

The Corporation of The Municipality of Northern Bruce Peninsula
By-law No. 2024-47

Being a By-law to Amend By-law No. 2021-84
A By-Law to Establish a By-law to Manage Short Term
Accommodations
for the Municipality of Northern Bruce Peninsula

Whereas Section 8 of the Municipal Act, 2001, S.O. 2001, c.25 ("Municipal Act, 2001") provides that powers shall be interpreted broadly so as to confer broad authority on municipalities to enable municipalities to govern their affairs as they consider appropriate and enhance their ability to respond to municipal issues;

And Whereas Section 8 (3) of the Municipal Act, 2001, provides that, without limiting the generality of subsections (1) and (2), a by-law under sections 10 and 11 respecting a matter may, (a) regulate or prohibit respecting the matter, (b) require persons to do things respecting the matter, and (c) provide for a system of licences respecting the matter;

And Whereas Section 9 of the Municipal Act, 2001, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising the authority under the Act;

And Whereas Section 11 of the Municipal Act, 2001, provides that a lower-tier municipality may pass By-laws respecting matters within the spheres of jurisdiction set out therein;

And Whereas the Council of The Corporation of the Municipality of Northern Bruce Peninsula has enacted By-law No. 2021-84 to licence, regulate and govern short term accommodation uses in the Municipality of Northern Bruce Peninsula:

And Whereas the Council of The Corporation of the Municipality of Northern Bruce Peninsula deems it appropriate to amend By-law No. 2021-84;

Now Therefore Council of The Corporation of the Municipality of Northern Bruce Peninsula hereby enacts as follows:

- 1. That Section 3.23 – Application and General, be amended as follows:
Delete the following wording:**

~~A maximum of 700 Short-term Accommodation Licences will be issued by the Municipality of Northern Bruce Peninsula. No new Licences will be issued until the number of Licenced Short-term Accommodations in the Municipality falls below 700, after which the number of Licenses shall not exceed 700.~~

- 2. That Section 3.23 – Application and General, be amended as follows and include the following:
Add the following wording:**

A maximum of 500 Short-term Accommodation Licences will be issued by the Municipality of Northern Bruce Peninsula. No new Licences will be issued until the number of Licenced Short-term Accommodations in the Municipality falls below 500, after which the number of Licenses shall not exceed 500.

- 3. That Section 6.5 – Licence Terms and Conditions, be amended as follows:
Delete the following wording:**

~~Only properties that are zoned R-1, and R-2 will be able to obtain a short-term accommodation Licence.~~

- 4. That Section 6.5 – Licence Terms and Conditions, be amended as follows and include the following:
Add the following wording:**

Only properties that are zoned R1, R2, RU1, RU2, and C1-a will be able to obtain a Short-term Accommodation Licence.

- 5. That Section 6.6 – Licence Terms and Conditions, be amended as follows:
Delete the following wording:**

~~Any Class C STA will have a Holding Zone placed on the property. Should the property transfer owners the holding zone will be lifted, and the STA will cease to operate.~~

- 6. That Section 6.6 – Licence Terms and Conditions, be amended as follows and include the following:
Add the following wording:**

Any Class C STA will have a Holding Zone placed on the property. Should the property transfer owners the holding zone will be lifted, and the STA will cease to operate. Class C Licences will not be issued to new properties located in RU1, RU2, or C1-a Zones. All existing valid Class C Licences within RU1, RU2, and C1-a Zones will be grandfathered into the Licensing Program.

- 7. Schedule A – Properties to which the By-law is applicable, be replaced:
Delete current maps**


- 8. Schedule A – Properties to which the By-law is applicable, be replaced with the Schedule A, attached hereto;
Add new maps as attached.**

- 9. That by-law No. 2023-49, a previously amended By-law to Amend By-law No. 2021-84, a By-law to Manage Short-term Accommodations for the Municipality of Northern Bruce Peninsula continues to form part of the by-law.**

- 10. And further that this By-law shall come into force and take effect immediately upon the final passing thereof.**

Read a First and Second Time This 10th Day of June 2024.

Read a Third Time, Finally Passed, Signed and Sealed This 10th Day of June 2024.



Mayor – Milt McIver



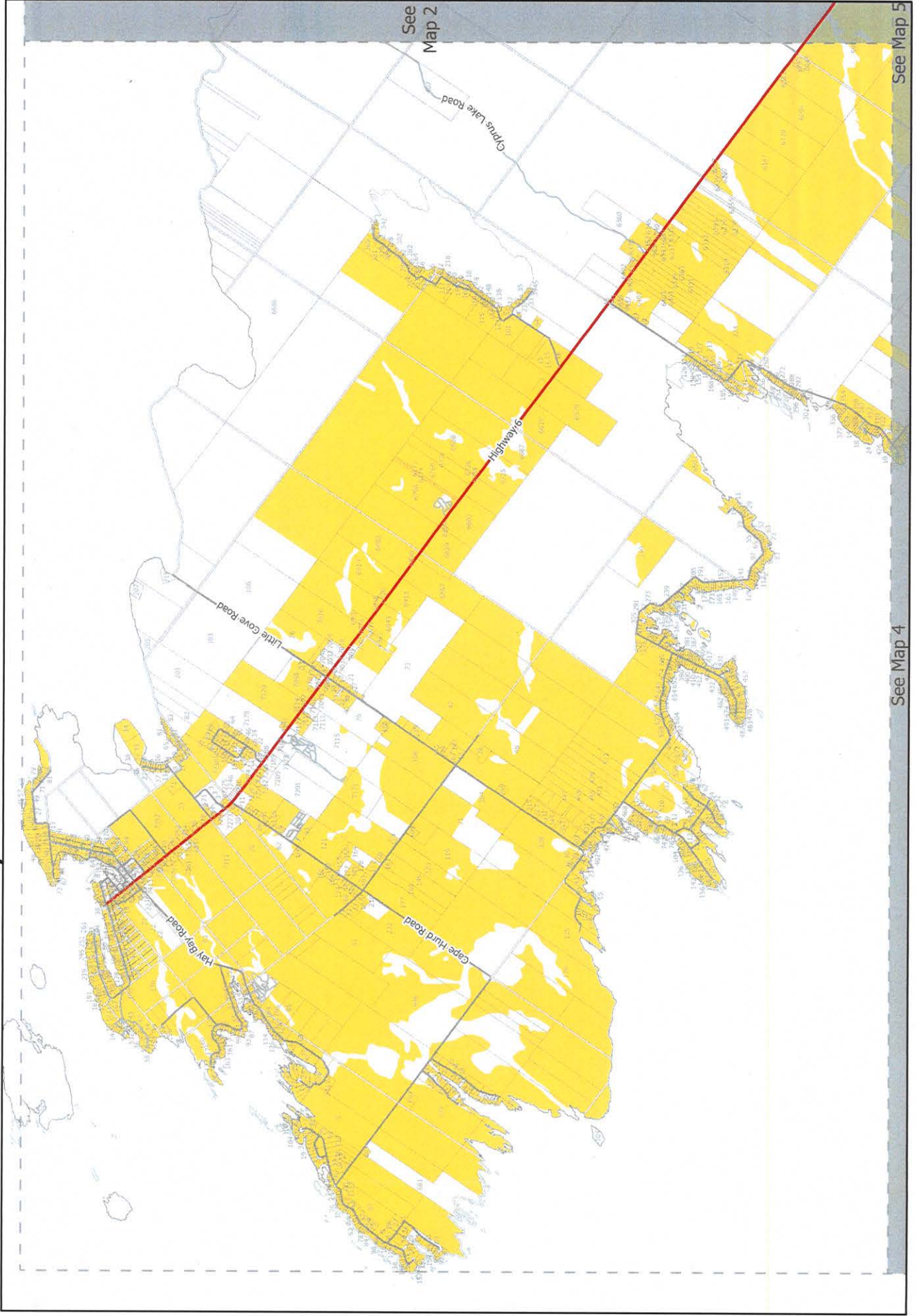
Clerk– Cathy Addison

The Municipality of Northern Bruce Peninsula
Part 1 Provincial Offence Act
By-Law 2021-84, as amended by 2023-49
Short Term Rental Accommodation By-law

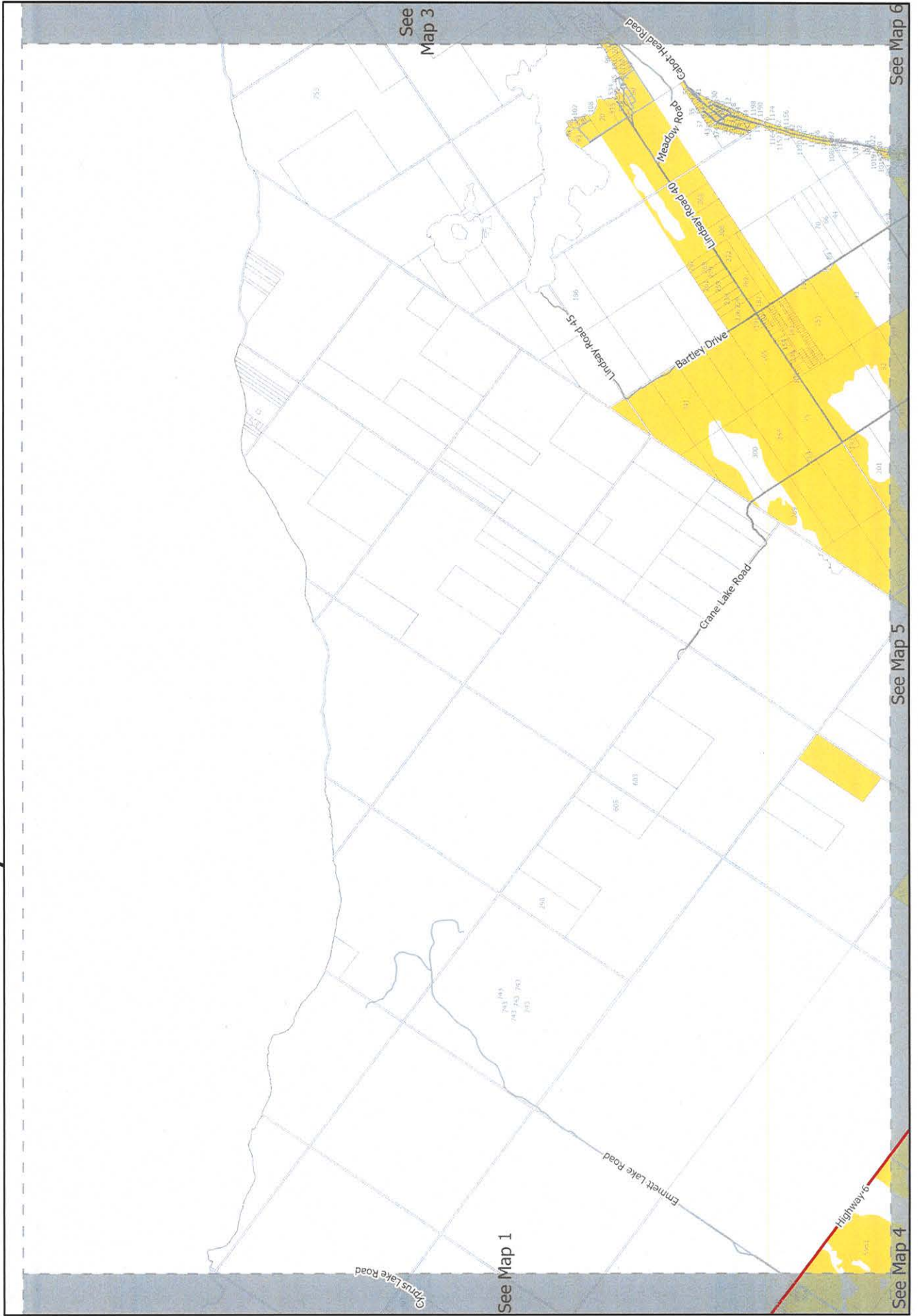
<u>Item</u>	<u>Short Form Wording</u>	<u>Provision Creating Or Defining Offence</u>	<u>Set Fine</u>
1.	Failing to register a short-term rental	Sec. 3.3	\$900.00
2.	Advertising, facilitating or brokering an unregistered short-term rental	Sec. 3.5	\$900.00
3.	Advertising a short-term rental without a registration number	Sec. 3.15	\$900.00
4.	Renting an entire unit for more than the maximum number of permitted days	Sec. 3.16	\$ 700.00
5.	Refusing to serve a person accompanied by a service animal	Sec. 3.17	\$ 500.00
6.	Failing to notify the Municipality of a change in licensing or registration information	Sec. 3.18	\$ 400.00
7.	Failing to provide emergency contact information to a guest	Sec. 3.19	\$ 400.00
8.	Failing to provide information regarding 9-1-1 service to a guest	Sec. 3.19	\$ 400.00
9.	Failing to provide a diagram of exits from the building	Sec 3.19	\$ 400.00
10.	Renting more than one short term accommodation unit per property	Sec. 3.20	\$900.00
11.	Rent any room other than a bedroom that was identified and approved	Sec 3.21	\$400.00
12.	Rent exceeding occupancy limit	Sec 3.22	\$400.00
13.	Fail to keep complete transaction record for 3 years	Sec. 8.6	\$ 300.00
14.	Failing to provide transaction records within 30 days of a request from the Municipality	Sec. 8.6	\$300.00
15.	Obstructing an authorized inspection	Sec. 9.9	\$ 900.00

NOTE: The general penalty provision for the offences listed above is Section 10.5 of By-law 2021-84, as amended by By-law 2023-49, a certified copy which has been filed.

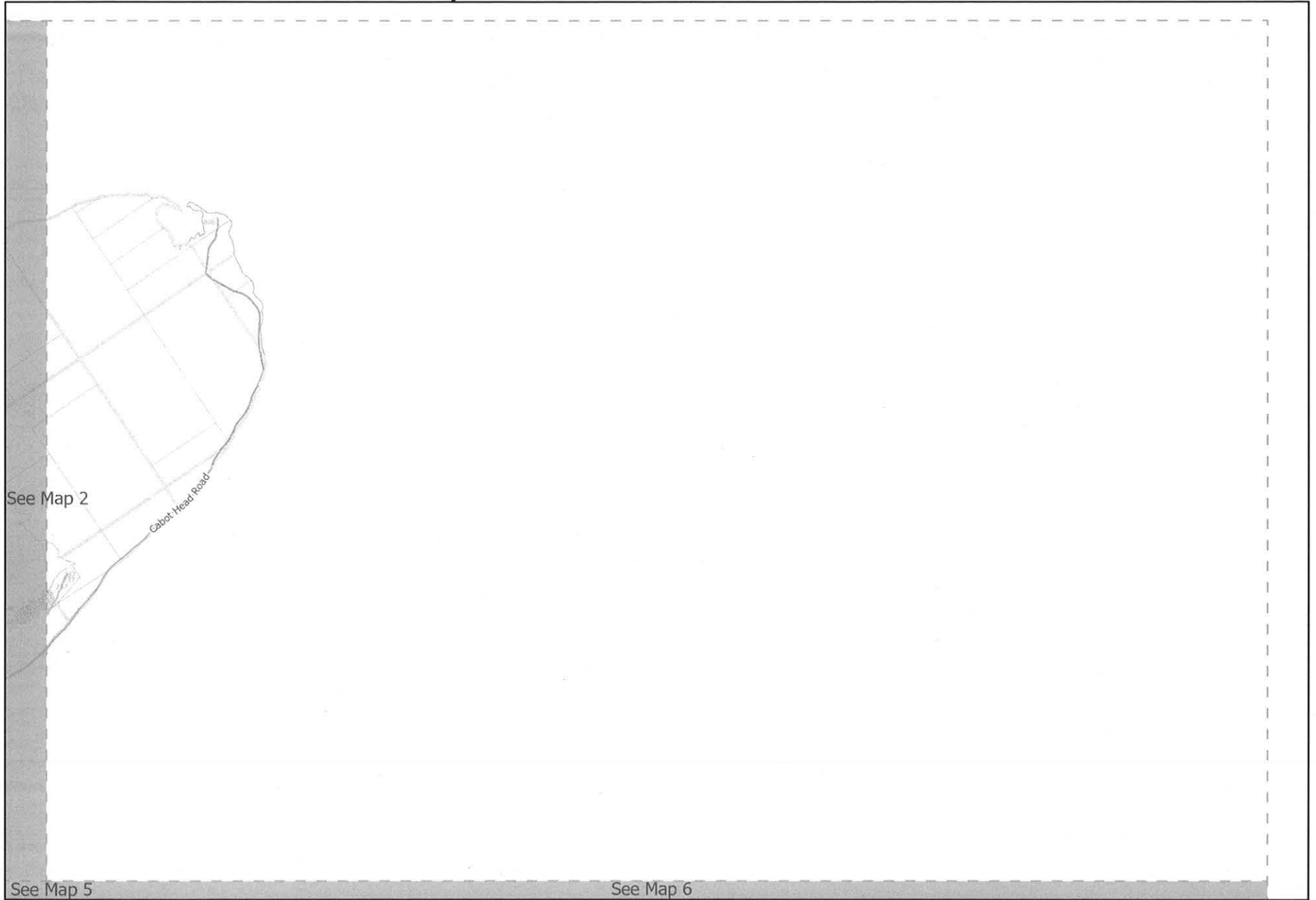
Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A1



Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A2



Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A3



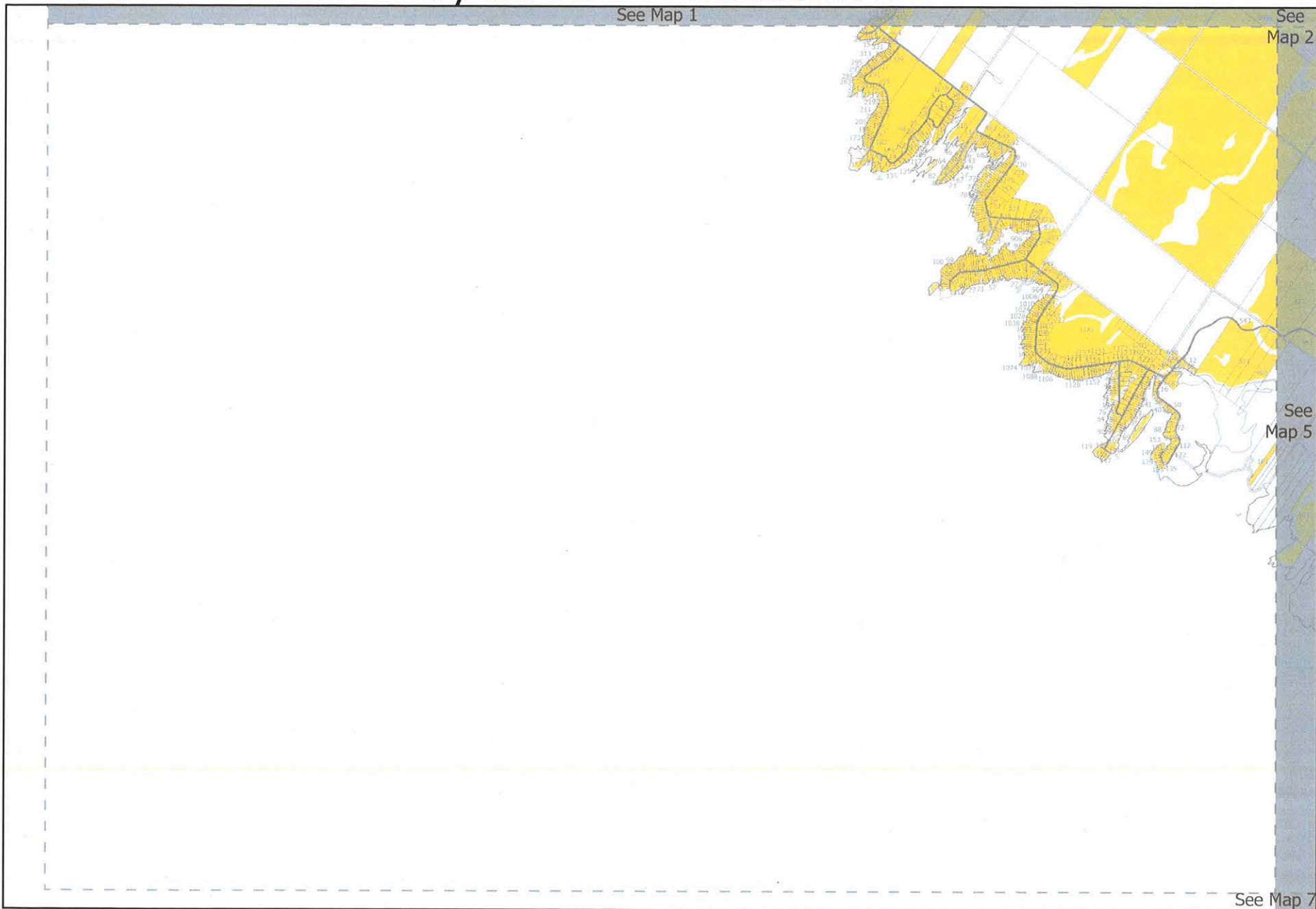
Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A4

See Map 1

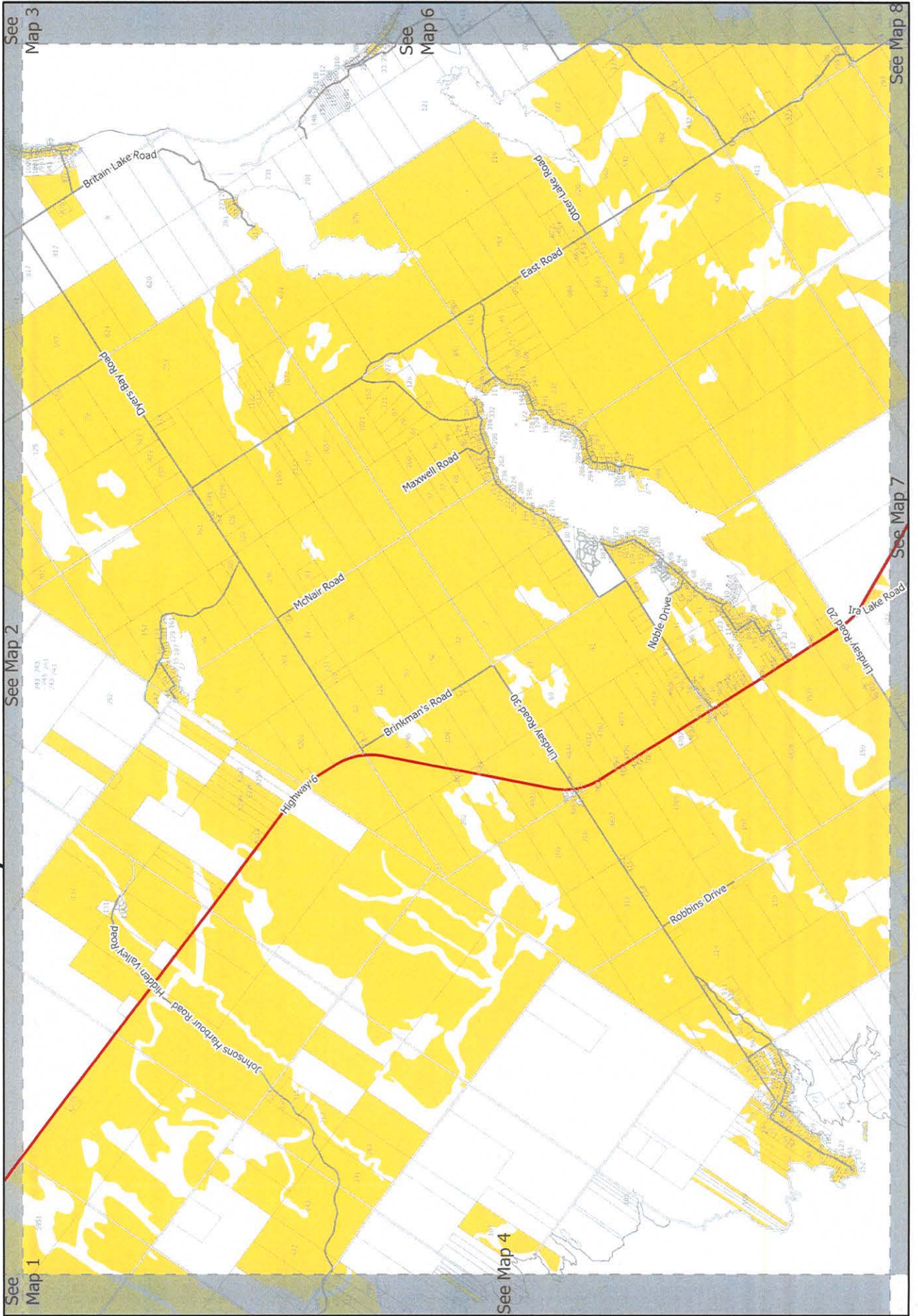
See
Map 2

See
Map 5

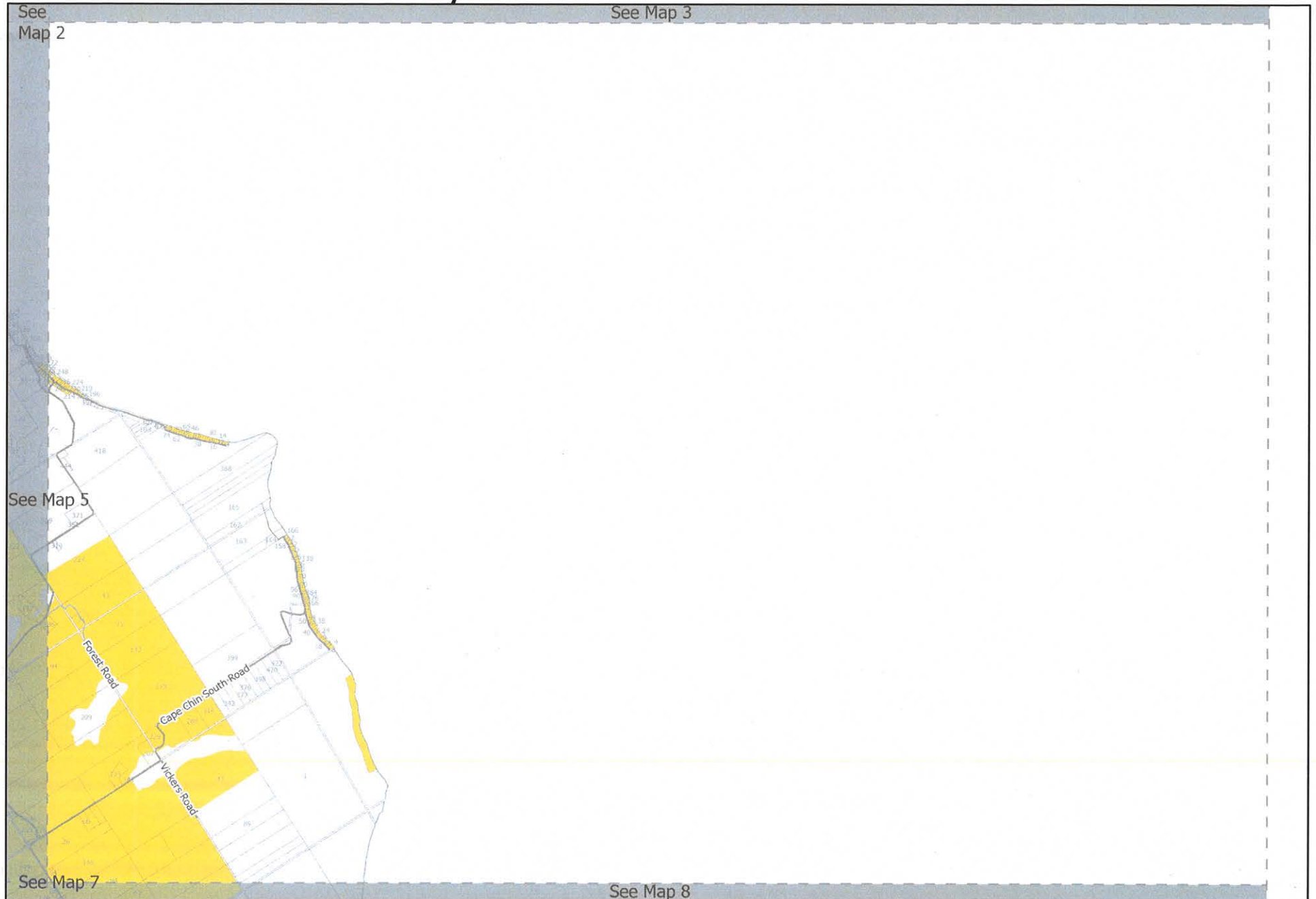
See Map 7



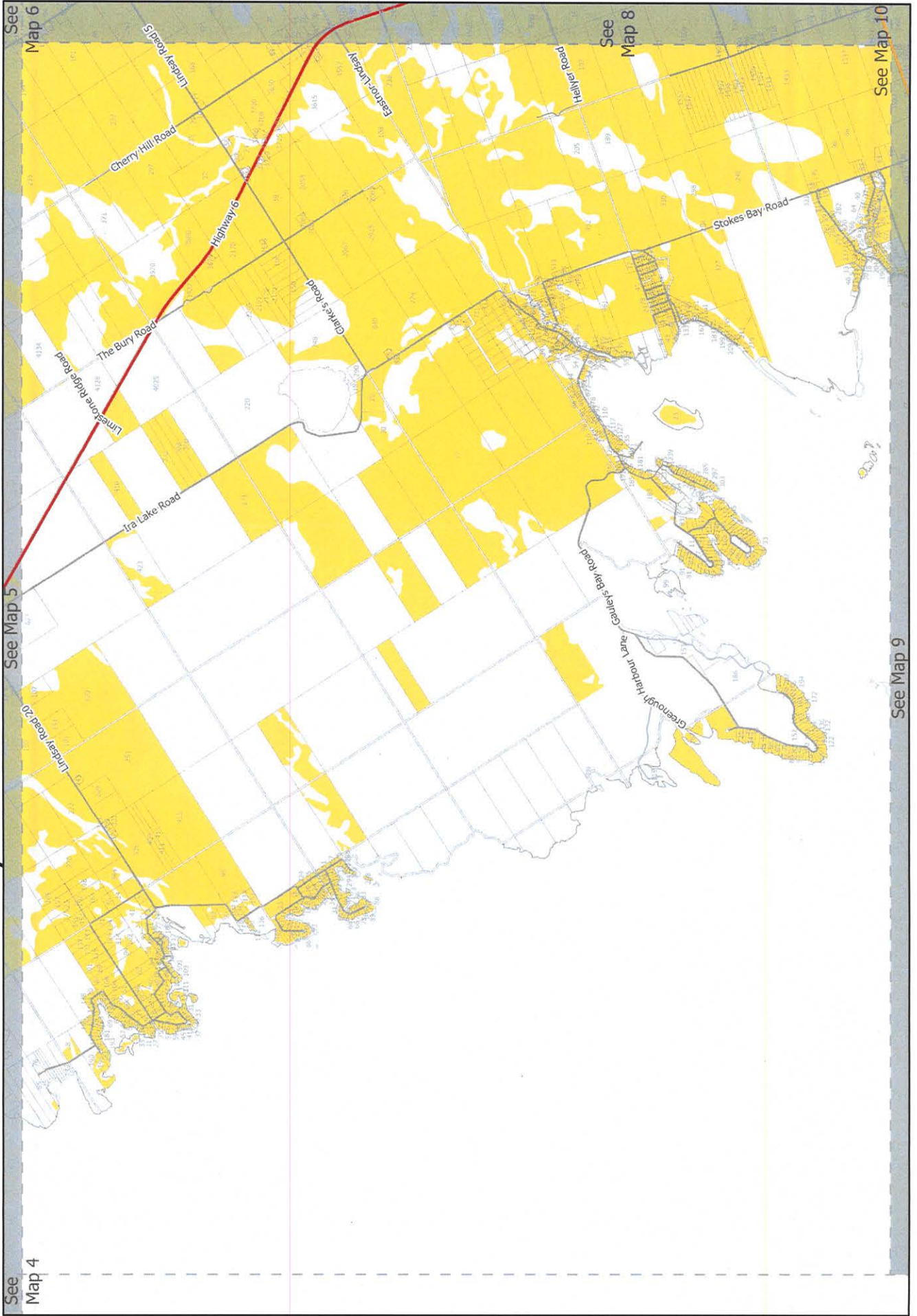
Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A5



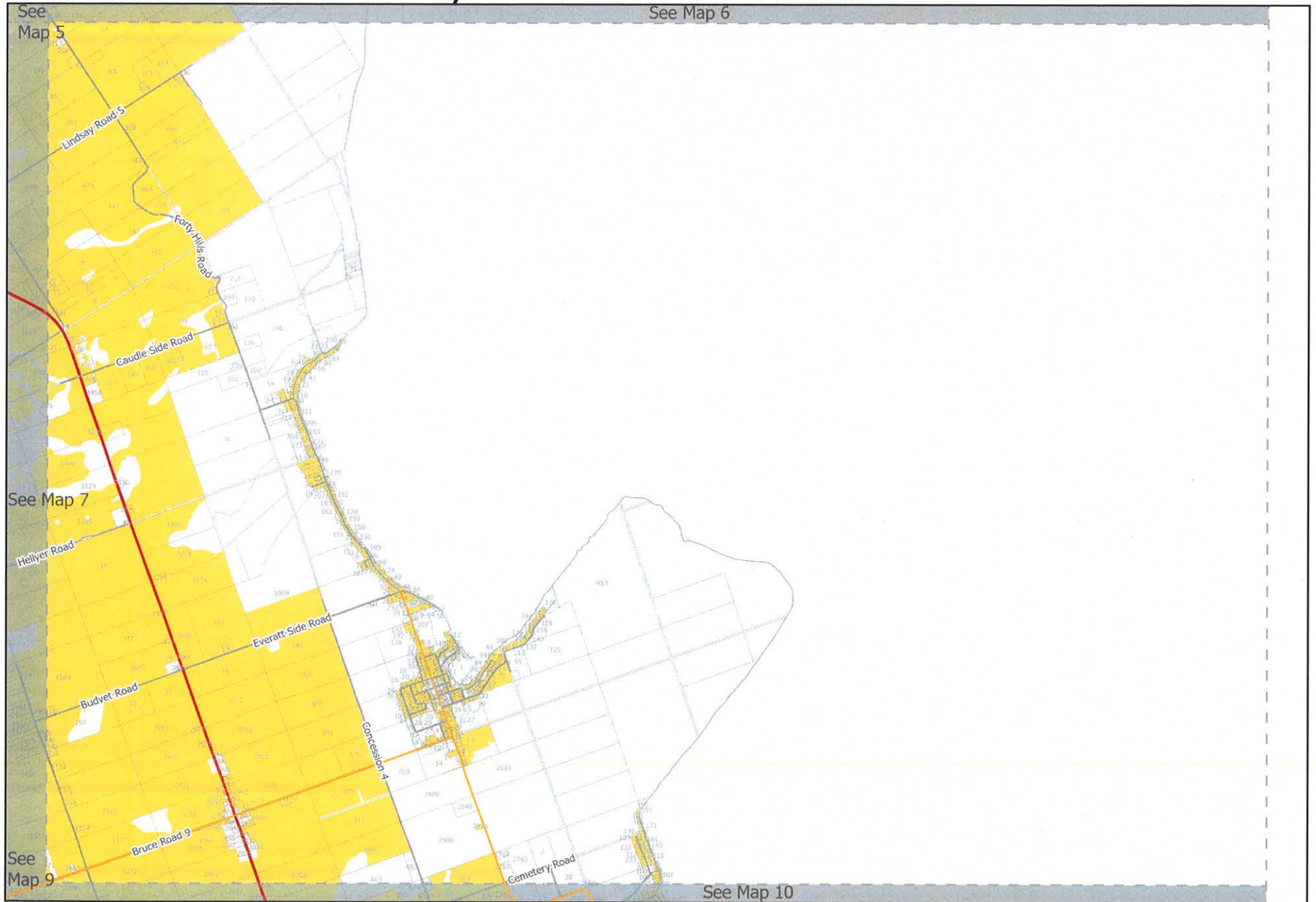
Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A6



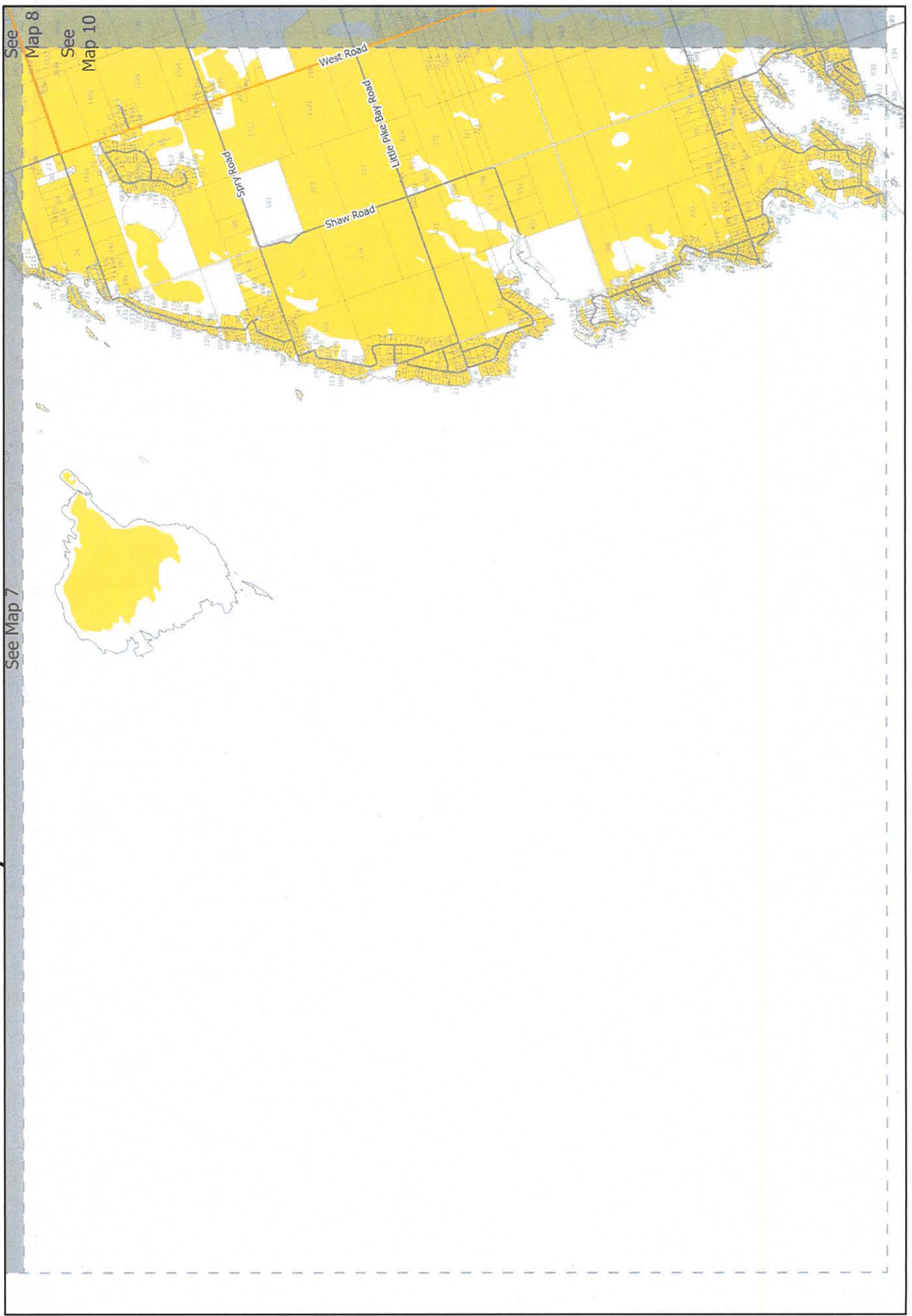
Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A7



Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A8



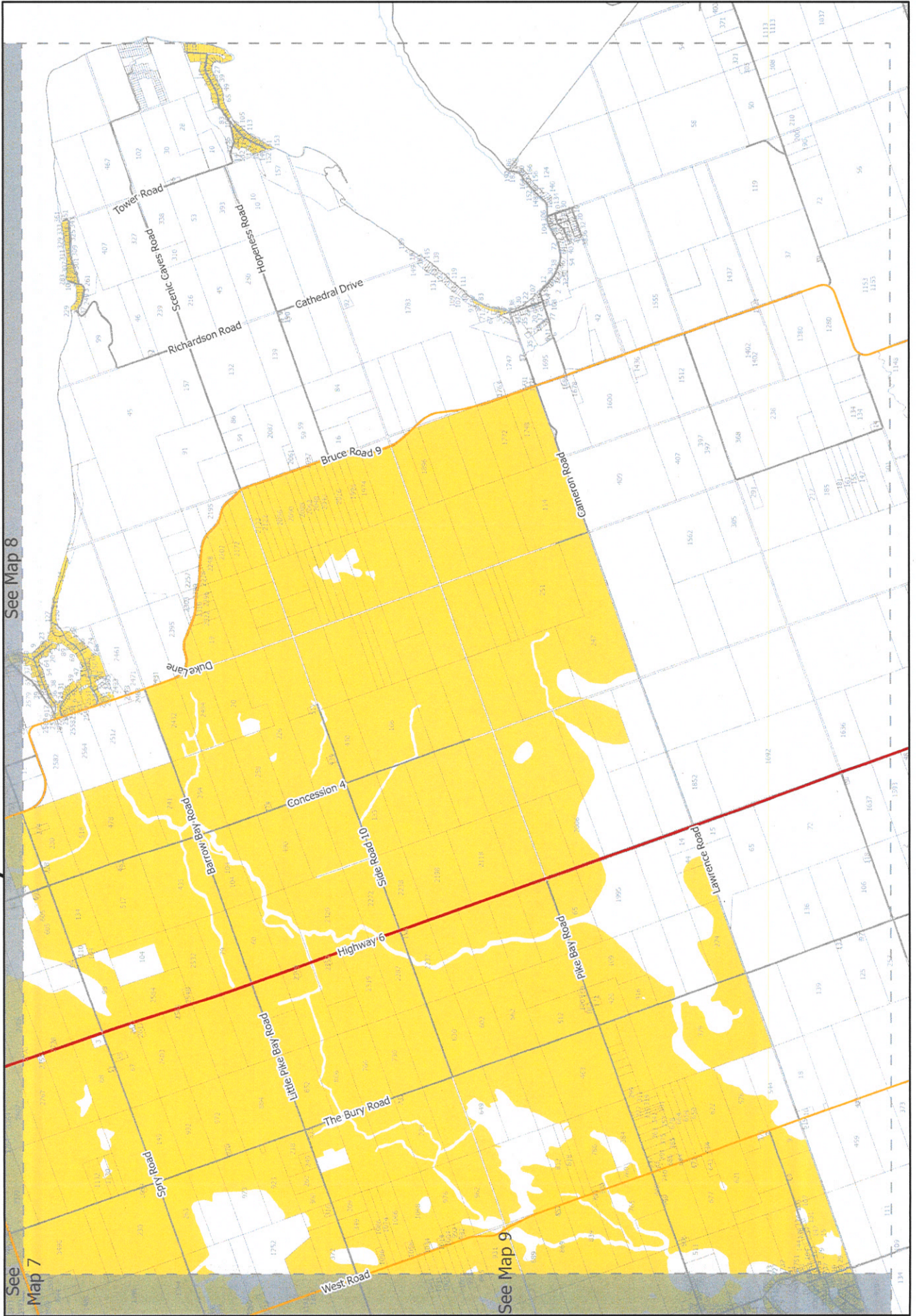
Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A9



Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A10

See Map 8

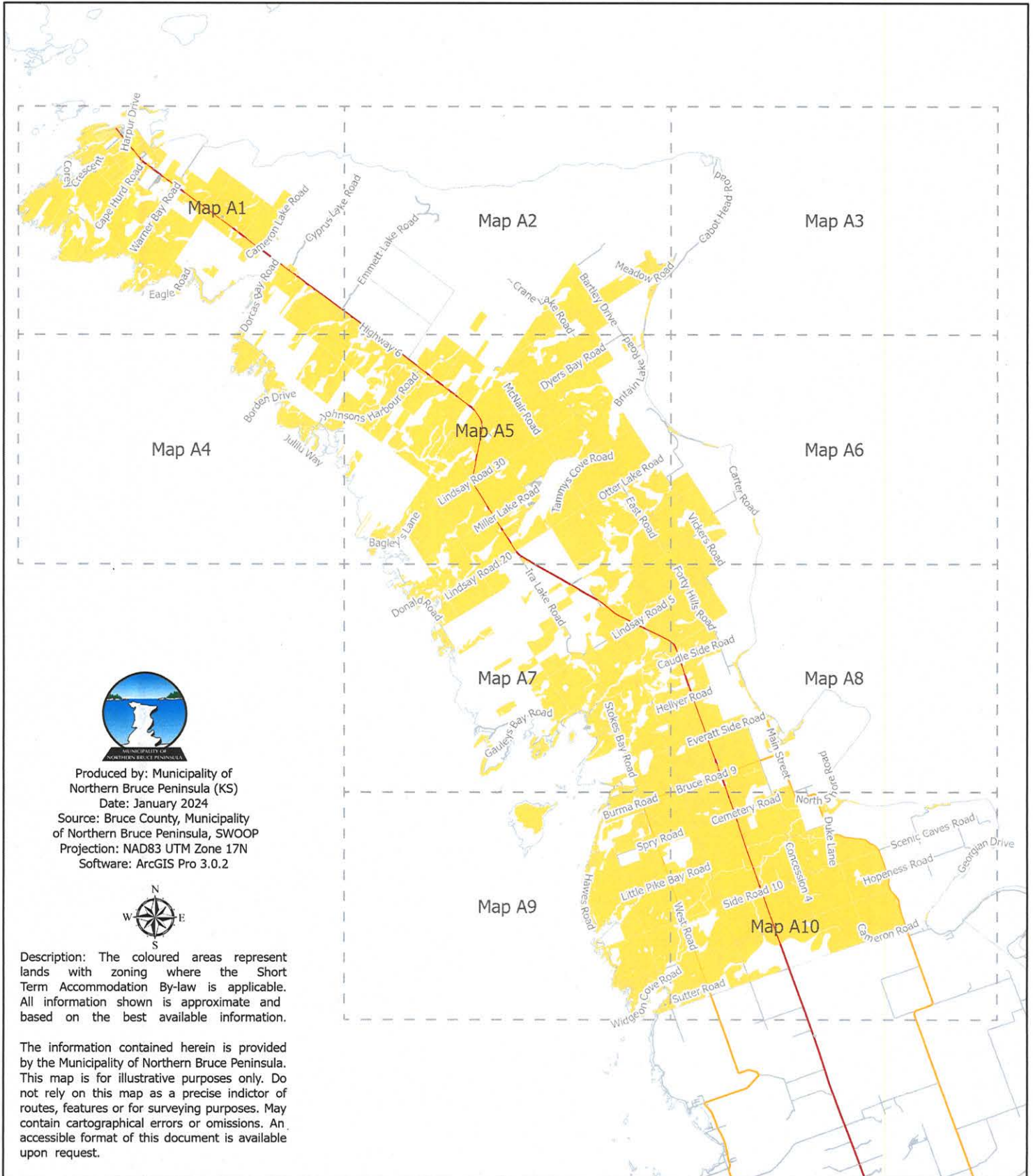
See Map 7



See Map 9

Municipality of Northern Bruce Peninsula By-law 21-84 - Schedule A

 Properties to which the By-law is applicable



Produced by: Municipality of Northern Bruce Peninsula (KS)
Date: January 2024
Source: Bruce County, Municipality of Northern Bruce Peninsula, SWOOP
Projection: NAD83 UTM Zone 17N
Software: ArcGIS Pro 3.0.2



Description: The coloured areas represent lands with zoning where the Short Term Accommodation By-law is applicable. All information shown is approximate and based on the best available information.

The information contained herein is provided by the Municipality of Northern Bruce Peninsula. This map is for illustrative purposes only. Do not rely on this map as a precise indicator of routes, features or for surveying purposes. May contain cartographical errors or omissions. An accessible format of this document is available upon request.