Blue Mountain Bed and Breakfast

160 Grand Cypress Lane

Rezoning application
September 16 2019 a full, detailed positive Staff Report was published including a recommendation to permit the rezoning application,

No issues where identified by Town staff or any consulting agencies,

Neighbours comments were received but contained no valid reason to withhold approval.
Neighbours Objections
- Monterra Estates is a retirement community
- Land values will decrease
- This will set a precedent
- B&B is really an STA
- Strangers will enter this enclave
- Lack of parking
- Trespass on Golf Course
- Noise disturbance

Response
- Families with school age children live in Monterra, many residents still work full time (weekend commuters and full time residents)
- the demand for vacation rentals has driven up land values in tourism based areas; Niagara on the Lake, Prince Edward County & Stratford
- There is a moratorium on applications and rewrite of the bylaws is in the works
- The difference between BnB and STA is clearly defined in the Official plan and the by-laws
- Many Monterra residents rent their homes to strangers. There are only two differences:
  - B and B owners are present when these strangers are here, seasonal rental owners are not
  - B and B can be rented for less than 30 days, seasonal rents cannot...but who enforces this?
- The by-law requires 5 spaces, we have at least 10 with room left for snow storage
- Signatories to letters of objection regularly trespass on the Golf course, they even hold parties there
- As noted in the Staff Report, Bylaw enforcement has not received any complaints relating to B and B's
Hi Laura,

I have spoken with four different departments here to the best of their knowledge no one here is aware of such a study.

Are your neighbours quoting this section siting The Canadian Real Estate Association they should be able to supply a copy of this study.

Sorry I couldn’t be more help.

Regards,

Janel
Do B and B owners have a vested interest in Property Values?

- The average property assessment value in Monterra Estates is $661,000
- The proposed B&B property is assessed at $1,503,000
- 2.3 times the average home assessment
- Note: Grey Gis assessed values used for comparison only
Niagara on the Lake Bed and Breakfast
Of 328 Short term rentals 186 have Hosts 57 % virtually no Bylaw complaints originate from B and B’s
Town of Blue Mountains
no bylaw complaints from B and B’s

Bed and Breakfast

Short Term Rental – No Host
Committee of the Whole

Concerns

Issue
- Monterra Estates Covenant
- How many is too many?

Response
- Assignment of Covenant from Monterra to BMR document provided to Council
- Email from BMR and their response from Travis consulting
- Currently not defined for BnB, this is an issue for the STA bylaw revision.
## Applicant Concerns

<table>
<thead>
<tr>
<th>Issue</th>
<th>Request</th>
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<tbody>
<tr>
<td>Covenant was disclosed on the application, Planning and Legal Staff had no objection</td>
<td>Find Covenant assignment agreement and Travis Consulting letter of opinion to be satisfactory</td>
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<tr>
<td>All guidelines and bylaws were researched and discussed with planning staff prior to spending est. $3000 in fees</td>
<td>Respect current bylaws</td>
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<td>Application deemed complete May 30 2019 precedes moratorium effective date of July 15 2019</td>
<td>Respect dates set by Town Staff and Council</td>
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Conclusion

This application is compliance with the Planning Act of Ontario and The Bylaws of the Town of Blue Mountains.

Input from the NIMBY group will be of value in future planning but will not be considered by LPAT.
Local Bylaw Appeal Tribunal

Do we want to go there?

I proceeded in **good faith** based on the published Bylaws, and believe that I should not be penalized due to issues with STA’s or by a neighbourhood group resisting change.

- Bill 108 in force September 3 2019 brings back pre-Bill 139 procedures
  - De novo hearings
  - Costs maybe awarded
  - Alternative Dispute resolution

- Cost to The Town
  - staff time
  - outside legal council

- Cost to the Application
  - Application fee
  - legal council, land planning expert
  - Personal time