



# Staff Report

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## Planning & Development Services – Planning Division

**Report To:** COW-Operations, Planning and Development Services  
**Meeting Date:** March 14, 2023  
**Report Number:** PDS.23.024  
**Title:** Short Term Accommodations – Options for Official Plan Amendment  
**Prepared by:** Shawn Postma, Manager of Community Planning

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### A. Recommendations

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THAT Council receive Staff Report PDS.23.024, entitled “Short Term Accommodations – Options for Official Plan Amendment”;

AND THAT Council direct Staff to initiate the Planning Act process to consider an Official Plan Amendment to Section “B2.5 Short Term Accommodations” of the Official Plan in order to further restrict the potential to add new Short Term Accommodation units outside of the current exception area.

### B. Overview

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The purpose of this report is to respond to Council and Community concerns about the potential for new Short Term Accommodation uses to be located within the Town. This report provides a summary of current Official Plan policy direction and provides Council with options to modify those policies. This report does not propose or consider changes to the Licensing, Zoning By-law, or Enforcement aspects of the Short Term Accommodation program.

### C. Background

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The Town of The Blue Mountains has a robust Short Term Accommodation program supported by Official Plan Policies, Zoning By-law Regulations, Site Plan Control, Licensing, and Enforcement. Each component of the program must align with the others to ensure continued success of the program. Over time, certain components are reviewed and may require modifications.

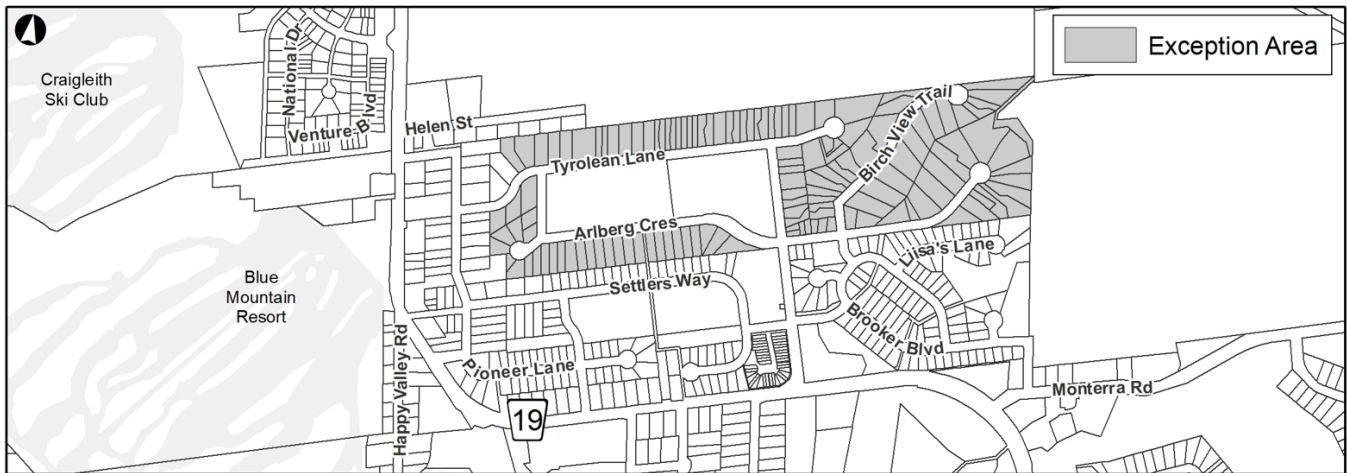
At the Official Plan level, the policies were last updated in October 2019 and provide:

- a definition of what a Short Term Accommodation (STA) is;
- how STA’s fit in the range of tourist accommodation uses within the Town;
- acknowledgement of potential land use conflicts between STA’s and other residential land uses;

- direction of where new STA's should be located; and,
- the role of the supporting Zoning By-law, Site Plan Control, and Licensing.

An exception under Section B3.7.6.14 of the Plan (also known as the "Exception Area") is in effect and provides a clearly defined area where new STA's are identified as a permitted use. (See Figure 1 for Exception Area).

**Figure 1: Official Plan Exception Area**



For all other areas, STA's:

- can only be permitted on those lands subject to a larger planning application where the project design can accommodate new STA's and include buffering, separation and other mitigating factors to minimize land use conflicts.
- Are prohibited from locating within existing residential plans of subdivisions and other residential areas which have been substantially developed for single detached dwellings.

The concern with these policies is that in extremely rare instances the policies could support the creation of a new STA outside of the Exception Area.

Under The Blue Mountains Zoning By-law 2018-65, new STA's are permitted to be located inside the Exception Area. Outside of the Exception Area, STA's are prohibited and may only be permitted by way of a Zoning By-law Amendment, subject to public process and Council decision. In all instances, an applicant seeking to create a new STA outside of the Exception Area must demonstrate that the new STA can comply with the policies of the Official Plan. If the policies cannot be met the Zoning By-law Amendment cannot be enacted. If this occurs, an applicant may still wish to pursue the STA and submit an application for Official Plan Amendment and Zoning By-law Amendment to permit the use.

Council has indicated a willingness to update the Official Plan policies for Short Term Accommodation uses to strengthen the prohibition of STA's outside of the Exception Area. In order to accomplish this, Staff recommend that an Official Plan Amendment be prepared with stronger language prohibiting STA's and removing the language on where new STA's can be

permitted. Staff recommend that many of the existing policies remain relevant as the policies highlight what an STA is and recognizes the land use impacts STA's can have on the community, and existing residential neighbourhoods.

Based on the foregoing, it is recommended that Council authorize Staff to prepare a Draft Official Plan Amendment based on the above commentary for circulation through to a Public Meeting for consideration by Council, the Public, STA Industry, and other stakeholders.

## **D. Strategic Priorities**

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### **3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **E. Environmental Impacts**

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There are no adverse environmental impacts anticipated as a result of the recommendations contained within this Staff Report.

## **F. Financial Impacts**

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This is a Town led initiative. No application fees will be received. A similar application for Official Plan Amendment may require \$24,780 in application fees for Staff to process the request, circulate notice, host a Public Meeting and prepare a recommendation report.

## **G. In Consultation With**

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Shawn Everitt, CAO  
Steve Conn, Fire Chief  
Will Thomson, Director of Legal Services  
Adam Smith, Director of Planning and Development Services  
Wayne DeWitt, Manager of By-law Services

## **H. Public Engagement**

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Should Council support the recommendation contained in this report, an Official Plan Amendment will be the subject of a future Public Meeting as follows:

- March 14 Committee of the Whole – Initial staff report (PDS.23.024) with recommendation to proceed to public consultation;

- March 27 Council – recommendation from Committee of the Whole considered by Council
- April 27 Public Meeting Notice posted
- May 4 Public Meeting advertised in the Collingwood Connection;
- May 30 Public Meeting
- June 27 Committee of the Whole – Recommendation Report or Followup report to the Public Meeting, attaching comments received in response to the Public Meeting;
- July 10 Council Adoption

Any comments regarding this report should be submitted to Shawn Postma,  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

## **I. Attached**

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1. Nil

Respectfully submitted,

Shawn Postma  
Manager of Community Planning

For more information, please contact:  
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### Report Approval Details

Document Title:	PDS.23.024 Short Term Accommodations - Options for Official Plan Amendment.docx
Attachments:	
Final Approval Date:	Mar 1, 2023

This report and all of its attachments were approved and signed as outlined below:

**Adam Smith - Mar 1, 2023 - 11:41 AM**