

June 29, 2021

Mayor and Council

Town of The Blue Mountains

Dear Mayor and Council

Re: Draft Municipal Licensing Bylaw Report FAF.21.129

This letter details our personal observations and opinions, and those communicated to us for sharing by our immediate neighbours.

We wish to thank and commend The Council and Staff for the thorough review and consultation process that has been undertaken to develop this new Bylaw to replace existing ones. After many years of difficulty trying to minimize the direct impact of Short Term Rentals on neighbourhoods, this new Revised Bylaw is much improved and welcomed. We feel Public Participation was vital in its development and acceptance.

As one of the goals in the Town's Strategic Plan is to "build strong neighbourhoods through sustainable neighbourhood design", we feel Bylaws should be written to promote and protect these goals.

There is Strong Support for the following Components of this Update to the Bylaw:

- The Revised Bylaw is clear and transparent in outlining the definitions, processes and penalties regarding Licensing of STRs and their Operation
- Enforcement of Town Bylaws will fall to Town Officers – Bylaw Officers and OPP
- The RP is identified as a contact person for the day-to-day management of the STR premises, but is NOT an Agent of the Town for Bylaw Enforcement. RPs do not work for the Town and have no fiduciary "duty of care" to residents.
- The Complaint Process is streamlined and effective in requiring an Agent of the Town to investigate, act and report upon incidents at STRs.
- Demerit Points will be issued based upon the incident that occurred and will be issued even if the RP is NOT notified to respond to a call for assistance.
- The opportunity for the Appeals Committee to hear from all parties regarding incidents at STRs is necessary and welcomed.
- The oversight and management of the Licensing and AMP Bylaws should remain with the Director of Legal Services.

A few Suggestions re this Bylaw are offered also:

- A Database should be developed to collect and record ALL incidents at STRs that are reported to the Town Bylaw dept., or the OPP, or directly to the RP.
- The Occupancy Formula for Type C licenses should be reduced to 2 persons/bedroom + 2 to be consistent with BMR resort accommodations in residential areas. Noise complaints are much higher for high occupancy rentals.
- The Use of Hot Tubs and Fire Pits should be included in the Renter's Code of Conduct so tenants are fully informed of any restrictions re their use.
- An overview of the revised Bylaw and its important components should be provided to the Public for reference. (ie print brochure, public mtg).

This report and the Revised Bylaws enhance and support the Town's ability to respond to this significant issue. Other Municipalities are looking to the leadership of this Council in addressing a rampant influx of short-term rentals in towns and cities across Canada and elsewhere. Several community groups have used our Bylaw as a guide for regulating rentals in their residential areas.

We strongly urge the Committee to endorse this report as written. The revisions presented will greatly assist in reducing the impact of STRs on the well-being of residents who live by, and largely precede, these businesses.

Thank you for your on-going efforts to develop Bylaws that will protect and enhance the enjoyment of this beautiful area for everyone.

Betty S Wallace, [REDACTED] Drake's Path

M & M Radjenovic, [REDACTED] Drake's Path

and Neighbours