Section 3.32 of this By-law.

12.4 General Zone Provisions

All provisions of Section 3, General Zone Provisions, as they apply to the use of land, buildings or structures permitted in the Tourist Commercial Zone (TC) shall apply and be complied with.



Existing Zoning By-law Regulations Con'td:

3.32 Planting Strips

3.32.1 Required Location

Where the interior side, exterior side, front, or rear lot line in a Commercial, Industrial or Institutional zone abuts a Residential or Open Space zone, a planting strip forming a visual barrier or screen and used for no other purpose but landscaped open space shall be provided along that lot line so abutting.

3.32.2 Contents

Where a planting strip is required by this By-law it shall consist of an unpierced and unbroken hedgerow of evergreen or perennial shrubs.

3.32.3 Width

Where a planting strip is required such use shall have a minimum width of 3.0 metres measured perpendicularly to the lot adjoining such planting strip.

3.32.4 Height

The minimum planned height of hedgerow shall be 1.75 metres, except that no vegetation within a sight triangle shall exceed a height of 1 metre.

3.32.5 Interruption for Driveway or Walk

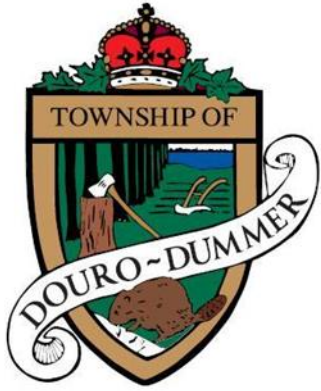
Where a driveway or walk extends through a planting strip, it shall be permissible to interrupt the planting strip within 3 metres of the edge of such driveway or within 1.5 metres of the edge of such walk.

3.32.6 Maintenance

Where a planting strip is required it shall be planted, nurtured and maintained by the owner of owners of the lot on which the strip is located.

3.32.7 Landscaped Open Space

A planting strip may form part of any landscaped open space required by this By-law.



Existing Zoning By-law Zones where use permitted:

21.229 **Special District 229 Zone (S.D. 229)**
Concession 5, Part Lots 29 and 30, Dummer Ward,
Roll No. 020-004-23600,

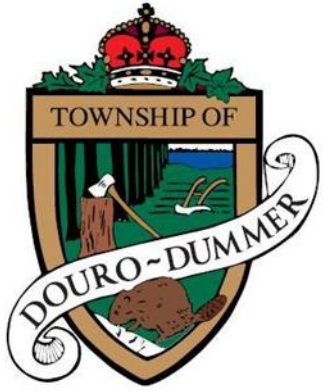
No person shall within any Special District 229 Zone (S.D. 229) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.229.1 **Permitted Uses**

21.229.1.1 a Rental Cottage containing one dwelling unit

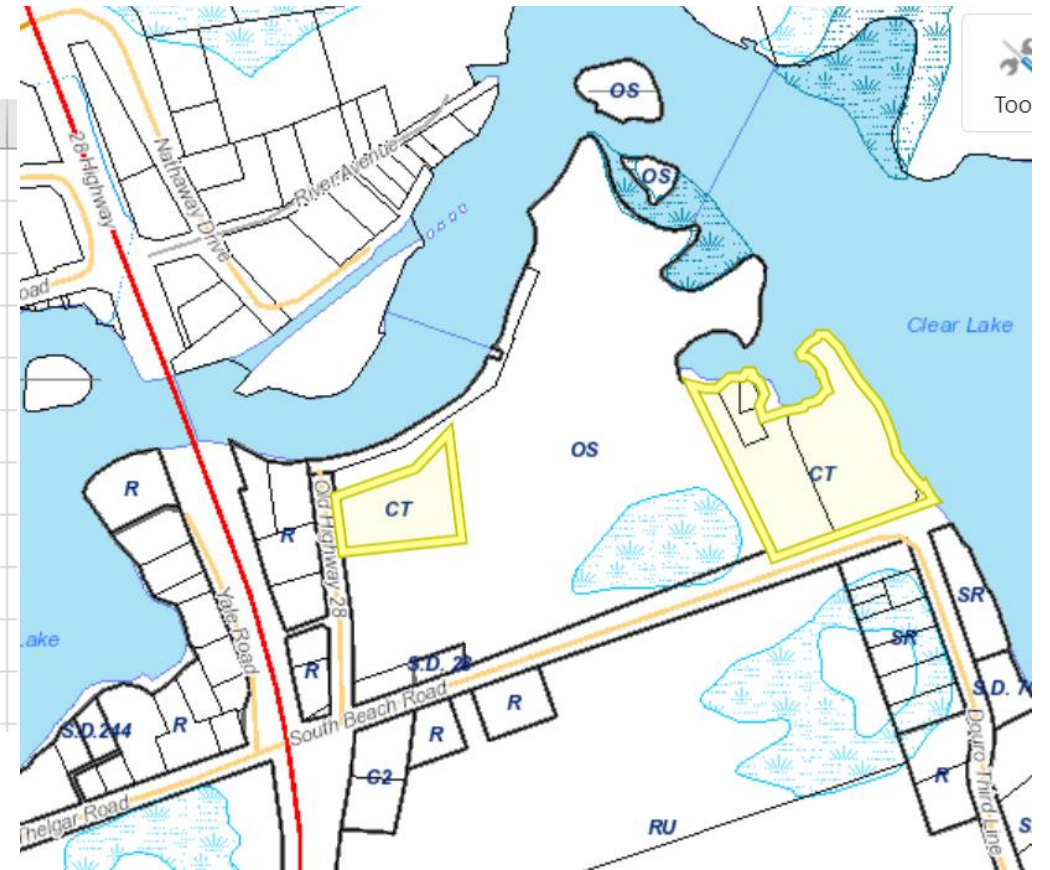
21.229.2 **Special Provisions**

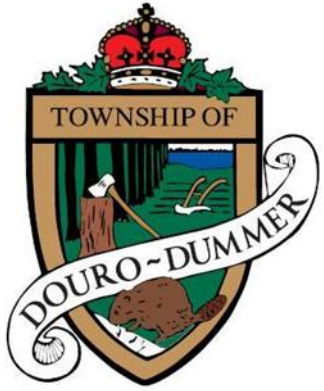
All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey prepared by J.B. Fleguel Surveyors., Ontario Land Surveyor, dated September 11, 2017 and attached to this by-law as Schedule 'B'.



Existing Zoning By-law Zones where use permitted (10):

	A	B	C	D
1	Zoning	Zoning Description	Schedule Name	By-law Number
2	CT	Commercial Tourist Zone	B4	2010-55
3	CT	Commercial Tourist Zone	B4	2010-55
4	CT	Commercial Tourist Zone	B6	2010-55
5	CT	Commercial Tourist Zone	B6	2010-55
6	CT	Commercial Tourist Zone	B6	2010-55
11	CT	Commercial Tourist Zone	B7	2010-55
12	CT	Commercial Tourist Zone	B8	2010-55
13	CT	Commercial Tourist Zone	B6	2010-55
14	CT	Commercial Tourist Zone	B7	2010-55
16	S.D.229	Special District 229 Zone	B7	2018-08





Thank you! Questions?

Christina Coulter, Planner

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Phone: 705-652-8392 ext. 226