

**NOTICE OF PUBLIC HEARING
CONCERNING A PROPOSED
AMENDMENT TO
ZONING BY-LAW 2014-26
OF THE MUNICIPALITY OF ST. CHARLES**

Respecting application by the Municipality of St. Charles
to **Proposed General Amendment** to Zoning By-Law 2014-26
Territorial District of Sudbury
Sudbury East Section
(SEPB File Nos. ZBA 22-09SC and ZBA 23-15SC)

TAKE NOTICE THAT the Council for the Municipality of St. Charles will hold a Public Hearing on February 5th, 2024, at 6:00 p.m. at the Municipal Office, 2 King Street East, PO Box 70, St. Charles, Ontario, POM 2W0.

ADDITIONAL INFORMATION is available for public review, or a written copy of this Notice can be obtained Monday to Friday (8:30 a.m. to 4:00 p.m.) at the Sudbury East Planning Board Office, 39 Lafontaine Street, Unit 4, P.O. Box 250, Warren, Ontario, P0H 2N0. Any person or public body may attend the Public Hearing and/or make written or verbal representations either in support of or in opposition to the Proposed Zoning By-law Amendment.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Council for the Municipality of St. Charles to the *Ontario Land Tribunal* but the person or public body does not make oral submission at a public meeting or make written submissions to the Council for the Municipality of St. Charles before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Council for the Municipality of St. Charles before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the *Ontario Land Tribunal* unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at Warren, this 21st day of December 2023.

Matthew Dumont, MCIP, RPP
Director of Planning

Purpose and Effect of the Proposed Zoning By-law Amendment

Re: Application Nos. ZBA 22-09SC and ZBA 23-15SC
(Municipality of St. Charles)
Proposed General Amendment to Zoning By-Law 2014-26

The purpose of the Public Hearing will be to consider a **proposed general amendment to Zoning By-law 2014-26 Municipality of St. Charles**, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

Two applications have been received from Municipality of St. Charles to propose a general amendment for lands described within the Municipality of St. Charles boundaries, Territorial District of Sudbury.

1. General Amendment ZBA 23-15SC: Short Term Rentals

In accordance with the provisions of the Planning Act, this is to advise that the Sudbury East Planning Board has received a municipally initiated zoning by-law amendment for short term rentals in the Municipality of St. Charles. The purpose of this municipally initiated by-law amendment is to update the Municipalities Zoning By-law to recognize Short-Term Rentals in residential and commercial areas and that other definitions be updated as necessary, to provide clarity in the Zoning By-laws to support enforcement of applicable zoning provisions. Amendments include defining Short-Term Rentals in the Municipalities Zoning By-law, requiring a license for Short Term Rental uses and including minimum parking requirements on private property.

The Municipality of St. Charles is located within the **Villages, Rural and Waterfront Policy designations of the Official Plan** for the Sudbury East Planning Area (adopted April 27th, 2010, approved by the Ministry of Municipal Affairs and Housing September 28th, 2010).

Additional Notes with respect to the Proposed General Amendment for the Public:

"Short-Term Rental" (STR) means the use of any legal occupancy in a building, structure or any part thereof that is used to provide sleeping accommodation, including all or part of a dwelling unit or accessory structure related to a dwelling unit, which may or may not include cooking facilities, and that offers a place of accommodation or temporary residence by way of concession, permit, lease, licence, rental agreement or similar arrangement, whether written or verbal, unless otherwise prohibited by this by-law or by any other by-law of the Municipality of St. Charles, for up to thirty (30) consecutive calendar days or fewer and to which the Residential Tenancies Act, 2006, S.O. 2006, c. 17, as amended does not apply, with or without on-site management throughout all or part of the year. STRs shall not include a bed and breakfast, motel, hotel, tourist establishment, campground, group home, rooming house or similar commercial or institutional accommodation uses. A STR must be licensed with the Municipality of St. Charles as per the provisions of this by-law;

Background Information

Since 2021, the Municipality has undergone lengthy and comprehensive research, and analysis. **For complete background information on this matter, contact the Director of Planning at the Sudbury East Planning Board at 705-967-2174/ planner@sepb.org.**

2. General Amendment ZBA 22-09SC: Travel Trailers and Park Model Trailers

The Sudbury East Planning Board has received an application to consider **proposed amendments to Zoning By-law 2014-26 of the Municipality of St. Charles**. The proposed general amendments will: remove section 6.35(i) & (j)(ix) under *Parking Area Regulations* relating to Travel Trailers and add a new section to 6.35(i) *Travel Trailers*; add Park Model Trailer definition under *Section 5, Definitions*; amend the following definitions; Dwelling – Mobile Home, Dwelling - Modular Home, Travel Trailer, and Trailer Park under *Section 5, Definitions*; remove Recreational Vehicle definition and replace Recreational Vehicle definition under *Section 5, Definitions*. The proposed general amendments to *Section 5, Definitions*, is to correct inconsistencies between the Sudbury East Planning Boards Official Plan from 2010 and the Municipality of St. Charles Zoning by-law 2014-26, and to allow its use only on properties zoned Commercial Tourist (CT) and Waterfront Commercial Tourist (WCT) Zones.

The Municipality of St. Charles is located within the **Village, Rural and Waterfront Policy designations of the Official Plan** for the Sudbury East Planning Area (adopted April 27th, 2010, approved by the Ministry of Municipal Affairs and Housing September 28th, 2010).

Additional Notes with respect to the Proposed General Amendment for the Public:

Current Zoning By-law 2014-26:

- use of travel trailers are only permitted on properties zoned Commercial Tourist and Waterfront Commercial Tourist Zones.
- does not define 'Park Model Trailer'.

The purpose of the Zoning By-law Amendment is:

- to remove the restrictions for the use of travel trailers from the Zoning By-law and to replace and enforce it through the introduction of a Travel Trailer Licensing By-law.

The Licensing By-law will be considered by Council the same evening and it proposes to:

- allow for the application of an Annual License (annual fee) of travel trailers on properties zoned Waterfront Residential (1 licensed trailer maximum), Rural (1 licensed trailer maximum) and Residential Rural (1 licensed trailer maximum).
- allow for the application of Special Occasion Licenses (no fee) for the short-term use of travel trailers for family gatherings, weddings, baseball tournaments, horse shows, fairs, etc.
- allow for the short-term use of travel trailers up to 14 days on properties zoned Waterfront Residential, Rural, Residential Rural and Residential One, Open Space and Institutional.
- maintain the prohibition of the use of travel trailers on vacant land.
- protect the environment by ensuring that proper approvals for sewage are obtained by the appropriate authority and that the regulations in each appropriate zone continue to conform to the current's regulations under the Zoning By-law 2014-26 and Licensing By-law agreement.
- provide enforcement mechanism when voluntary compliance is not achieved, while attempting to strike a balance between those who oppose the use of travel trailers and those who wish to use travel trailers for short- or long-term licensing
- set the following Annual License fees:
 - consider a reduced fee for annual renewals

Background Information

Since 2016, the Municipality has undergone lengthy and comprehensive research, analysis, and public consultation. ***For complete background information on this matter, please visit the St. Charles website www.stcharlesontario.ca or call the Municipal Office at 705-867-2032 or contact the Director of Planning at the Sudbury East Planning Board at 705-967-2174/ planner@sepb.org.***