

B2.5 SHORT-TERM ACCOMMODATION USES

a) The Plan recognizes that there are a variety of commercial accommodation uses within the Town. These may include hotel, motel, commercial resort units, village commercial resort units, short-term accommodation units, bed and breakfast establishments, care homes, farm vacation homes, and others. In some cases, such commercial accommodations may be considered appropriate in some residential areas, provided they are adequately regulated to avoid land use conflicts with the surrounding area.

b) Conventional residential rental accommodation in a residential dwelling for periods of thirty (30) days or greater shall not be considered a commercial accommodation use and shall be considered a principal residential use. The provisions of this Plan for short-term accommodation uses do not apply to such conventionally leased residential dwelling units.

c) It is the foundation of this Plan that any building used for short-term accommodation purposes shall be considered a commercial use. Based on the commercial nature of this use and its potential to negatively affect adjacent residential properties, short-term accommodation uses shall not be permitted outside of the Exception Area as identified under Section B3.7.6.14.

d) Unlike accommodation uses in commercial areas, as described under Section B2.2, residential neighbourhoods require special attention to ensure the quiet and undisturbed enjoyment of residential living that people expect. The location, size, scale, and intensity of any short-term accommodation uses may affect the degree of potential disruption in the surrounding neighbourhood. Such accommodation uses should be regulated to ensure that the principal residential character is generally maintained. As such, all short-term accommodation uses shall:

- i) be prohibited in residential neighbourhoods;
- ii) be directed toward a commercial or other appropriate designation;
- iii) be appropriately zoned for a short-term accommodation use;
- iv) provide mitigation measures through compliance with zoning provisions, site performance standards, operational controls, and site works, including, but not limited to, noise control, waste management, and servicing;
- v) connect to municipal water and sewage services in accordance with Section D1 of this Plan;
- vi) be subject to site plan control in accordance with Section E1.5 of this Plan; and
- vii) require a business license for their operation.

e) The Implementing Zoning By-law shall establish appropriate provisions related to the scale of short-term accommodation uses, parking requirements, separation distances, setbacks, and buffering.

f) In addition to zoning and site plan control by-laws, and associated agreements, short term accommodation uses may be subject to other municipal by-laws including, but not limited to, on-street parking, noise, property standards, licensing, and fire and safety regulations.


g) Certain types of commercial accommodation uses identified under the introductory paragraph shall be distinguished from short-term accommodation uses, and may only be permitted by a site-specific amendment to the Zoning By-law or in zones where they are specifically listed as a permitted use.

Town of The Blue Mountains

Schedule 'A-1', 2023

To Official Plan Amendment No. 3 to the
Town of The Blue Mountains Official Plan

Legend

 Area affected by Exception B3.7.6.14

