



September 10, 2024

By email to [townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.ca)

Mayor Andrea Matrosovs & Members of Council  
The Blue Mountains  
32 Mill Street  
Thornbury, ON N0H 2P0

**RE: Proposed Revisions to the Licensing By-law and Administrative Monetary Penalties (AMPS) By-law**

We are writing in response to Town Staff Report FAF.24.095, entitled “Follow Up to the Municipal Licensing By-law and Administrative Monetary Penalties By-law Public Meeting”, to be considered by the Committee of the Whole on September 16, 2024.

The Blue Mountains Short Term Accommodation Owners Association (BMSTA) has been engaged in the Town’s development and subsequent revisions to its Licensing and AMPS By-laws over the past number of years. Regarding the proposed revisions presented at the Public Meeting held on July 9, 2024, BMSTA submitted written comments dated July 5, 2024, and provided comments and recommendations to Council at the Public Meeting. Further, BMSTA met with Chief Administrative Officer Shawn Everitt (CAO) and representatives of the Blue Mountains Ratepayers Association (BMRA) on August 28, 2024, and submitted further written comments to Council on September 5, 2024.

Notwithstanding our comments and recommendations, and the By-law statistics presented by Town staff, Town Staff Report FAF.24.095 continues to recommend a fairly extensive and punitive overhaul of the Town’s Licensing and AMPS By-laws. BMSTA has stated previously, and states again, **“if it ain’t broke, don’t fix it”!**

BMSTA reinforces the following previously provided recommendations to Council:

1. BMSTA respectfully requests that Council support the formation of a working group to review the proposed by-law revisions in detail with the goal of the working group being to make stakeholder supported recommendations to Council for consideration.



2. BMSTA strongly recommends that any proposed revisions to the Licensing and AMPS By-laws consider that as a condition of holding a license that every licensed property has a contract with a security company with licensed security personnel that proactively monitors the licensed property when they are rented/occupied. This one revision may in itself address any remaining concerns that Council may have and negate many of the Town staff proposed revisions to the By-laws.

The short term accommodation industry is a vital contributor to the Town's economy and BMSTA is of the opinion that it appears that the Town continually neglects to consider the important role of the STA Industry and the potential implications to the Town's economic prosperity as it considers changes to its licensing and AMPS by-laws. Further, the short term accommodation industry provides a significant portion of the accommodation available to tourists who visit our local attractions and businesses as well as short term housing for resort employees, builders, contractors, sewer, water and road contracting employees, doctor and nurse programs, military personnel who are training locally, etc.

BMSTA respectfully requests that Council support the formation of a working group to review the proposed by-law revisions with a goal of the working group making stakeholder supported recommendations to Council for consideration.

Respectfully submitted,

The Blue Mountains Short Term Accommodation Owners Association

---

c. S. Everitt, CAO