



**THE CORPORATION OF THE TOWN OF HUNTSVILLE**

**BY-LAW NUMBER 2020-8**

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**(Short Term Rental Accommodation)  
Being a by-law to amend Zoning By-law 2008-66P  
as amended, of the Corporation of the Town of Huntsville**

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**WHEREAS** the council of the Corporation of the Town of Huntsville finds it expedient to amend Zoning By-law 2008-66P, as amended;

**AND WHEREAS** authority to pass this by-law is provided by Sections 34 and 39 of the *Planning Act, R.S.O., 1990 c. P. 13* and amendments thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF HUNTSVILLE ENACTS AS FOLLOWS:**

1. New definition 2.159:

**“SHORT TERM RENTAL ACCOMMODATION”**

Means the commercial use of a single detached dwelling that may be rented for up to 30 consecutive days as temporary accommodation, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar arrangement, unless otherwise prohibited by this by-law, or any other by-law of the Town of Huntsville.

Short term rental accommodation may also include a single detached dwelling which is owner occupied and in which not more than two bedrooms are rented for up to 30 consecutive days as temporary accommodation, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar arrangement, unless otherwise prohibited by this by-law, or any other by-law of the Town of Huntsville.

Short term rental accommodation uses shall not include a tourist establishment, tourist home, tourist camping establishment, or institutional tourist establishment.

A short term rental accommodation use must be licensed appropriately with the Town of Huntsville.

A short term rental accommodation shall be an additional permitted accessory use, for a period not exceeding 2 years from the date of passage of this by-law; after which time the use shall cease.

2. Table 4.1 – “Parking Requirement Table” is hereby further amended by the addition of the following:

- 4.1. xxxiii      Short term rental accommodation      1 parking space for each guest room
3. Permitted Accessory Uses Table 5.2.3 Add “short term rental accommodation” as an additional permitted accessory use in R1 and R2 Zones;
  4. Permitted Accessory Uses Table 5.3.3 Add “short term rental accommodation” as an additional permitted accessory use in SR1, SR2, SR3, SR4 and SR5 Zones;
  5. Permitted Accessory Uses Table 5.7.3 Add “short term rental accommodation” as an additional permitted accessory use in MU1, MU2 and MU3 Zones;
  6. Permitted Accessory Uses Table 5.8.3 Add “short term rental accommodation” as an additional permitted accessory use in RU1 and RU2 Zones;
  7. Schedule “I” attached hereto, is hereby made part of this by-law.
  8. This By-law shall come into force on the date of passage and take effect the day after the last date for filing of appeals where no appeals are received, or, where appeals are received, upon the approval of the Local Planning Appeal Tribunal.

**READ a first, second and third time and finally passed this 27<sup>th</sup> day of January, 2020.**

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**Mayor** (Karin Terziano)

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**Clerk** (Tanya Calleja)



## THE CORPORATION OF THE TOWN OF HUNTSVILLE

### BY-LAW NUMBER 2020-9

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**(Town of Huntsville - Housekeeping)**  
**Being a by-law to amend Zoning By-law 2008-66P**  
**as amended, of the Corporation of the Town of Huntsville**

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**WHEREAS** the Council of the Corporation of the Town of Huntsville finds it expedient to amend Zoning By-law 2008-66P, as amended;

**AND WHEREAS** authority to pass this by-law is provided by Section 34 of the *Planning Act, R.S.O., 1990 c. P. 13* and amendments thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF HUNTSVILLE ENACTS AS FOLLOWS:**

1. Delete definition 2.170.
2. Add new definition:  
**SECONDARY RESIDENTIAL DWELLING UNIT** means a self-contained dwelling unit within a dwelling or within a structure ancillary to a dwelling.
3. Amend Section 3.21 to read:
  - a) Where a Secondary Residential Dwelling Unit is permitted in a Rural or Rural Residential zone, the following provisions apply:
    - a. a maximum of one Secondary Residential Dwelling Unit is permitted per lot;
    - b. the lot on which the Secondary Residential Dwelling Unit is located meets the minimum lot area and minimum lot frontage requirements for the zone in which it is located;
    - c. the building in which the Secondary Residential Dwelling Unit is located meets all zone standards;
    - d. parking is provided in accordance with the requirements of this By-law;
    - e. the Secondary Residential Dwelling Unit may be located in either a dwelling or in a separate detached accessory building with or without other accessory uses; and
    - f. the maximum gross floor area of a Secondary Residential Dwelling Unit within a detached accessory building shall be 75 square metres.
  - b) Where a Secondary Residential Dwelling Unit is permitted in any other zone, the following provisions apply:

- a. a building permit is required to be obtained from the Town for the Secondary Residential Dwelling Unit;
  - b. parking is provided in accordance with the requirements of this By-law;
  - c. a Secondary Residential Dwelling Unit shall be integrated into the principal dwelling, and maintain the character of the single detached or street townhouse dwelling.
4. Amend Section 4.1.7 by deleting “Secondary Suite” and replace with “Secondary Residential Dwelling Unit”.
  5. Amend Table 4.1 by deleting “Secondary Suite” and replace with “Secondary Residential Dwelling Unit”.
  6. Amend Section 5.2.3 by deleting “Secondary Suite” and replace with “Secondary Residential Dwelling Unit”.
  7. Amend Section 5.7.3 by deleting “Secondary Suite” and replace with “Secondary Residential Dwelling Unit”.
  8. Amend Section 5.8.3 by deleting “Secondary Suite” and replace with “Secondary Residential Dwelling Unit”.
  9. Amend 3.21 c) to read “and maintain the character of the single detached dwelling or street townhouse”;
  10. This By-law shall come into force on the date of passage and take effect the day after the last date for filing of appeals where no appeals are received, or, where appeals are received, upon the approval of the Local Planning Appeal Tribunal.

**READ a first, second and third time and finally passed this 27<sup>th</sup> day of January, 2020.**

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**Mayor** (Karin Terziano)

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**Clerk** (Tanya Calleja)