

SCHEDULE A

DRAFT ZONING BY-LAW AMENDMENT

1. Zoning By-law No. 2010-078 is amended as follows:
 - a. Section 4.2 – Definitions is amended as follows:
 - i. The definition of 'Bed & Breakfast House' is removed and replaced with **"Bed and Breakfast"** means a home business where the resident operator provides short-term lodging for compensation to the travelling and vacationing public. Guest rooms or suites may include a private bath but do not include cooking facilities. Breakfast and other meals, services, facilities or amenities may be offered exclusively to guests. A bed and breakfast does not include a hotel, boarding or lodging house, group home, group residence or any other home licensed, approved or supervised under any general or special Act.
 - b. Section 4.2 – Definitions is amended to adding the definitions for the following:
 - i. **"Short-Term Rental"** means all or part of a legally established dwelling that operates or offers a place of temporary residence, lodging or occupancy by way of a rental agreement or similar commercial transaction for a period of twenty-eight (28) consecutive nights or less and, for greater clarity, includes bed & breakfasts.
 - c. Section 5.17.1 is amended to remove "One or more home businesses are permitted within a dwelling unit as accessory uses, subject to the following provisions:" and replace with "One or more home businesses are permitted anywhere a Residential Use is permitted in this By-law, subject to the following provisions".
 - d. Section 5 is amended by adding the following subsection:

Section 5.28 Short-Term Rental Accommodations

Where permitted, a short-term rental shall be subject to the requirements of the zone in which it is located, and it shall:

- a. Be permitted in any zone where a 'Residential Use' is a permitted use;
- b. Comply with the parking provisions of Section 5 for the associated residential use in the zone
- e. Section 6.1 Permitted Uses in Residential Zones is amended to delete "Home Occupation (see Section 5.17.9)".

This by-law shall come into full force and effect on the date it is passed, at which time all by-laws, policies and resolutions that are inconsistent with the provisions of this by-law are hereby amended or repealed insofar as it is necessary to give effect to the provisions of this by-law.