

Proposed Changes to STA Licensing By-law - Staff Report FAF.18.126

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(On Behalf of BMSTA)





The Blue Mountains Short Term Accommodation Owners Association (BMSTA)

Who we are:

The Blue Mountain Short Term Accommodation Owners Association (BMSTA) is a group of STA owners and operators dedicated to providing the best possible experience for the visitors and residents in the Blue Mountains Area.



Purpose

The purpose of this presentation is to provide a general commentary on the recommendations of Staff Report FAF.18.126 and related Draft STA By-law.

General Commentary

- BMSTA continues to support the Official Plan Policies, Zoning By-laws and related rationale that were adjudicated by the OMB – specifically, new STA's must be regulated in accordance with the Zoning By-laws approved by the OMB.
- BMSTA continues to support a STA Licensing Program that is fair and reasonable to all.
- BMSTA encourages Council to ensure that staff are given the tools for the fair and effective enforcement of the Town's Zoning By-laws and Licensing By-law.
- BMSTA encourages Council to cause a review of enforcement measures in place in other jurisdictions related to non-licensed STA's including working with Airbnb, VRBO and other providers by ensuring that those STA premises offered on their websites are licensed by the Town (see the City of Vancouver).
- BMSTA notes that based on the Town's own statistics and comments and on our own experiences, the STA Licensing Program has been extremely successful in addressing those concerns identified by the community.

Staff Report FAF.18.126

- BMSTA has had the opportunity to discuss Staff Report FAF.18.126 with the Interim CAO, Director of Enforcement Services and Fire Chief and Senior Policy Planner.
- Town staff have provided clarification to BMSTA as it relates to the operational aspects of the existing and proposed Program that effectively has addressed any concerns including the continuation of pre-existing STA's and concurrence on the degree/extent of the protections afforded to these properties by Provincial Legislation.
- Based on these discussions, BMSTA believes that the Staff Report and related recommendations balance the interests of the residents, tourism industry and economic interests of the community.

Draft Licensing By-law

- As a result of discussions with Town staff, and the understanding achieved in terms of the operational aspects of the existing and future Program, BMSTA will provide comments on the Draft Licensing By-law following today's meeting so that it respects the COW's direction and the operational discussions that BMSTA has had with Town staff.