

Tyrolean Village Resorts

At Blue Mountain

By email to townclerk@thebluemountains.ca

DATE June 25, 2021

Mayor Alar Soever and Members of Council
The Town of The Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0

**RE: Staff Report PDS.021.077 – Short Term Accommodation, Commercial Resort Unit and Bed and Breakfast Establishment Zoning By-law Amendment
Committee of the Whole June 29, 2021**

We have had opportunity to review the subject Staff Report and related draft zoning by-law amendment and are generally supportive of the direction except as noted below.

- **Draft Exception 135**

This exception proposes to continue the site specific regulations for lots fronting on the south side of Arlberg Crescent consistent with the Ontario Municipal Board (OMB) Order for these lots.

Item b) of the exception proposes a maximum occupant load of 14 persons and item c) proposes a maximum number of bedrooms of 6. While these provisions are consistent with the OMB Order, Tyrolean Village Resorts Limited (TVR) submits that these 2 regulations duplicate the intensity or density of the use.

By way of background, the OMB Order, in particular the 6 bedroom provision, was crafted to implement a specific model type that was envisioned at that time for these lots (6 bedrooms for 12 people and 2 people on a pull out couch). Since then, TVR has constructed a dwelling based on the OMB order and has learned that the template can be improved upon and has received feedback from customers in terms of the accommodation layout of the chalet.

Currently the constructed dwelling has 5 bedrooms that sleep 2 people per bedroom and 1 bedroom that sleeps 4 people for a total of 6 bedrooms & 14 guests. The guest experience would be dramatically improved if we were allowed to have 7 bedrooms to sleep the OMB approved 14 people, thereby allowing each set of 2 people within the 14 allowed people to maintain their privacy in their own bedrooms.

TVR, in its desire to always improve on the guest experience, would like to provide true/real bedrooms for all guests and therefore requests that the maximum number of

Tyrolean Village Resorts

At Blue Mountain

bedrooms be increased to 7 with the occupant load remaining at 14 persons (2 persons per bedroom).

We submit that this revision would not have a negative impact on our neighbours and would maintain the spirit of the OMB ruling by limiting the occupancy to the allowed 14 people. The change would dramatically improve upon The Blue Mountains guest experience. Further, the intensity or density of the use would not increase nor would the built-form and we submit that this revision would be consistent with the direction proposed under the draft licensing by-law definition of bedroom.

- **Table 7.2 Footnote (1) – Corner Lots**

Footnote (1) to Table 7.2 indicates that the “Minimum Lot Frontage shall be increased by 3.0 metres for corner lots.” This represents an increase in the lot frontage requirement from 18.0 metres to 21.0 metres and represents a new/unique regulation for the Town’s Zoning By-law. Justification for the proposed increase in the minimum lot frontage for corner lots is not provided in the Staff Report.

As the Town’s Zoning By-law requires a significant sight triangle, and it is proposed that the minimum exterior side yard setback be established at 5.0 metres (Table 7.2)¹, and a minimum 3.0 metre wide planting strip adjacent to the full length of the exterior side lot line is required to be provided (4.32 e ii)), we question why it is proposed that the minimum lot frontage be increased to 21.0 metres for a corner lot and note that justification for this increase has not been provided.

Thank you for your consideration.

Yours truly,



Denis Martinek

Tyrolean Village Resorts Limited