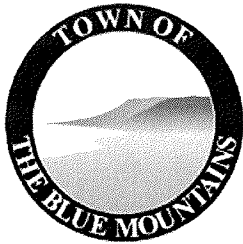


STAFF REPORT: Planning



REPORT TO: Mayor & Members of Council
MEETING DATE: July 07, 2008
REPORT NO.: PL.08.76 (Supplemental Report to Report #PL.08.30)
SUBJECT: Short Term Accommodation Study
**PREPARED BY: Peter Tollefsen
Director of Planning**

A. Recommendations

THAT Council receive Planning Staff Report #PL.08.76, "Short Term Accommodation Study", dated July 07, 2008, being a Supplemental Report to Report #PL.08.30; and

THAT Council proceed with Option Two, Enacting Official Plan and Zoning By-law Amendments to regulate Short Term Accommodation.

B. Background

Staff Report No. PL.08.30, a copy of which is attached, was submitted to Council April 07, 2008. A Statutory Public Meeting had been held October 13, 2007 and staff were reporting back in response to the public input. The report concluded that short term accommodation uses needed to be regulated in response to the complaints that the Town has received from the public. The report presented a number of Options that Council could consider.

It was resolved at the April 07, 2008 meeting:

"THAT Council receive report Number PL.08.30 entitled "Short Term Accommodation Study".

AND THAT Council authorize staff to proceed to a Public Meeting for the draft Official Plan Amendment and Zoning By-law Amendments on May 12, 2008.

AND THAT Council approve an amendment to the Interim Control By-law such that this control is removed from the "Residential Sixth Density (R6), Residential Seventh Density (R7) and Residential Eighth Density (R8)" as established and declared in the Township of Collingwood Zoning By-law 83-40, as amended, and "Residential Multiple RM1" as established and declared in the Town of Thornbury Zoning By-law 10-77, as amended, for Council's consideration on April 7, 2008.

AND THAT staff report back to Council on the implementation of a licensing by-law”.

It was also recommended:

“THAT Staff provide Council with a Supplemental Report to Report PL.08.30 to include budget impact detail including revenue projections”, which is the purpose of this report.

The April 07, 2008 Report presented Three Options:

OPTION ONE –Status Quo

That the situation remain as is. Council would not approve changes to either the Official Plan or the two existing Zoning By-laws and no Licencing By-law. Town staff would continue to respond to complaints relating to debris/garbage, parking and other By-law Enforcement issues related to short term accommodation. Public nuisance and noise related complaints would continue to be addressed by the Ontario Provincial Police.

OPTION TWO – Enacting Official Plan and Zoning By-law Amendments

That Council enact the current proposed Official Plan Amendment and three Zoning By-law Amendments to regulate STA's.

OPTION THREE - Enacting Official Plan Amendment, Zoning By-law Amendments and Licencing By-law

Concluding Comments:

Prior to implementing licensing in Option Three, Council would have to be completely comfortable in levels of service and enforcement of licensing, along with schedule of fees and registration regulations. When this information is put together, a Workshop session with Council would be in order.

In the meantime, it may be prudent to have some Zoning and Official Plan Amendments in place to commence regulation. Staff would recommend Option Two therefore enacting the Official Plan and Zoning By-law Amendments now. Work on the Licensing By-law will continue and staff will report back to Council on that. The true costs of enforcement can be monitored through this level of regulation for the next period of time for input later with the consideration of a licensing regime.

Budget Impact detail for Option Two is in Section “E” of this report. There is no revenue with Option Two.

C. The Blue Mountains' Strategic Plan

- 1. Managing growth to ensure the ongoing health and prosperity of the community.*

D. Environmental Impacts

No significant impacts that can be addressed through building regulations.

E. Budget Impact

Should by-laws be enacted a significant amount of By-law Enforcement resources would have to be dedicated to STA's with other enforcement services falling by the wayside or, additional staff would have to be added.

With respect to the estimated costs related to the hiring of staff to address STA's, the Director, Building & By-law estimates that one additional Municipal Law Enforcement Officer (MLEO) and one-half of a support position would be necessary.

- 1 MLEO - Salary/Benefits = \$75,000 per annum
- Recruitment @ \$5,000 (includes staff time)
- Work Station, computer, etc. = \$7,000 (The issue of office space must first be addressed)
- Vehicle = \$35,000 (other options include lease or mileage)
- Vehicle insurance, gas, maintenance, etc. = \$6,000 per annum
- ½ of a Support Position = \$25,000 per annum
- Recruitment @ \$2,500
- Work Station, computer, etc = N/A
- Total First Year Cost = \$155,500

For subsequent years, the minimum costing would be in the magnitude of \$106,000 per annum based on 2008 dollars. The above costs do not include the costs for litigating unlawful operations.

These costs are unbudgeted and would directly impact the Town Budget requiring an increase tax rate of 1.74%, based on the total first year cost of \$155,000.

The Official Plan and Zoning By-law Amendments passed in Option Two may be appealed to the Ontario Municipal Board so a rough estimate of legal costs could be \$100,000. In the approved 2008 Capital Budget for the Zoning By-law Update and Consolidation \$80,000 in contingencies was put in for 2009 and 2010 of the three year project, to cover legal costs. This Capital Project showed sources of funding from taxation and development charges. Depending on the number and nature of any appeals, more funds may have to be put into the 2009 Capital Budget.

F. Attachment

1. Staff Report #PL.08.30 - April 7, 2008

Respectfully submitted,

Peter Tollefsen, Director of Planning

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