



Staff Report P2024-23

Committee 2024-09-09

Council 2024-09-23

Amendments

Submitted To: Committee of the Whole & Council

Submitted By: Summer Valentine, Director, Planning, Building and Economic Development

Prepared By: Nathan Wukasch, Senior Planner

Subject: Municipally Initiated Short-Term Accommodation Zoning By-law Amendment (Town-Wide)
Town File D140424

Recommendation

THAT Report P2024-23, “Municipally Initiated Short-Term Accommodation Zoning By-law Amendment” dated September 9, 2024, be received;

AND THAT the amending Zoning By-law, attached as Appendix A to this Report be enacted and passed concurrently with the upcoming Staff Report and By-law for the Final STA Phase 2, to be considered by Committee of the Whole/Council later this Fall.

Amendments

None.

1. Executive Summary

The purpose of this Report is to provide Council with an analysis and recommendations regarding the proposed municipally initiated Zoning By-law Amendment (ZBA). This Amendment proposes to permit certain forms of short-term accommodation (STA) in Collingwood, such that STAs can be regulated through the Council-approved in principle STA licensing program.

A public meeting was held on May 22, 2024, and the Town received oral and written comments from internal staff, external agencies and members of the public.

Staff recommend several minor changes to the ZBA since the statutory public meeting (May 2024), identified by further internal discussion with By-law Services to assist in enforcement.

The proposed ZBA strikes a balance between tourism accommodation and economic development, and providing flexibility in housing opportunities in the community. Staff are of the opinion that the proposed ZBA is in conformity to or consistent with the relevant land use planning instruments and public comments received have been addressed. Therefore, it is recommended that the proposed ZBA be enacted and passed.

2. Analysis

Background

The Town initiated a review of STAs in 2022, with research and analysis of municipal best practices, resulting in [Staff Report C2022-22](#). Council directed staff to gather public input regarding STAs in Collingwood, and throughout 2022-23 various public consultations, including surveys and open houses, were held to discuss the potential to regulate STAs in Collingwood, the details of which can be found in the following staff reports:

- [Staff Report C2023-05](#), Regulatory Options for Short-Term Accommodations
- [Staff Report C2023-15](#), Short-Term Accommodation Licensing Framework Draft #1

On November 6, 2023, Council passed a resolution through [Staff Report C2023-24](#), Licensing STAs, which in part directed staff to proceed with a Town initiated Zoning By-law Amendment as a key tool in the implementation of a STA Licensing Program. This Report recommends the passing of an amendment to the Zoning By-law under the

Planning Act to achieve a critical step in Council's goal of permitting, licensing, and regulating STAs.

Only "Class A – Guest Room Licences for Bed and Breakfasts" are currently available for application under Phase 1 of the STA Licensing Program. To move forward with permitting other types of STAs, three steps are required. Firstly, the Town's new Official Plan must be approved by the County with no appeals to the STA policies. The proposed ZBA must be in force and effect as the regulatory land use tool that would permit STAs, other than Bed and Breakfasts, to legally establish in Collingwood. Council would also need to approve the implementation of Phase 2 of the STA Licensing Program and related by-law updates. The licensing component is targeted to come before Council this fall for approval.

Council has initially set an upset limit of 200 STA licenses total for the STA Licensing program over both phases.

Moving forward with the ZBA in advance of enacting Phase 2 of the Licensing Program carries some risk. If the ZBA is approved, but Council either declines to endorse or substantially changes the Licensing Program or its requirements, STAs could effectively be permitted under the land use planning regime without the intended licensing controls, unless Council decides to repeal the ZBA. However, given that Council has endorsed both phases of the licensing program in principle, staff consider this risk to be low. In order to minimize this risk, staff suggest that if Committee of the Whole of Council approves the recommendations to pass the proposed Zoning By-law Amendment, with the passing and enactment of the By-law (i.e. the decision under the *Planning Act*) held until after the Phase 2 Licensing Program staff report has been brought forward to Committee of the Whole in the fall of 2024. This is reflected in the recommendations of this Report.

Another risk that may impact the timing of Phase 2 of the STA Licensing Program is the potential for appeal of the proposed ZBA to the Ontario Land Tribunal (OLT). Although

the Province has curtailed the ability for third parties to appeal, registered property owners to which the By-law applies retain appeal rights. With a Town-wide By-law applicable to hundreds of properties, the risk of appeal is higher than a site-specific zoning application, though case-law on this subject has yet to be established. Should the ZBA be appealed, the delay to Phase 2 of the Town's STA Licensing Program could be on the order of several months to a year or more.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to support the implementation of the Town's STA Licensing Program by:

- Amending the definition of "Short-Term Accommodation" to clarify that:
 - STA is considered a type of Home Occupation,
 - a Bed and Breakfast is considered a type of STA, and
 - to change the maximum number of consecutive days per month that an STA may be used from 30 days to 28 days.
- Replacing zoning regulations for a "Bed and Breakfast" use with zoning regulation for "Short-Term Accommodation", including:
 - Permitting a maximum of one STA per lot, and
 - Only permitting an STA in three scenarios on the property that contains a single-detached dwelling, including:
 - i. In an existing or proposed single detached dwelling;
 - ii. In an additional residential unit that is within a single detached dwelling; or
 - iii. In an additional residential unit within a detached building accessory to a single-detached dwelling.
- Permitting up to two Home Occupations per lot, including a maximum of one STA;
- Specifying parking requirements for a Home Occupation that is a STA;
- Harmonizing language for additional residential units with the recently enacted 'Quick Wins Housing Focussed' Zoning By-law Amendment ([BL2024-053](#)).

NOTE: that the Town's [STA Licensing By-law No. 2023-085](#) only permits an STA to be located on a property that is the principal residence of the owner/operator of the STA, and must be licensed by the Town.

The purpose and effect of the proposed ZBA is to replace the zoning requirements for Bed and Breakfasts, while supporting the introduction of other types of STAs, that would be regulated by the Town's Short-Term Accommodation Licensing By-law. The other classes of STA Licenses are expected to include Class B – Principal Residence STAs, and Class C – Accessory Dwelling Unit STAs. Staff would also note that per the *Planning Act*, the proposed ZBA would not come into force until the approval of the adopted Town of Collingwood Official Plan by the County of Simcoe and in consideration of the resolution of any appeals.

The proposed amendment is attached to this report as Appendix A.

Planning Analysis

The analysis section of this report provides a review of the proposed ZBA relative to the planning policy framework and regulatory instruments as follows.

Planning Act

Planning Services is satisfied that the proposed ZBA has regard to the applicable matters of provincial interest and, more specifically, supports the following principles:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

Balancing the desire to provide alternative accommodations for travellers to support tourism and economic development, regulating the numbers and operation of STAs through licensing to control impacts on housing supply, while providing alternative revenue streams to contribute to housing affordability and options, is proposed to achieve the above principles. Planning Services are satisfied that the proposed amendments have regard to matters of provincial interest.

Provincial Policy Statement - 2020 (PPS)

The *Planning Act* provides that a decision of the Council of a municipality in respect of the exercise of any authority that affects a planning matter shall be consistent with the policy statements issued by the Province and shall conform with the provincial plans that are in effect or, at minimum, shall not conflict with them. The PPS identifies that healthy, liveable and safe communities are sustained (in part) by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- accommodating an appropriate affordable and market-based range and mix of residential types (including additional residential units);
- avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

The PPS also states that long-term economic prosperity should be supported (in part) by:

- encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce; and
- providing opportunities for sustainable tourism development.

The proposed ZBA creates greater flexibility in the options for both tourism accommodation and housing in the Town, by providing an opportunity for homeowners to supplement their income by renting their principal residence on a short-term basis during a calendar year. These changes are expected to provide additional accommodation options benefiting local tourism and economic development, as well as contribute to the flexibility in the housing market, with the restrictions on unit type and limited number of STA licences available being designed to avoid oversupply of STAs and undersupply of long-term rental housing units. It should be noted that the upset limit on licenses available through the STA Licensing Program is intended to reduce the number of STAs on the market.

As highlighted through early community consultation on STAs in 2022-23, this is a complex issue that must balance the potential removal of housing units from the long-term rental pool, while affording residents the opportunity to access more options for land uses, which can provide income supplements towards housing costs.

Planning Services is satisfied that the proposed Zoning By-law Amendment is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (August 2020)

The *Planning Act* provides that the Council of a municipality, in exercising any authority that affects a planning matter shall conform to the provincial plans that are in effect, or shall not conflict with them as the case may be. A Place to Grow builds on the PPS to establish a land use planning framework for the Greater Golden Horseshoe that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. Guiding principles of A Place to Grow include, in part:

- supporting the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;

- prioritizing intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability;
- providing flexibility to capitalize on new economic and employment opportunities as they emerge; and
- supporting a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes and ages of households.

The proposed changes support economic development and, with the appropriate checks and balances within the licensing regime, a diverse range and mix of housing options in Collingwood. The proposed Zoning By-law Amendment is consistent with the principles of complete communities and supporting a thriving economy as outlined in ‘A Place to Grow’ and highlighted in the previous two sections of this Report. Planning Services is satisfied that the proposed amendment is in conformity with the policies of ‘A Place to Grow’.

County of Simcoe Official Plan

The County of Simcoe Official Plan contains policies relating to the orderly development of those areas that are designated as Settlement, with an emphasis on development directed to Primary Settlement Areas. The Town of Collingwood is identified as a Primary Settlement Area. The County’s Official Plan growth management strategy is based on four themes:

- direction of a significant portion of growth and development to settlements where it can be effectively serviced, with particular emphasis on primary settlement areas;
- enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation;
- protection and enhancement of the County’s natural heritage system and cultural features and heritage resources, including water resources; and
- development of communities with diversified economic functions and opportunities, and a diverse range of housing options.

The County's Official Plan identifies the need for a wide range of land uses in Settlements to provide an opportunity for people to live, work, shop and find recreation in one compact community. In addition, the Plan intends to enable and manage resource-based development in specific sectors including tourism and recreation, to attract visitors from around the world. Planning for these areas includes managing the use of these resources so that economic and environmental benefits are achieved and balanced with attractive living environments, (2) managing the resources so they do not conflict with one another, and (3) wise use of the land base which spawns the resources.

Moreover, the Plan states that the "land use policies... provide for and encourage multi-use development and expansion of employment opportunities... the development of home-based businesses, tourism and resource-based recreational uses, and the wise management and use of... resource lands".

Collingwood's economic health and focus has shifted over time from a transportation and industrial base to higher level tourism-resource and lifestyle-based growth. The proposed changes in the ZBA contributes to Collingwood as a complete community that continues to grow with support for housing diversity and options, as well as evolving economic goals.

With similar rationale as provided in the previous sections, Planning Services is satisfied that the proposed amendment conforms to the general intent and purpose of the County of Simcoe Official Plan. The proposed ZBA was circulated to the County of Simcoe and no concerns were raised with respect to conformity to the County's Official Plan.

Town of Collingwood Official Plan (2004)

The current Official Plan does not generally allow STA, except for Bed and Breakfasts, which are narrowly defined and regulated through the current Zoning By-law as a type of home occupation in a single-detached dwelling in which a limited number of guest

rooms are offered for short-term overnight accommodation by the permanent occupant of the dwelling.

The proposed Zoning By-law Amendment proposes to expand permissions for STAs beyond what is permitted in the 2004 Official Plan, in accordance with Council direction and to align with the adopted 2023 Official Plan per the Section below.

Town of Collingwood Adopted New 2023 Official Plan

On December 11, 2023, a new Official Plan was adopted by Town of Collingwood Council. While not in force and effect until approved by the County of Simcoe and subject to any appeals, it provides additional context to understand if current decisions will be consistent with future land use designations and the long-term vision of the Town. Of note, Simcoe County Council is expected to consider the Town's Official Plan for approval in September 2024, which would coincide with the approval of the proposed ZBA. As previously noted, the ZBA, if approved, would not come into effect until after the approval of the enabling Official Plan.

The adopted Official Plan includes STA policies that are aligned with the direction approved by Council to date, and were further modified for consistency through [Staff Report P2024-21](#). The modifications are generally administrative in nature, but also include the removal of specific policy directions for parking and landscaping in favour of these requirements being prescribed in the Zoning By-law, which is a more appropriate and flexible tool to regulate these aspects.

For clarity, the new Official Plan would permit STAs in the Existing Neighbourhood, Future Neighbourhood, Rural and Rural Residential land use designations. Additionally, STAs would be permitted in existing low-rise buildings in mixed use areas, including the Downtown Core, Mixed Use Corridor I and II designations, subject to provisions of the Zoning By-law. The proposed ZBA further clarifies that STAs are only permitted as home occupations in single-detached dwellings or additional residential units accessory to those single-detached dwellings, among other items.

The proposed Zoning By-law Amendment will conform to the new Official Plan, and will come into force and effect upon approval of the Plan by the County of Simcoe and expiry of the appeal period and/or upon resolution of any appeals to the enabling policies.

Town of Collingwood Zoning By-law

STA is defined in the current Zoning By-law No. 2010 -040 as the rental of a dwelling unit or part of one for 30 days or less. Apart from bed and breakfast uses, STAs are currently prohibited under the Town's Zoning By-law. Bed and Breakfasts are narrowly defined as home occupations in single-detached dwellings, as previously noted in the first paragraph of the 'Official Plan' section of this Report.

This ZBA fulfills Council direction from November 2023 to update the Zoning By-law to align with the 'approved in principle' STA Licensing Program. The proposed changes result from Council direction, input from staff from various Departments and Divisions, and robust public consultation.

Of note, staff recommend a few minor changes to the ZBA since the statutory public meeting (May 2024), identified by further internal discussion with By-law Services to assist in enforcement, including:

- Further amend the definition of 'Short-Term Accommodation' to change the maximum number of consecutive days that an STA may be used from 30 days to 28 days, based on a jurisdictional scan of other municipalities by By-law Services, which will aid in STA enforcement;
- Further amend the definitions of 'Additional Dwelling Unit' and 'Dwelling Unit' to clarify that STAs may be included in such units as Home Occupation;
- Updates to terminology related to additional residential units that were changed through the recent 'Quick Wins Housing Focussed' Zoning By-law Amendment (By-law [BL2024-053](#)).

Under Section 34(17) of the *Planning Act*, Council has the authority to determine whether a second Public Meeting is required based on the recommendations contained herein. Planning Services is of the opinion that the changes are minor and that a second Public Meeting is not necessary, however this ultimately is a Council decision.

The following sections summarize some of the key changes proposed by the Zoning By-law Amendment:

Definition of Short-Term Accommodation

The proposed ZBA would change the definition of STA in various ways, as follows:

- Clarifying that the STA is a home occupation, recognizing that the Town's requirement is that a principal resident is the owner/operator of the STA;
- Changing the maximum number of consecutive calendar days that would be rented from 30 days or less to 28 days or less;
- Clarifying that STA does not include other defined uses that provide tourism accommodation such as a Hotel, Motel, Tourist Camp or similar commercial accommodation use, but does include a Bed and Breakfast.

The purpose of these changes are to align with the Town's STA Licensing Program, which was approved in principle by Council in November 2023.

Bed and Breakfast zoning provisions

The proposed ZBA would retain the definition of Bed and Breakfast, but would delete the provisions, replacing them with new parameters for STAs to follow Council's direction on broadening permissions. STAs would need to meet the following summarized requirements. For clarity, as a type of STA, Bed and Breakfast operations would also be subject to these provisions:

- A STA shall be carried out as a home occupation which is accessory to the primary residential use on a lot.
- A maximum of one (1) STA shall be located on a lot, and must be located in:
 - a single detached dwelling;

- an additional residential unit that is within a single detached dwelling; or
- an additional residential unit within a detached accessory building to a single-detached dwelling.
- A STA may be permitted on a lot where a municipal water supply system and/or a municipal sanitary sewer are unavailable, provided that it can be demonstrated to the satisfaction of the Town that the applicable provisions of the Ontario Building Code for private individual onsite services are met.
- The maximum number of guest rooms permitted in a short-term accommodation shall be regulated in the Town's Short-Term Accommodation Licensing By-law.

The STA Licensing By-law limits the total number of licences to 200. Additionally, STAs would not be permitted in semi-detached, townhouse, or apartment dwellings in residential zones. Further, the STA Licensing By-law requires that no person shall operate, provide or market a STA unless the STA is within their principal residence. All of these restrictions contribute to limiting the potential impact on the housing market in Collingwood.

Parking Requirements

The current Zoning By-law requires parking at the rate of one space per guest room in addition to the spaces required for a main dwelling unit (2 spaces for a single-detached dwelling).

The proposed ZBA would alter the parking requirement for a home occupation that is a short-term accommodation, for STAs with 3 or more guest rooms, to the following:

- where there are 2 or fewer guest rooms, 1 space per guest room in addition to the spaces required for the primary dwelling unit (2 spaces for a single-detached dwelling);
- where there are 3 or more guest rooms, a minimum of 2 parking spaces in addition to the spaces required for the primary dwelling unit (2 spaces for a single-detached dwelling).

Essentially, the standard proposed in the draft ZBA would require 3 parking spaces for 2 or fewer guest rooms, and a minimum of 4 parking spaces for 3 or more guest rooms.

There were some concerns raised through consultation about adequate parking being provided for STAs. The Town is provided direction from all levels of government to prioritize transit and active transportation over the use of personal vehicles to support climate change goals, and encourage a shift in behaviour to other transportation options as well as car-pooling. The modest reduction in parking requirements for 3 or more guest rooms supports the above-noted policy direction. It also provides flexibility for STAs with more guest rooms to provide parking as required for their unique situations, which was a desired outcome for STA operators through early STA consultation conducted by By-law Services staff. It should be noted that the parking ratio for 3 or more guest rooms is a minimum requirement, and more parking can be provided if it is desired by the landowner/operator of the STA. Additionally, the Zoning By-law requires vehicles to be parked in the driveway only and any contraventions to the Zoning By-law and/or the Town's Licensing By-law (which has a similar requirement), could result in the issuance of fines and/or suspension or denial of a STA licence.

By-law Enforcement staff are of the opinion that the proposed reduced parking standards are clear, enforceable and appropriate given the proposed STA licensing classes and the maximum occupancy requirements. If current parking requirements are maintained (1 space per guest room) while permitting other types of STAs, this will likely lead to reduced viability for larger STAs. Therefore, no change to the draft Zoning By-law Amendment is proposed for parking requirements at this time. As an alternative option, should Council wish, the By-law could be amended to maintain the status quo to require one parking space per guest room. However, this option could be prohibitive where more guest rooms are intended for STA, but could reduce enforcement issues associated with illegal street, lawn or boulevard parking.

Other Considerations

The proposed ZBA would more broadly permit STAs (with further regulation through licensing), which supports tourism, tourist spending at local businesses in Town, and adds to Collingwood's supply and diversity of visitor accommodations.

Early public consultation by By-Law Services, summarized in Staff Reports [C2023-05](#), [C2023-15](#) and [C2023-24](#), revealed two competing perspectives on how STAs impact housing availability and affordability. The first perspective is that STAs could remove long-term rental housing opportunities. The second perspective is that STAs are highly recognized as creating opportunities for hosts to earn supplemental income to offset the cost of living/housing, contributing to affordability.

Recent research from [Statistics Canada](#) (derived from www.airdna.ca), indicated that STAs have a small impact on the Canadian housing market, but it is more pronounced in tourist regions. In Collingwood, STAs that could be potential long-term housing units (153) represent only 1.4% of the total housing units (11,328). Comparatively, Whistler and Mont Tremblant's share of housing units in STAs is 35% and 16% respectively, followed by The Blue Mountains (13%), and Prince Edward County (5%). Other communities with more modest shares of housing in STAs include Niagara-on-the-Lake (2.8%) and Wasaga Beach (1.2%). The current unregulated STA market in Collingwood represents a relatively small percentage of housing units, and providing additional regulation through zoning and licensing intends to further reduce the perceived impact of STAs on the housing market in Collingwood. The Town's AHTF has also acknowledged that it is more effective to regulate STAs and provide the tools to enforce unregulated operations that create nuisance impacts in residential areas.

Financial Impacts

There are no applicable finances directly related to the ZBA. Financial impacts related to the STA Licensing Program have been further described in [Staff Report C2023-24](#). However, should the Zoning By-law Amendment be appealed to the OLT, estimated additional costs would be outlined to Council in-camera.

Conclusion

Based on the land-use planning analysis provided in this Report, Planning Services confirms that the proposed municipally initiated Town-wide Short-Term Accommodation Zoning By-law Amendment is in conformity to and consistent with the relevant land use planning instruments and public comments received have been addressed. Therefore, it is recommended that the proposed Zoning By-law Amendment be enacted and passed.

Should the proposed Zoning By-law Amendment be approved by Council, a Notice of Passing By-law will be prepared and circulated to relevant agencies and departments, as well as to interested parties and stakeholders involved throughout the process, posted in the online newspaper, and shared via email with residents subscribed to the Town's STA Engage Page. Following the passing of the By-law, there is a 20-day appeal period before the decision is final.

3. Input from Other Sources

Statutory Public Meeting

A notice of public meeting was published in the Collingwood Today online newspaper on May 2, 2024, information was published on the STA Engage page and STA Licensing webpage, and the notice was emailed to the STA Engage project mailing list.

The Town held a Statutory Public Meeting regarding the proposed Zoning By-law Amendment on May 22, 2024. Minutes of the public meeting are found in Resource 1, and the staff presentation at the public meeting is attached as Resource 2.

Several residents offered feedback at the public meeting with respect to the proposed Zoning By-law Amendment. One individual spoke in support of the proposed changes, wanting to have a legal STA to be able to afford to keep their home. A second individual provided feedback about the need for higher parking requirements, impacts on the cost

of housing, cost and ability to enforce the by-law, and ensuring the public is aware of a complaint process. The issue of adequate parking was also raised by Council at the public meeting.

Written Comments

In addition to the public meeting notice circulation, Planning Services sent the proposed Zoning By-law Amendment to Town Departments and external commenting agencies for feedback as required by the *Planning Act*. Resource 3 provides full copies of all of the written comments received.

The external agencies that responded had no concerns, including Bell Canada, Enbridge Gas, the Nottawasaga Valley Conservation Authority (NVCA), and the Provincial Ministry of Transportation (MTO).

Town Economic Development staff responded favourably to the proposed zoning amendment, stating that the integration of STAs in our community will provide visitors with additional accommodation options when visiting Collingwood. It enables tourists to stay longer and have more of an economic impact on our community than day visitors. It also provides homeowners with additional sources of income to assist with realizing and retaining home ownership.

A total of eleven (11) comments were received from residents in response to the public meeting circulation and request for public feedback. Approximately half of these comments were site specific complaints about a non-principal resident STAs that was affecting quality of life through nuisance issues. Some of these residents were supportive of 'principal resident' STAs and the regulation proposed by the Town through licensing. Others expressed concerns about the nuisance and safety of hotel environments in residential areas, the role of neighbours to register complaints, impacts to accommodation businesses, enforcement of having a principal resident on site to manage nuisance and tenant behavioral issues, and grandfathering of properties that have been operating without control/oversight. These are all valid issues and concerns

that would be addressed through implementation and enforcement of the Town's licensing program.

One resident experiencing homelessness shared the challenges of the current housing system. Another resident supported STAs, due to their experience with long-term rentals and the long delays through the Ontario Landlord and Tenant Board.

Affordable Housing Task Force (AHTF) Feedback

The Town's AHTF has been an elevated stakeholder in the housing space and has participated in the early consultations about the proposed STA Licensing Program.

In February 2023, [Staff Report C2023-05](#) summarized early AHTF feedback on regulatory options for STAs, as follows:

9) Feedback from the Collingwood Affordable Housing Task Force:

The AHTF is generally in support of Town staff's efforts to balance STA impacts on the availability of affordable housing units in Collingwood with the need to adequately regulate STAs and protect communities from the potential negative impact that STAs may have. The AHTF primary goal is to increase and preserve the supply of affordable housing in Collingwood and it will continue to participate in engagement activities and provide additional comments/suggestions for the development of the STA program insofar as this input will have direct impact on affordable housing supply.

In November 2023, [Staff Report C2023-24](#) attached written comments received, including from the AHTF, on the proposed STA Licensing Program (Resource 4). In summary, the AHTF generally does not support STAs in residential areas as it erodes housing supply and affordability. However, the AHTF expresses an acceptance that STAs will continue, and agree that it is better to carefully regulate them.

The AHTF did not provide specific comments on the proposed Zoning By-law Amendment, but were provided the opportunity to supplement previous feedback provided through the licensing program consultation.

Summary

All comments received throughout this process were considered by Planning and By-law Services in preparation of this Report and the Draft Zoning By-law Amendment appended to the Report.

Based on the comments received from external agencies and the public, as well as internal discussions with staff, some minor changes were made to the proposed Zoning By-law Amendment since the Statutory Public Meeting. As noted previously in this Report, Council has the authority to determine whether a second Public Meeting is required based on the recommendations contained herein. Planning Services is of the opinion that the changes are minor and that a second Public Meeting is not necessary, however this ultimately is a Council decision.

This Report was reviewed by Department Heads on September 3, 2024, and the content responds to the input and advice received.

4. Applicable Policy or Legislation

- *Planning Act* (1990, as amended)
- Provincial Policy Statement (2020)
- Proposed Provincial Policy Statement (2024) – effective October 20, 2024
- Growth Plan for the Greater Golden Horseshoe (2020 Consolidation) – to be repealed by the Province effective October 20, 2024
- Simcoe County Official Plan (2016)
- Town of Collingwood Official Plan (2004)
- New Town of Collingwood Official Plan (adopted 2023, not yet approved by County of Simcoe)
- Town of Collingwood Zoning By-law 2010-040

Community Based Strategic Plan (CBSP)

This report represents progress toward the following CBSP goals, objectives and actions:

Goal: Transparent and Accountable Local Government

Objective(s): Enhance Public Trust

Strategic Action(s): Continue public communication and engagement on Town activities; and Proactively engage the public on Town decisions, using Engage Collingwood, Community Conversations, and other opportunities.

Goal: Support and Manage Growth and Prosperity

Objective(s): Update our Land Use and Regulatory Framework

Strategic Action(s): Enact and pass bylaws or other direction that will provide more certainty to development industry, including the community's development vision.

5. Considerations

- | | |
|---|--|
| <input checked="" type="checkbox"/> Community Based Strategic Plan: | Progresses towards achieving CBSP Goal |
| <input type="checkbox"/> Services adjusted if any | |
| <input checked="" type="checkbox"/> Climate Change / Sustainability: | No net effect on climate change/sustainability |
| <input checked="" type="checkbox"/> Communication / Engagement: | Public Engagement has occurred |
| <input checked="" type="checkbox"/> Accessibility / Equity, Diversity, Inclusion: | Consistent with Multi-Year Accessibility Plan |
| <input checked="" type="checkbox"/> Registered Lobbyist(s) relating to content: | Some of the residents and stakeholders that have commented on the proposed Zoning By-law Amendment may be registered lobbyists |

Next steps and future action required following endorsement:

- Notice of Passing By-law prepared and circulated/published
- 20-day appeal period

6. Appendices and Other Resources

Appendix A: Proposed Zoning By-law Amendment

Appendix B: Short-Term Accommodation policies from Adopted Official Plan, as modified July 2024

Resource 1: Public Meeting Minutes May 22, 2024

Resource 2: Public Meeting Presentation

Resource 3: Written Comments

Resource 4: AHTF Letter, August 2023

7. Approval

Prepared By:

Nathan Wukasch, MCIP, RPP, Senior Planner

Reviewed By:

Summer Valentine, MCIP, RPP

Director, Planning, Building & Economic Development

Sara Almas, Clerk

CAO Comments:

Endorsed, Amanda Pegg, Acting Chief Administrative Officer, September 4, 2024