

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

Objective #3 Manage Growth and Promote Smart Growth

F. Environmental Impacts

Nil

G. Financial Impact

Nil

H. In consultation with

Shawn Everitt, Interim Chief Administrative Officer

Nathan Westendorp Director of Planning and Development Services

I. Public Engagement

Portions of this Staff Report has been the subject of a Public Meeting which took place on May 28, 2018. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

J. Attached

1. PDS.18.116 Short Term Accommodation – Official Plan Final Report
2. PDS.18.117 Short Term Accommodation – Zoning By-law Final Report
3. DRAFT Short Term Accommodation Zoning By-law Amendment to The Blue Mountains Comprehensive Zoning By-law 2018-65

Respectfully submitted,

Shawn Postma, RPP
Senior Policy Planner

Nathan Westendorp, RPP

Director of Planning and Development Services

For more information, please contact:

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Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole – Special Meeting
Meeting Date: October 10, 2018
Report Number: PDS.18.116
Subject: Short Term Accommodation – Official Plan Final Report
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.18.116, entitled “Short Term Accommodation – Official Plan Final Report”;

AND THAT Council support the Short Term Accommodation policies as attached to Planning Staff Report PDS.18.116 and forward a request to the County of Grey to reconsider its current deferral and modify and approve the remainder of the Town of The Blue Mountains Official Plan.

B. Overview

The purpose of this report is to provide a final recommendation for approval of the Short Term Accommodation policies for the new Town of The Blue Mountains Official Plan.

C. Background

The Town of The Blue Mountains Planning Division and By-law Services Division has undertaken a lengthy review of the Short Term Accommodation program in the Town of The Blue Mountains. The required Public Meeting occurred on May 28, 2018. Over the summer Staff reviewed all written and oral correspondence and created a Comments Matrix that included modifications to the STA Official Plan, Zoning By-laws and Licensing By-law. These modifications were presented to Committee of the Whole on September 17, 2018. The Committee endorsed those modifications, and now Staff has completed the update to the Official Plan, Zoning and Licensing By-laws and are presenting the final version of each for Council Approval.

At the meeting on September 17th, the Committee also provided direction to Staff to release the final version of the Official Plan, Zoning By-law and Licensing By-law a minimum of two-weeks prior to the matter coming back to the Committee with a final recommendation. The

Planning Services division has released this report and the final version of the Official Plan modifications on September 25, 2018.

D. Analysis

The Official Plan policies related to the Short Term Accommodation project as attached to this report are now in their final form and now Staff is recommending approval as supported by the recommendations and modifications of previous Staff Reports

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles
Objective #3 Manage Growth and Promote Smart Growth

F. Environmental Impacts

Nil

G. Financial Impact

Appeals to the decision of the STA program changes may be subject to additional legal fees to defend the decision of Council.

H. In consultation with

Leo Longo- Solicitor, Kirsty Robitaille- STA Coordinator, John Metras- Acting Director of Planning and Development Services, Shawn Everitt- Interim CAO

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or a Public Information Centre which took place on May 28, 2018. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

J. Attached

1. Short Term Accommodation - Official Plan Policies

Respectfully submitted,

Shawn Postma
Senior Policy Planner

John Metras
Acting Director of Planning and Development Services

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2016 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN
SHORT TERM ACCOMMODATION POLICIES

ITEM 1: B2.5 SHORT-TERM ACCOMMODATION USES

- a) The Plan recognizes that there are a variety of commercial accommodation uses within the Town. These may include *bed and breakfast establishments*, care homes, farm vacation homes and dwellings rented for short term periods. In some cases, residential dwellings may be rented in conjunction with commercial hotel operations. Such commercial accommodations may be considered appropriate in some residential areas, provided they are adequately regulated to avoid land use conflicts with the surrounding area. Unlike accommodation uses in commercial areas, as described under Section B2.2, residential neighbourhoods require special attention to ensure the quiet and undisturbed enjoyment of residential living which people expect. Accommodation uses shall avoid disruption to adjacent residences through mitigation of potential impacts including noise control, waste management, setbacks, buffering, servicing and adequate on-site parking, amongst other appropriate site performance standards and operational controls. All *short term accommodation* uses shall be subject to site plan control and shall show sensitivity to surrounding residential uses.
- b) Any building used for short-term accommodation purposes shall be considered a commercial use and shall only be permitted where recognized under the implementing Zoning By-law. It is the foundation of this Plan that such uses should not be considered conventional residential uses and that appropriate regulations shall be established.
- c) Conventional residential rental accommodation in a residential dwelling for periods of thirty (30) days or greater shall not be considered a commercial accommodation use, and shall be considered a principal residential use. The provisions of this Plan for short-term accommodation uses do not apply to such leased conventional residential dwelling units.
- d) The scale and intensity of any short-term accommodation uses may affect the degree of potential disruption in the surrounding neighbourhood. Such accommodation uses should be regulated to ensure that the principal residential *character* is generally maintained. Such uses shall be directed toward a commercial or other appropriate designation and shall be prohibited within a single detached residential neighbourhood.
- e) Based on the commercial nature of this use and its potential to negatively affect adjacent residential property, new *short term accommodation* uses shall:
 - i) be permitted on future development lands (being lands subject to an application for Plan of Subdivision, Plan of Condominium or Site Plan Control) in the Residential Recreational Area designation and Community Living Area, or within existing Blue Mountain Village Resort Area Medium Density Residential designation;
 - ii) provide mitigation measures through compliance with zoning provisions and site works; and

- iii) not be permitted in existing residential plans of subdivisions which have been registered, and other existing residential areas which have been substantially developed for single detached residential dwellings.
- f) The Implementing Zoning By-law shall establish appropriate provisions related to the scale of short-term accommodation uses, parking requirements, separation distances, setbacks and buffering. The location, size and scale of the short-term accommodation use shall be regulated in a manner, which is considered *compatible* with surrounding uses. Certain types of commercial accommodation uses identified under the introductory paragraph shall be distinguished from *short term accommodation* uses, and may only be permitted by site-specific Amendment to the Zoning By-law or in zones where they are specifically listed as a permitted use.
- g) In some cases, a new STA may be prohibited where it is abutting a low density residential use and where buffering is considered inadequate to properly mitigate a land-use conflict.
- h) In addition to zoning and site plan control by-laws, and associated agreements, short-term accommodation uses may be subject, but not limited to, other municipal by-laws including on-street parking, noise, property standards and fire and safety regulations.
- i) In accordance with the Municipal Act 2001, *Council* may pass a by-law to require a business license for the operation of short-term accommodation uses.
- j) All short-term accommodation uses shall be required to connect to municipal water and sewage services in accordance with Section D1 of this Plan.

ITEM 2: B3.7.6 EXCEPTIONS


B3.7.6.14 Schedule A-5 – Short Term Accommodation Exemption Areas

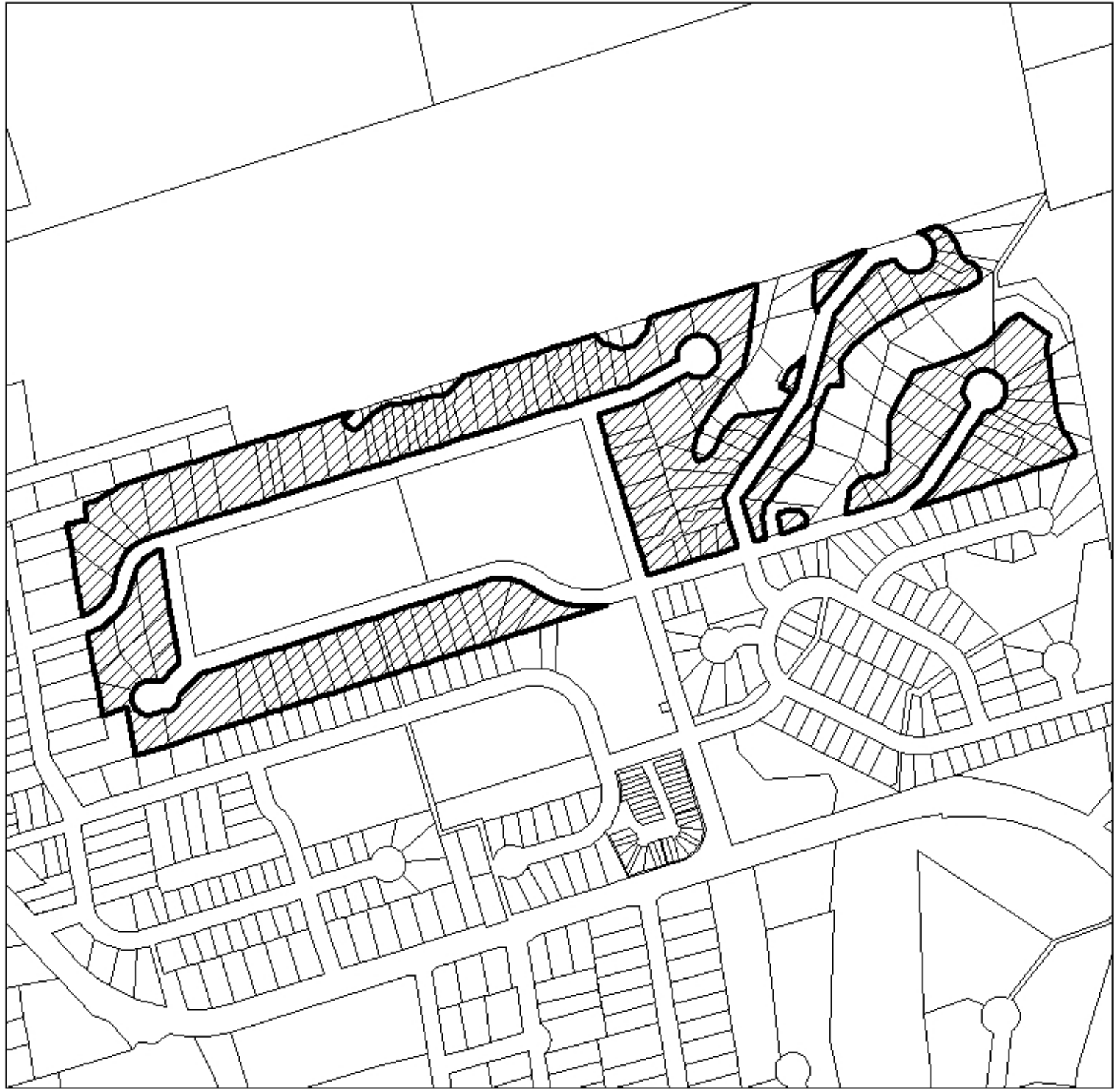
“These lands may also be used for Short Term Accommodation Uses.”

ITEM 3: SCHEDULE A-4 CRAIGLEITH AND SWISS MEADOWS LAND USE PLAN

Add Exception Areas of B3.7.6.14 to Schedule A-4 as shown on the following page.

Short Term Accommodation Areas Exception B3.7.6.14 2016 Town of The Blue Mountains Official Plan

 Area affected by Exception B3.7.6.14





Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole – Special Meeting
Meeting Date: October 10, 2018
Report Number: PDS.18.117
Subject: Short Term Accommodation – Zoning By-law Final Report
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.18.117, entitled “Short Term Accommodation – Zoning By-law Final Report”;

AND THAT Council enact a Zoning By-law Amendment to the Township of Collingwood Zoning By-law 83-40 and the Town of Thornbury Zoning By-law 10-77 so as to modify the Short Term Accommodation program in accordance with the By-laws attached to Planning Staff Report PDS.18.117.

B. Overview

The purpose of this report is to provide a final recommendation for approval of the Short Term Accommodation Zoning By-law Amendments for the Township of Collingwood Zoning By-law 83-40 and Town of Thornbury Zoning By-law 10-77 as amended.

C. Background

The Town of The Blue Mountains Planning Division and By-law Services Division has undertaken a lengthy review of the Short Term Accommodation program in the Town of The Blue Mountains. The required Public Meeting occurred on May 28, 2018. Over the summer Staff reviewed all written and oral correspondence and created a Comments Matrix that included modifications to the STA Official Plan, Zoning By-laws and Licensing By-law. These modifications were presented to Committee of the Whole on September 17, 2018. The Committee endorsed those modifications, and now Staff has completed the update to the Official Plan, Zoning and Licensing By-laws and are presenting the final version of each for Council Approval.

At the meeting on September 17th, the Committee also provided direction to Staff to release the final version of the Official Plan, Zoning By-law and Licensing By-law a minimum of two-

weeks prior to the matter coming back to the Committee with a final recommendation. The Planning Services division has released this report and the final version of the Zoning By-law modifications on September 25, 2018.

D. Analysis

The Official Plan policies related to the Short Term Accommodation project as attached to this report are now in their final form and now Staff is recommending approval as supported by the recommendations and modifications of previous Staff Reports.

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles
Objective #3 Manage Growth and Promote Smart Growth

F. Environmental Impacts

Nil

G. Financial Impact

Appeals to the decision of the STA program changes may be subject to additional legal fees to defend the decision of Council.

H. In consultation with

Leo Longo- Solicitor, Kirsty Robitaille- STA Coordinator, John Metras- Acting Director of Planning and Development Services, Shawn Everitt- Interim CAO

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or a Public Information Centre which took place on May 28, 2018. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

J. Attached

1. Short Term Accommodation Zoning By-law Amendment to 83-40
2. Short Term Accommodation Zoning By-law Amendment to 10-77

Respectfully submitted,

Shawn Postma
Senior Policy Planner

John Metras
Acting Director of Planning and Development Services

For more information, please contact:
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The Corporation of the Town of The Blue Mountains

By-Law Number 2018 –

Being a By-law to amend Zoning By-law No. 83-40 which may be cited as "The Township of Collingwood Zoning By-law"

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 83-40;

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Delete 3.31(iii) which states:

3.31(iii) Which is part of a rental or lease management program which consists of a minimum of ten (10) commercial resort units in one or more buildings on a single lot;

and replace with:

3.31(iii) Which is part of a rental or lease management program which consists of a minimum of ten (10) commercial resort units in one or more buildings on one or more properties;

2. Delete definition 3.32 which states:

3.32 "Commercial Resort Unit Complex" shall mean a building or group of buildings containing ten (10) or more commercial resort units which is part of a rental or lease management program on a single lot.

3. Add a new definition 3.95(a) as follows:

3.95(a) "Rental or Lease Management Program" means a program that provides for the full centralized management of a minimum of ten commercial resort units including, but not limited to: a registered business that provides centralized operations and management of all commercial resort units independently from individual owner listings on online travel agency websites and shall provide a point of contact being an individual or company available on a 24 hour basis for security, housekeeping, maintenance, and accounting matters.

4. Delete Section 5.14(a)(xxiv) Parking Requirements of By-law 83-40 which states:

5.14(a)(xxiv) Short Term Accommodation

Multiple Unit Building 1.75 parking spaces per unit having four (4) guest rooms used for sleeping or less plus 1.0 parking space for each additional guest room used for sleeping.

Single Detached Building 0.5 parking spaces per occupant or 1.0 parking space per guest room used for sleeping, whichever is greater.

and replace with:

Short Term Accommodation Amendments
Former Township of Collingwood

5.14(a)(xxiv) Short Term Accommodation

Multiple Unit Building (Shared Parking)	1.75 parking spaces per unit having four (4) guest rooms used for sleeping or less plus 1.0 parking space for each additional guest room used for sleeping.
Multiple Unit Building (Exclusive Use Parking)	0.5 parking space per occupant or 1.0 parking space per guest room used for sleeping, whichever is greater.
Single Detached Building	0.5 parking spaces per occupant or 1.0 parking space per guest room used for sleeping, whichever is greater.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ____ day of _____, 2018

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-__ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the ____ day of _____, 2018.

Dated at the Town of The Blue Mountains, this ____ day of _____, 2018.

Corrina Giles, Clerk

The Corporation of the Town of The Blue Mountains

By-Law Number 2018 –

Being a By-law to amend Zoning By-law No. 10-77 which may be cited as "The Town of Thornbury Zoning By-law"

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 10-77;

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Delete definition 2.33 (iii) which states:

2.33(iii) Which is part of a rental or lease management program which consists of a minimum of ten (10) commercial resort units in one or more buildings on a single lot;

and replace with:

2.33(iii) Which is part of a rental or lease management program which consists of a minimum of ten (10) commercial resort units in one or more buildings on one or more properties;

2. Delete definition 2.34 which states:

3.32 "Commercial Resort Unit Complex" shall mean a building or group of buildings containing ten (10) or more commercial resort units which is part of a rental or lease management program on a single lot.

3. Add a new definition 3.95(a) as follows:

2.102(a) "Rental or Lease Management Program" means a program that provides for the full centralized management of a minimum of ten commercial resort units including, but not limited to: a registered business that provides centralized operations and management of all commercial resort units independently from individual owner listings on online travel agency websites and shall provide a point of contact being an individual or company available on a 24 hour basis for security, housekeeping, maintenance, and accounting matters.

4. Delete Section 6.9(a) Parking Regulations of By-law 10-77 which states:

6.9(a) Requirements

Type of Use	Minimum Parking Space Requirements
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Short Term Accommodation

-Multiple Unit Building	1.75 parking spaces per unit having four (4) guest rooms used for sleeping or less plus 1.0 parking space for each additional guest room used for sleeping.
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-Single Detached Building	0.5 parking spaces per occupant or 1.0 parking space per guest room used for sleeping, whichever is greater.
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and replace with:

6.9(a) Requirements

Type of Use	Minimum Parking Space Requirements
Short Term Accommodation	
Multiple Unit Building (Shared Parking)	1.75 parking spaces per unit having four (4) guest rooms used for sleeping or less plus 1.0 parking space for each additional guest room used for sleeping.
Multiple Unit Building (Exclusive Use Parking)	0.5 parking space per occupant or 1.0 parking space per guest room used for sleeping, whichever is greater.
Single Detached Building	0.5 parking spaces per occupant or 1.0 parking space per guest room used for sleeping, whichever is greater.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ____ day of _____, 2018

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-__ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the ____ day of _____, 2018.

Dated at the Town of The Blue Mountains, this ____ day of _____, 2018.

Corrina Giles, Clerk

The Corporation of the Town of The Blue Mountains

By-Law Number 2019 –

Being a By-law to insert provisions into Zoning By-law No. 2018-65 which may be cited as "The Blue Mountains Zoning By-law";

Whereas the Council of The Corporation of the Town of The Blue Mountains enacted By-law 2018-65 being the Comprehensive Zoning By-law for the Town of The Blue Mountains which may be cited as "The Blue Mountains Zoning By-law";

Whereas Short Term Accommodation Uses is one section of non-decision as identified under Section 1.5(a) to By-law 2018-65;

Whereas it is necessary and in the public interest to include Short Term Accommodation Use provisions in The Blue Mountains Zoning By-law 2018-65;

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That Section 1.5(a) to the Blue Mountains Zoning By-law 2018-65 is deleted in its entirety.
2. That Section 3.0 to the Blue Mountains Zoning By-law 2018-65 is amended by deleting and replacing the definition of 'Commercial Resort Unit' as follows:

"COMMERCIAL RESORT UNIT

Means one room or a group of rooms in a building used or designed or intended to be used as a single, independent and separate housekeeping establishment:

- a) In which food preparation and sanitary facilities are provided for the exclusive use of such occupants;
 - b) Which has a private entrance from a common hallway either inside or outside the building;
 - c) Which is part of a rental or lease management program which consists of a minimum of ten commercial resort units in one or more buildings on one or more properties;
 - d) In which the maximum habitation per housekeeping unit is restricted to 120 days per year; and,
 - e) Which has been established to provide accommodation for gain or profit, but does not mean or include a residential dwelling unit, a hotel unit, a motel unit, an inn unit, a lodge unit, a short term accommodation unit, a dormitory unit or a hostel unit"
3. That Section 3.0 to the Blue Mountains Zoning By-law 2018-65 is amended by deleting the definition of COMMERCIAL RESORT UNIT COMPLEX in its entirety.
 4. That Section 3.0 to the Blue Mountains Zoning By-law 2018-65 is amended by inserting a new definition for 'Rental or Lease Management Program' as follows:

"RENTAL OR LEASE MANAGEMENT PROGRAM

Means a program that provides for the full centralized management of a minimum of ten commercial resort units including, but not limited to: a registered business that provides for such full centralized management. The Program shall provide a point of contact being an individual or company available on a 24 hour basis for security,

housekeeping, maintenance, and accounting matters. In this definition, “full centralized management” means common, centralized or shared advertising, booking, operations, security, housekeeping, maintenance and accounting.”

5. That Section 3.0 to the Blue Mountains Zoning By-law 2018-65 is amended by deleting and replacing the definition of ‘Dwelling Unit’ as follows:

“DWELLING UNIT

Means a building occupied or capable of being occupied exclusively as a permanent or temporary home, residence, accommodation or sleeping place by one or more persons, but shall not include short term accommodation use, hotel, motel, mobile home, recreational vehicle, park model trailer, tent, commercial resort unit, institution, railroad car, or other railroad rolling stock, or living quarters for a caretaker, watchman, or other person or persons using living quarters which are accessory to a non-residential building or structure.”

6. That Section 3.0 to the Blue Mountains Zoning By-law 2018-65 is amended by inserting a new definition for ‘Seasonal Dwelling’ as follows:

“SEASONAL DWELLING

Means a dwelling unit that is not used for continuous habitation or as a permanent residence or a dwelling unit to be used for recreation but not occupied or intended to be occupied as a permanent residence or any combination of the two.”

7. That Section 3.0 to the Blue Mountains Zoning By-law 2018-65 is amended by deleting and replacing the definition of ‘Motel’ as follows:

“MOTEL

Means an establishment that consists of one building or two or more connected or adjacent buildings that, throughout all or part of a calendar year, caters to the needs of the public by operating or offering guest rooms for a fee, where each guest room is directly accessible from the exterior, but not including any other establishment otherwise defined or classified in this By-law. A Motel may also:

- a) Supply food;
- b) Have an on-site management office;
- c) Include permanent staff accommodation;
- d) Include convention facilities;
- e) Include one or more dining rooms;
- f) Include recreational facilities for use by the guests;
- g) Be licensed under the Liquor License Act of Ontario;”

8. That Table 5.3 – Non-Residential Parking Requirements Under Section 5.4 to the Blue Mountains Zoning By-law 2018-65 is amended by inserting the following parking requirements:

Use	Number of Minimum Parking Spaces (per unit, unless otherwise specified)
Short Term Accommodation Multiple Unit Building (Shared Parking)	1.75 parking spaces per unit having four (4) guest rooms used for sleeping or less plus 1.0 parking space for each additional guest room used for sleeping.
Short Term Accommodation Multiple Unit Building (Exclusive Use Parking)	0.5 parking space per occupant or 1.0 parking space per guest room used for sleeping, whichever is greater.
Single Detached Building	0.5 parking spaces per occupant or 1.0 parking space per guest room used for sleeping, whichever is greater.

9. That Section 4.31 to the Blue Mountains Zoning By-law 2018-65 is amended by deleting and replacing Section 4.31 with the following:

“4.31 SHORT TERM ACCOMMODATION USES

- a) No person shall use any land or erect, alter or use any building or structure for the purpose of a short term accommodation use within any Residential ‘R1’ or Residential ‘R3’ Zone.
- b) No person shall use any land or erect, alter or use any building or structure that secures nine (9) or more occupants for the purpose of short term accommodation.
- c) No short term accommodation use shall be located closer than 120 metres in a continuous path over the shortest distance from another short term accommodation use or bed and breakfast establishment.
- d) Short term accommodation uses shall be subject to site plan control.
- e) Where short term accommodation uses abut a residential zone that permits a single detached residential dwelling, the following landscaped open space provisions shall apply:
 - a. A minimum 3.0 metre wide planting strip, measured from the rear lot line, shall be provided.
 - b. A minimum 3.0 metre wide planting strip, measured from the exterior side lot line, shall be provided save and except within a sight triangle.
 - c. A minimum 1.0 metre wide planting strip, measured from the interior side lot line, shall be provided.
- f) One (1) enclosed waste/recycling depot shall be required
- g) A short term accommodation use shall have connection to municipal water and sewage services.

10. That Table 6.1 –Residential Zone Use Permissions under Section 6.1 to the Blue Mountains Zoning By-law 2018-65 is amended by inserting the following:

Permitted Use	R1	R2	R3
Short Term Accommodation		X	

11. That Table 8.1 – Agricultural, Rural, Recreational and Other Zone Use Permissions is amended by adding a new Column and Rows as follows:

Permitted Use	RR
Single Detached Dwelling	X
Short Term Accommodation	X

12. That Table 8.2 – Agricultural, Rural, Recreational and Other Zone Standards is amended by adding a new Column as follows:

Zone Standard	RR
Minimum Lot Area (ha)	550
Minimum Lot Frontage (m)	18(1)
Minimum Front Yard (m)	7.5
Minimum Exterior Side Yard (m)	6
Minimum Interior Side Yard (m)	2
Minimum Rear Yard (m)	9
Maximum Height (m)	9.5

(1) Minimum Lot Frontage shall be increased by 3 metres for corner lots

13. That Table 9.1 – Exceptions is amended by adding the following Exceptions as follows:

Exception Number	Zone	Special Provisions
98	R2-98	<p>A commercial resort unit use shall also be permitted with such use being excluded from:</p> <ul style="list-style-type: none"> a) The maximum number of occupants permitted within a short term accommodation use under Section 4.31(b) b) The minimum distance separation of 120 metres in a continuous path over the shortest distance from another short term accommodation use or bed an breakfast establishment under Section 4.31(c)

Exception Number	Zone	Special Provisions
99	R2-99	A short term accommodation shall also be permitted with such use being excluded from: <ul style="list-style-type: none"> a) The maximum number of occupants permitted within a short term accommodation use under Section 4.31(b) b) The minimum distance separation of 120 metres in a continuous path over the shortest distance from another short term accommodation use or bed an breakfast establishment under Section 4.31(c)
100	Various	A short term accommodation use shall not be permitted on these lands.

14. Schedule 'A' to The Blue Mountains Zoning By-law 2018-65 is hereby amended by placing Exception 98, Exception 99 and Exception 100 on lands in accordance with Schedule 'A1' to this By-law.

15. Schedule 'A1' is hereby declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ____ day of __, 2019

 Alar Soever, Mayor

 Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2019-__ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the __ day of _____, 2019.

Dated at the Town of The Blue Mountains, this ____ day of _____, 2019.

 Corrina Giles, Clerk