



Niche Accommodations

Existing Accommodations in the County of Brant

Accommodation Type	Number of Accommodations
Hotel	1
Motel	2
Bed and Breakfast	6
Retreats	2
Campgrounds — Excluding Trailer Parks	2



Tim Hortons Onondaga Farms



Five Oaks Retreat



The Arlington

City of Brantford Accommodations

Hotel	Year Opened	Number of Rooms
Comfort Inn	1986	80
Days Inn	1999	75
Hampton Inn	2009	84
Home 2 Suites	2019	90
Marriott	2019	100
Holiday Inn Express	2018	110
Best Western	1968	158
TOTAL		697

Economic Impact

Ministry of Tourism stats that the economic impact of a same-day visitor to the County of Brant is \$59/person, while the economic impact of an overnight visitor is \$212/person

Source: Ministry of Tourism

Short-term Rentals

It is unknown the number of short-term rentals in the County of Brant (e.g. AirBnBs) as well as which of these rentals comply with relevant County of Brant By-laws.

Definitions - Camping



Campground Definition - Means a parcel of land used for camping intended only for temporary seasonal use by vacationing or traveling public. A campground may include cabins, tents, trailers, recreational vehicles, or motor homes but does not include a mobile home. A campground shall not be used or occupied on a year-round basis.

Pinehurst Conservation Area

- 233 Camp Sites
- 10 km of marked hiking trails
- 23 Acre kettle lake

Birley Gates Park

- Located along the Grand River in Paris
- Offers camping and park rentals

Campground Zoning – OS2, OS3

Hotel

This means any motel, tavern, inn, lodge, or public house designed and used mainly for the purposes of catering to the needs of the traveling public by supplying food and furnishing sleeping accommodation of more than four (4) guest rooms, each having no facilities for cooking or housekeeping, provided that each guest room may only be entered from the interior of the building.

Permitted Zones: C2, C3, C4, M1, M2

Short-Term Accommodations

Means any part of a dwelling unit that, in exchange for payment, operates to provide temporary lodging to the travelling public for any rental period of lesser than 28 consecutive days throughout all or any part of a calendar year.

Short-term accommodations shall be permitted as a home occupation, provided that requirements are met.

Permitted Zones: Across residential zones as a home-based business



A Short-term Accommodation shall be permitted as a home occupation, provided the following requirements are met:

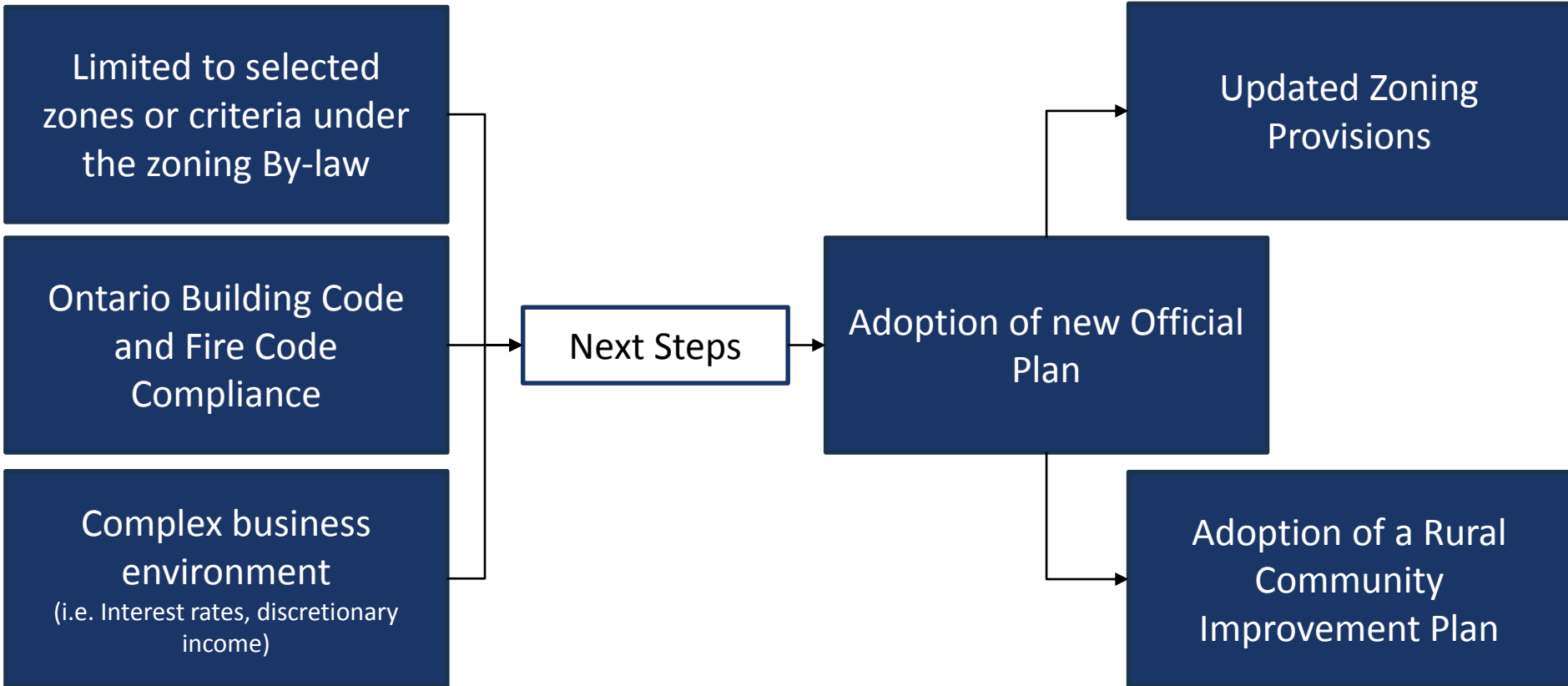
- A short-term accommodation shall only be permitted within a single detached dwelling.
- The short-term accommodation shall have a maximum of three bedrooms for booking, and the total area for the short-term accommodation shall not exceed 25% of the gross floor area of the single detached dwelling.
- The short-term accommodation shall be operated by the property owner(s) residing in the same single detached dwelling in which the short-term accommodation is located.
- Parking for the short-term accommodation shall be provided in accordance with Section 5.12 of this By-Law and may be provided in tandem with the required parking for the primary dwelling.

On-Farm Diversified Use



An On-Farm Diversified Use is a use or uses that are accessory to the principal farming operation or agricultural use of the property and are limited in area... These types of uses maintain a viable agricultural and agri-food economy while protecting and mitigating negative impacts on the agricultural lands such as removal of lands from agricultural production. On-Farm diversified use policies could be used to support small-scale accommodations.

Challenges and Next Steps



Through the new Official Plan, there is more support for Niche Accommodations. An example would be *Resource-Based Tourism* uses in the *Rural Lands Designation*.

- **Rural Lands** - Located outside of the prime agricultural area of the County of Brant, these lands are large, contiguous areas of 250 hectares or more of non-farm uses that are not likely to be rehabilitated to farmland. Rural lands also accommodate uses that may not be appropriate in settlement areas or prime agricultural areas, including resource-based activities and recreational activities.
- **Resource-Based Recreational Uses** - The establishment of new resource-based recreational uses that may not be appropriate in settlement areas may be permitted in Rural Lands designation by a site-specific Zoning By-Law amendment, provided it is demonstrated as part of a complete application that the following will be achieved:
 - Any use is limited to tourism-related and recreational uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape and may include small-scale commercial uses to service the needs of visitors, and, where appropriate, resource-based recreational accommodation

The Rural Community Improvement Plan (Rural CIP) would be a means of supporting investment in On-Farm Diversified Uses and On-Farm Accommodations. A Rural CIP would;

- Build on On-Farm Diversified Use and Agriculture-related use policies to create new revenue streams.
- Supported by Economic Development Strategy.
- Help move visitors around the County.
- Help restore heritage character and contribute to the beautification of villages and hamlets.
- Improve accessibility.



Thank You, Any Questions?