



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:
Shawn Postma
planning@thebluemountains.ca
519-599-3131 extension 248

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
-------------	------------------------------------

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:

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