



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: February 3, 2026
Report Number: PBS.26.016
Title: Removal of Holding Symbol – 12th Sideroad Bed and Breakfast
(Lawson)
Prepared by: Manuel Rivera, Planner I

A. Recommendations

THAT Council receive Staff Report PBS.26.016, entitled “Removal of Holding Symbol – 12th Sideroad Bed and Breakfast (Lawson)”;

AND THAT Council enact a By-law to remove the Holding (‘h34’) Symbol in its entirety from these lands municipally known as 609375 12th Sideroad and legally described as CON 4 S E PT LOT 13 RP16R 2555 PARTS 4 & 5 RP16R 3058 PART 2.

B. Overview

The purpose of this report is to consider a request to remove the Holding Provision (‘h34’) from the subject property to permit a Bed and Breakfast Establishment. The owner has demonstrated to the satisfaction of the Town of The Blue Mountains that the property is their primary residence. Accordingly, the removal of the holding provision will allow the operation of a Bed and Breakfast Establishment.

C. Background

The subject lands are located at 609375 12th Sideroad and contain a single detached dwelling. The property is privately serviced with water and wastewater. On July 3, 2019, a recommendation report ([PDS.19.82](#)) was presented to Town Council to permit a Bed and Breakfast Establishment of up to three (3) bedrooms as an additional permitted use, subject to a Holding Provision (‘h34’). As part of the same approval, a portion of the lands was rezoned to Hazard (‘H’) due to flood-prone areas.

Town Council granted approval the zoning by-law amendment for this use along with the provision which states the following:

1. Confirmation of the Owner's primary residence is provided, to the satisfaction of the Town of The Blue Mountains.

In December 2025, Town Staff received a pre-screen application to obtain their Bed and Breakfast license. As a result, the owner has requested that the holding provision be removed from their property.

D. Analysis

In Ontario, residents are required to update government-issued identification to reflect their current primary residence, including a driver's license and health card. The Change of Address confirmation letter from the Ministry of Transportation confirms that the subject lands are the owner's primary residence and serves as proof of residency until an updated driver's license is issued.

As part of the Bed and Breakfast application process, By-law Services requires proof of primary residency, typically in the form of a driver's license. Based on the submitted documentation, the proposal satisfies Section 4.8(d) of the Bed and Breakfast Establishment provisions of Zoning By-law 2018-65, which requires the owner to reside on the premises during the operation of the Bed and Breakfast Establishment in the Town of The Blue Mountains. Therefore, the requirements for the removal of the holding provision from the property have been satisfied.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

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.

F. Environmental Impacts

No adverse impacts to the environment are anticipated as a result of this report.

G. Financial Impacts

No adverse financial impacts to the municipality are anticipated as a result of this report.

H. In Consultation With

Relevant Town departments

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Manuel Rivera, planning@thebluemountains.ca

J. Attached

1. Attachment 1 – Draft Holding ‘h’ Removal By-law

Respectfully submitted,

Manuel Rivera
Planner I

For more information, please contact:
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Report Approval Details

Document Title:	PBS.26.016 Removal of Holding Symbol - 12th Sideroad Bed and Breakfast (Lawson).docx
Attachments:	- PBS-26-016-Attachment-1.pdf
Final Approval Date:	Jan 22, 2026

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

Shawn Postma - Jan 22, 2026 - 2:05 PM

No Signature - Task assigned to Tim Murawsky was completed by delegate Shawn Postma

Tim Murawsky - Jan 22, 2026 - 2:36 PM