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STAFF REPORT: Planning & Building Services Department



REPORT TO: Committee of The Whole
MEETING DATE: October 20, 2014
REPORT NO.: BL.14.32
SUBJECT: STA Licensing Program Activity: September 2014
PREPARED BY: Greg Miller, Manager, Building & By-law/CBO

A. Recommendations

THAT Council receive Staff Report BL.14.32 “STA Licensing Program Activity: September 2014” for information purposes.

B. Background

1. STA Licensing Program: Phase 1

Table 1: STA Licensing Activity below summarizes the activity related to the STA Licensing Program that commenced on July 2, 2014 and to the end of Sept. 30, 2014:

- There have been 34 STA licence applications that have been received with 18 of those that have been deemed complete as per the STA Licensing By-law.
- The 18 complete applications have been forwarded to the Fire Services Department for the next stage of the STA licence application process for determination of compliance with the Ontario Fire Code.
- Attached to this Staff report is a spreadsheet entitled “STA Licence Application Status” (Attachment G.1) and a map entitled “Short Term Accommodation – Licensing Applications” (Attachment G.2). These are updated regularly by Staff and posted to the Town website.
- Year to date revenue resulting from STA licence application fee total \$64,000.00 year to date.

Table 1: STA Licensing Activity

STA Licence Applications	Sept. 2014	2014 YTD
Applications Received	3	34
Applications Deemed Complete	2	18
STA Licences Issued	0	0
STA Licence Application Revenue	\$4,000.00	\$64,000.00

By-Law Enforcement Activity Related to STAs: July 2nd - Sept. 30, 2014

Table 2: By-Law Enforcement Activity (STA Premises) as shown below summarizes By-Law Enforcement's activity related to the STA Licensing Program from July 2, 2014 and including to the end of Sept. 30, 2014:

- As of July 2, 2014 there were 178 open by-law files and 32 STA licence applications leaving 148 open by-law files related to STA premises.
- By-Law Staff have reviewed all 148 open by-law files to date in Phase 1 and as a result have closed 132 By-law files related to STA premises.
- Year to date 53 STA warning letters have been issued with 28 of those resulting in the subject premises to cease operating on a short term basis (8 during September).
- A by-law enforcement file is closed upon:
 - the confirmation of a complete STA licence application;
 - the receipt of a Sworn Affidavit from the owner that they will no longer be operating the suspect premises on a short term basis; or
 - By-Law Staff have substantiated compliance.
- By-Law Services Staff have opened 16 new STA related investigation files with 2 of those opened in September. An investigation is commenced where evidence has been obtained through proactive enforcement or by way of a complaint that a STA premises is operating contrary to the STA Licensing By-law and/or the Zoning By-law.
- Of the 16 investigation files, 2 have been opened as a result of monitoring on-line rental websites.
- Attached to this Staff report a spreadsheet entitled "STA By-Law Activity Related to STAs (Attachment G.3).

Table 2: By-Law Enforcement Activity (STA Premises)

STA Related By-law Activity	Sept. 2014	2014 YTD
Files with Open Status prior to July 2, 2014	-	178
Files Closed: After July 2, 2014	41	132
STA Premises Investigation Files Opened	2	16
Warning Letters Issued	13	53
STAs Cease Operations	8	28
STA Patrol Hours	29 Hours	286 Hours
STA Follow Up Inspections	4	26

2. STA Licensing Program: Phase 2

Phase 2 of the STA Licensing Program has commenced where Staff have seen an increase in telephone and email enquiries in anticipation of the December 1, 2014 deadline to have a complete STA licence application submitted for all exiting STA premises throughout the Town.

- Approximately 4500 notices were distributed in the utility tax billing notices in September.
- In addition to the above, 350 notices were sent to unit owners within Grey Condominium Corporations notifying them of the STA Licensing By-law requirements if they are not a Commercial Resort Unit (CRU) within a rental management program in a Commercial Resort Complex .

By-Law Enforcement Activity Related to STAs: Phase 2 Area

- As investigations continue for the Phase 1 area of the STA Licensing Program; By-law staff continues to open files as a result of a complaint received; routine patrol and the monitoring of online rental websites.
- Through routine monitoring of rental websites, of Sept. 30, 2014 Staff have opened 16 additional files and are in the process of contacting the owner and continuing investigation of these.
- As of Sept. 30, 2014 there are 245 by-law files related to STA (130 remain open).

C. The Blue Mountains' Strategic Plan

"Providing a strong, well managed municipal government."

D. Environmental Impacts

N/A

E. Financial Impact

\$64,000 in revenue from STA licence applications

F. In Consultation With

Municipal Licensing Officer

G. Attached

- G.1 STA Licence Application Status: Status Spreadsheet
- G.2 STA Licensing Applications: Map
- G.3 STA By-Law Enforcement Activity

Prepared by:

Greg Miller, C.E.T., CBCO
Manager, Building & By-law Services

Respectfully Submitted by:

Troy Speck, B.A., LL.B.
Chief Administrative Officer



STA Licence Application Status - Town of The Blue Mountains

(Updated September 23, 2014)

No.	Civic Address	Applicant	Owner	Application Date	Licence Status	Licence No.	Licence Expiriy	Note
1	104 Brooker Blvd. unit 1	Mark Faiz Sakkejha	Blue View Chalet Mark Faiz Sakkejha	April 25, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
2	104 Brooker Blvd. unit 2	Mark Faiz Sakkejha	Blue View Chalet Abeer Sakkejha	April 25, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
3	104 Brooker Blvd. unit 3	Mark Faiz Sakkejha	Blue View Chalet Mark Faiz Sakkejha	April 25, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
4	104 Brooker Blvd. unit 4	Mark Faiz Sakkejha	Blue View Chalet Mark Faiz Sakkejha	April 25, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
5	104 Brooker Blvd. unit 5	Mark Faiz Sakkejha	Blue View Chalet Mark Faiz Sakkejha	April 25, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
6	104 Brooker Blvd. unit 6	Mark Faiz Sakkejha	Blue View Chalet Mark Faiz Sakkejha	April 25, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
7	104 Brooker Blvd. unit 7	Mark Faiz Sakkejha	Blue View Chalet Mark Faiz Sakkejha	April 25, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
8	104 Brooker Blvd. unit 8	Mark Faiz Sakkejha	Blue View Chalet Mark Faiz Sakkejha	April 25, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.

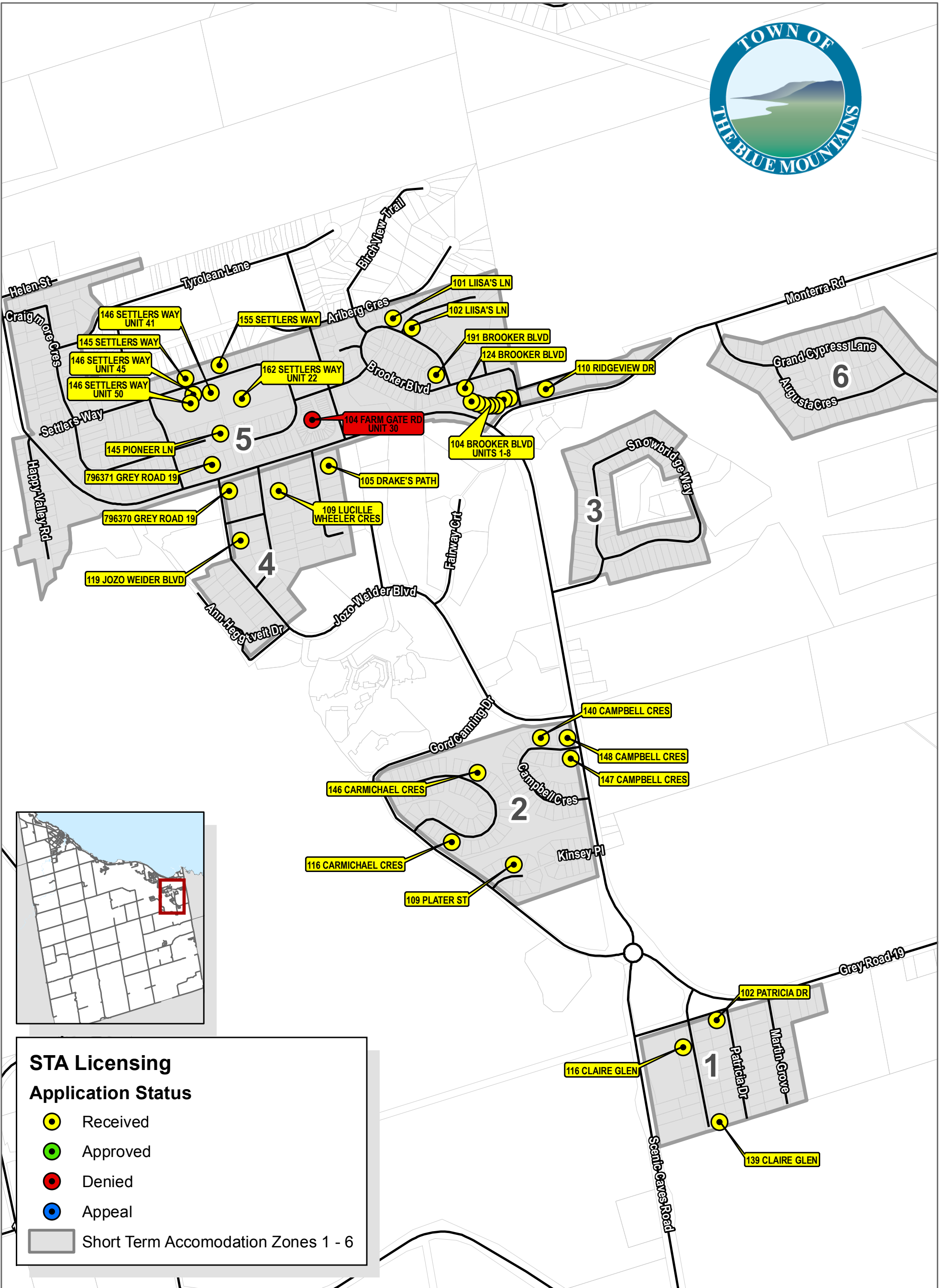
No.	Civic Address	Applicant	Owner	Application Date	Licence Status	Licence No.	Licence Expiriy	Note
9	104 Farm Gate, Unit 30	Dan Quattrociocchi	Flintview Holdings Inc.	June 2, 2014	Denied June 12, 2014			Application Denied. Short Term Accomodtion use not permitted on this property in accordance with Zoning By-law 83-40, as amended.
10	119 Jozo Weider	Gerald Norman	Gerald Norman	April 22, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
11	146 Carmichael Crescent	Walter Lukawiecki	Walter Lukawiecki and Catherine Nagora	June 26, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
12	140 Campbell	David Brown	David Brown	June 27, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
13	116 Carmichael	Stuart Frith	2214837 Ontario Inc.	June 28, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
14	109 Plater St.	Stuart Frith	BMC Cottages Inc.	June 28, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
15	139 Claire Glen	Elizabeth Kolosa (Stuart Firth)	Elizabeth Kolosa	June 28, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
16	102 Lisa's Lane	Tony Micelli	Tony Micelli	June 28, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
17	110 Ridgeview Dr.	Tony Micelli	Tony Micell	June 28, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.

No.	Civic Address	Applicant	Owner	Application Date	Licence Status	Licence No.	Licence Expiriy	Note
18	109 Lucille Wheeler	Sheldon Rosen	Sheldon Rosen	June 30, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
19	191 Brooker	Sheldon Rosen	Sheldon Rosen	June 30, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
20	146 Settlers Way, unit 45	Greg Silas	Chris Wiegand	June 30, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
21	116 Claire Glen	Toni Boyle	Jason Robinoff, Stay at Blue Mountain	June 30, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
22	148 Campbell Cr.	Oakbud Protperties Inc.	Oakbud Properties Inc.	June 30, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
23	105 Drakes Path	Sheldon Rosen	Sheldon Rosen	July 2, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
24	796370 Grey Rd. 19	Sheldon Rosen	Sheldon Rosen	July 2, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
25	146 Settlers Way, unit 41	Sheldon Rosen	Patricia Valente	July 21, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
26	145 Pioneer	Jacqui Snyder	Jacqui Snyder	June 28, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.

No.	Civic Address	Applicant	Owner	Application Date	Licence Status	Licence No.	Licence Expiriy	Note
27	102 Patricia	Harry Staton	Harry Staton	June 28, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
28	796371 Grey Rd. 19	Stuart Frith	Willy Van Dolder	July 2, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
29	147 Campbell	Kimberly Durst	Kimberly Durst,	July 3, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
30	155 Settler's Way	James Tindall	James Tindall	July 3, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
31	101 Liisa's Lane	Julie Prather	Julie and Philip Prather	July 21, 2014	Licence application under review.			Licence application deemed complete. Fire Department inspection and Property Standards inspection outstanding.
32	124 Brooker	Julian Neykov	Julian Neykov	August 8, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
33	146 Settlers Way, unit 50	Ed Sasonow	Ed Sasonow	September 3, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
34	162 Settlers Way, unit 22	Stuart Frith	Mike Denonne	September 12, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.
35	145 Settlers Way	Carmela Vescio	Carmela Vescio	September 19, 2014	Licence application under review.			Licence application incomplete. Awaiting further infromation from applicant.

Short Term Accomodation - Licensing Applications

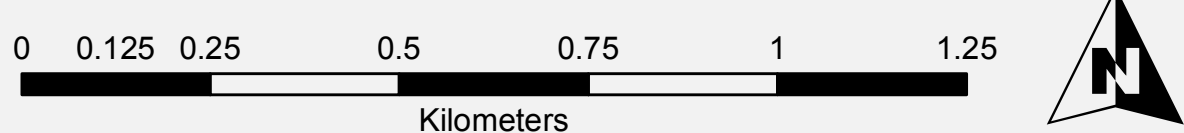
(as of September 23, 2014)



STA Licensing Application Status

- Received
- Approved
- Denied
- Appeal
- Short Term Accomodation Zones 1 - 6

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TOWN OF THE BLUE MOUNTAINS MONTHLY SHORT TERM ACCOMMODATION ACTIVITY

Updated: Sept. 30, 2014

STA SERVICE REQUESTS										
	2010		2011		2012		2013		2014	
	Open	Closed	Open	Closed	Open	Closed	Open	Closed	Open	Closed
JAN	0	0	1	5	0	0	10	2	5	2
FEB	0	0	0	0	4	0	1	1	4	2
MAR	3	3	3	1	6	4	1	1	2	0
Q1	3	3	4	6	10	4	12	4	11	4
APR	0	0	0	1	17	4	0	0	2	1
MAY	15	1	2	0	42	1	0	0	1	0
JUNE	41	1	5	2	11	12	3	0	4	0
Q2	56	2	7	3	70	17	3	0	7	1
JULY	6	0	3	0	17	4	0	4	16	15
AUG	92	2	7	1	7	12	1	1	21	22
SEPT	0	0	9	4	6	27	1	1	12	4
Q3	98	2	19	5	30	43	2	6	49	41
OCT	4	0	0	1	3	0	1	0		
NOV	2	1	0	1	7	2	0	0		
DEC	0	1	1	0	5	2	0	0		
Q4	6	2	1	2	15	4	1	0	0	0
Total	163	9	31	16	125	68	18	10	67	46

Total STA Files: 553 Total Open Files: 404 Total Closed: 149

STA PROSECUTIONS SUMMARY				
2014				
	Notices of Non-Compliance	Informations Sworn	TBM Prosecutor Meetings	POA Court Attendance
JAN	0	0	1	0
FEB	0	0	1	0
MAR	0	0	1	0
Q1	0	0	3	0
APR	0	0	1	0
MAY	0	0	1	0
JUNE	0	0	1	0
Q2	0	0	3	0
JULY	0	0	0	0
AUG	0	0	0	0
SEPT	0	0	2	3
Q3	0	0	2	3
OCT				
NOV				
DEC				
Q4	0	0	0	0
Total YTD	0	0	8	3

STA INVESTIGATIONS & COMMUNICATIONS							
2014							
Phone Calls	Emails	Notices Sent	Meetings	Site Inspections	Patrol (Hours)*	Investigations (Hours)	STA Cease Operation
41	61	0	6	1	38.25	36	2
29	50	0	0	2	53	17	0
34	20	0	0	2	48.25	24	0
104	131	0	6	5	139.5	77	2
13	50	0	2	0	4.5	16	0
11	37	0	2	2	17	2	1
31	37	17	2	3	16	3	0
55	124	17	6	5	37.5	21	1
19	123	20	2	10	10	66	15
42	48	20	5	12	70	7	2
27	128	13	4	4	29	44	8
88	299	53	11	26	109	117	25
0	0	0	0	0	0	0	0
247	554	70	23	36	286	215	28

Notes:

- 1 Since 2010: 553 Short Term Accommodation complaints received to end of September 30, 2014
- 2 2014 YTD as of September 30, 46 STA files have been closed
- 3 2014 YTD as of September 30, 67 STA files are currently active
- 4 Investigation hours does not include include site inspections, emails or phone calls
- * Patrol hours includes long weekend patrols