

STA Terms and Definitions

Agent: a person duly appointed by the owner to act on their behalf.

Applicant: includes a person seeking a licence or renewal of a licence or a person whose licence is being considered for revocation or suspension.

Bed & Breakfast Establishment: shall mean sleeping accommodation or vacationing public within a single dwelling which is the principal residence of the proprietor, to a maximum of four guest rooms, and may include the provision of breakfast and other meals and services, facilities or amenities for the exclusive use of the occupants. The guest rooms shall not have kitchen facilities, nor in any other way resemble a motel or Inn, and guests should not have access to kitchen facilities.

A bed and breakfast establishment shall be permitted in any zone in which a single-family residential dwelling is a permitted use; however, is not permitted in combination with any other type of accommodation such as roomers and boarders and accessory apartments. In addition, bed and breakfast establishments are considered a home occupation and governed according to the General Provisions of the Municipality of Grey Highlands Comprehensive Zoning Bylaw 2004-50.

Dwelling: shall mean a building occupied, or capable of being occupied, exclusively as a home, residence, or sleeping place by one or more persons, but shall not include hotels, motels, mobile homes, travel trailers, tents, campers, etc.

Guest: shall mean a person who contracts for accommodation in a motel or hotel or other similar accommodation and includes all members of the persons party.

Guest Room: shall mean a room, suite, or rooms used or maintained for the accommodation of the public.

Home Occupation: means an accessory use conducted within a legally established residential dwelling unit. No home occupation shall be permitted in any zone unless identified as a permitted use and conforms to the following provisions.

- Shall not be located in an outbuilding or accessory building or structure.
- Not more than 25% of the gross floor area of the dwelling house or unit is used for the purpose of home occupation uses, except in the case of a Bed & Breakfast establishment and a separate home occupation exist in the same dwelling, a maximum of 25% of the gross floor space area of the dwelling shall be used for these purposes.
- Only persons residing in the dwelling operate the home occupation.
- There is no display visible from outside the premises, other than a legal sign no larger than 1 square metre, to indicate that any part of the dwelling house, unit or lot is being used for a purpose other than residential, and shall not illuminate.
- Such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling house or unit nor create or become a public nuisance, particularly in regard to traffic, parking, noise, noxious odours, or emission of smoke.
- One additional off-street parking space is provided for every 24 metres of floor space occupied for business or professional purposes, OR, in the case of a Bed and Breakfast establishment, one additional off-street parking space for each guest room.

- Such home occupation uses may include a business or professional office, a domestic or household art, a medical or drugless practitioner, however, a health clinic, day nursery, day care centre, nursing home, private hospital, veterinary clinic, and an animal kennel shall be deemed not to be a home occupation.
- The operation of a barber or beauty shop shall be limited to one operator at any one time.
- No outdoor storage or display of materials or goods in support of such home occupation shall be permitted.

Hosted Property: shall mean an establishment that has an owner/operator living full-time on-site during the rental period.

Hotel: shall mean an establishment that consists of one building, or two or more connected, that caters to the need of the public by furnishing sleeping accommodation, including permanent staff accommodation, may or may not supply food, and is licenced under the Liquor Licence Act and operating under the Tourism Act.

Life Safety/Fire Inspection: shall mean the inspection required by the Municipality of Grey Highlands prior to issuing of a short-term accommodation licence. Life-safety inspection to include the following in conformance to Ontario Building Code, Division B, Part 11, Table 11.5.1.1.C:

- Required exits, handrails and guards, smoke and carbon monoxide detectors.
- Required exhaust fume barriers and self-closing devices on doors between an attached or built-in garage and a dwelling unit.

Motel: a building consisting of a number of individual rental units, used for catering to the needs of the travelling public by furnishing sleeping accommodation, with or without food.

Owner: the person holding title on the lands on which the short-term accommodation premises is located.

Renter: the person responsible for the rental of the premises by way of concession, permit, lease, licence, rental agreement or similar commercial arrangement.

Renter's Code: a document that has been prepared by the owner that has been approved by the Municipality that is agreed to in writing by a renter that sets out the roles and responsibilities of the renter.

Secondary Uses: uses secondary to the principal use of the property, including home occupations, home industry, and uses that produce value-added agricultural products from the farm operation on the property.

Short-Term Accommodation/Rental: a short-term accommodation/rental is a private residential dwelling (or part of a dwelling) that is rented to provide accommodations to a person or persons on a temporary basis for a period of less than 28 days and to which the Residential Tenancies Act does not apply. Short-term accommodations/rentals do not include bed and breakfast establishments, hotels, motels, lodges, or other commercially zoned accommodation uses for the travelling public.

Unhosted Property: an establishment that does not have an owner/operator living full-time on-site during the rental period.