

## **Explanatory Note**

### **To By-law 2026-17**

By-law 2026-17 is proposed to amend By-law 2026-08 to add the following schedules to the by-law that was presented to Council on February 12<sup>th</sup>, 2026 for consideration:

- Schedule "A" – Short-Term Accommodation Licensing Requirements and Inspections
- Schedule "B" - Demerit Point System and Associated Points

By-law 2026-08 was introduced for the purpose of regulating and licensing short-term accommodations within the Town of Wasaga Beach. The schedules form an integral part of the by-law and are necessary for its proper interpretation and implementation.

The schedules are a direct reflection of the content and intent outlined in the staff report presented to Council and do not introduce any changes or, or departures from, what was presented by staff and unanimously approve by Council. The schedules are attached in full and included with this By-law for Council's consideration.

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**

**BY-LAW NO. 2026-17**

A By-law to amend By-law 2026-08, being a By-law to License, Regulate and Govern Short-Term Accommodations in the Town Of Wasaga Beach

**WHEREAS** pursuant to the Municipal Act, 2001, S.O., 2001 c.25. as amended, Council of the Town of Wasaga Beach can enact By-laws for the licensing, regulating and governing of businesses and occupations in the Town of Wasaga Beach;

**AND WHEREAS** the Council of the Town of Wasaga Beach enacted By-law 2026-08, being a By-law to License, Regulate and Govern Short-Term Accommodations in the Town Of Wasaga Beach;

**AND WHEREAS** pursuant to Municipal Act, Part II, Section 8(1), a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues;

**AND WHEREAS** Council deems it necessary and desirable to amend the By-law to License, Regulate and Govern Short-Term Accommodations in the Town Of Wasaga Beach to include Schedule "A" – Short-Term Accommodation Licensing Requirements and Inspections and Schedule "B" - Demerit Point System and Associated Points;

**NOW THEREFORE THIS COUNCIL OF THE CORPORATION OF THE TOWN OF WASAGA BEACH ENACTS AS FOLLOWS:**

1. **THAT** Schedule "A", Short-Term Accommodation Licensing Requirements and Inspections is hereby added to By-law 2026-08:

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**  
**SHORT-TERM ACCOMMODATION LICENSING REQUIREMENTS AND**  
**INSPECTIONS**

**SCHEDULE "A"**

All applicants for a short-term accommodation license, must submit a licensing application form along with the following documentation:

**CLASS A LICENSE: BED AND BREAKFAST**

			<b>New Application</b>	<b>Renewal</b>
1	<b>License Application Form</b>	<p>A completed application form for a short-term accommodation license, which includes the name, contact information, permanent address of the owner of the property and application.</p> <p>The application form requests that the applicant provide the Town with a description of the business, the number of units, number of rooms intended for rent, a photograph of the front of the property, the name of a responsible designate for the property as well a signed declaration for the owner the responsible person (if applicable).</p>	X	**
2	<b>Proof of Proprietary Interest</b>	<p>Proof of ownership or contractual interest in the property that permits the applicant to rent the property to the travelling public. This can be a tax bill, water bill, hydro bill, lease etc. with the name of the applicant and the address.</p>	X	**

		<p>If the applicant is a lessee, then a signed letter of permission from the property owner is required.</p> <p>If the applicant or owner is a corporation, then a copy of the articles of incorporation along with a list and contact information for all registered partners/board of directors, and a written declaration signed by all authorized signing officers of the corporation.</p>		
3	<b>Identification</b>	A copy of valid government issued ID for the owner/operator of the premise and the responsible designate.	X	X
4	<b>Insurance</b>	Proof of valid insurance for the property, which states that the use of the property includes short-term accommodation with general liability coverage not less than 5 million dollars (\$5,000,000).	X	X
5	<b>Neighbourhood Partnership Plan</b>	<b>Site Plan:</b> a to-scale drawing of the property, including all structures, temporary or permanent, fences, fire pits/outdoor burning devices, pools, hot tubs/swim spas, decks, docks, outdoor barbequing/cooking facilities, garbage areas, and parking surfaces.	X	**
		<b>Garbage Management Plan:</b> A written plan to outline how the property owner intends to accommodate garbage management for the influx of guests. Must reference the	X	**

	<p>site plan to show where and in what containers garbage will be stored, and the total capacity of the garbage storage solution.</p> <p>Property owners must also supply the Town with written authorization to allow the Town to order additional waste pick up for the property in the event that excessive waste becomes unsightly or a nuisance.</p>		
	<p><b>Parking Management Plan:</b> A plan, drawn to scale, depicting the size and location of all parking spaces intended to be used for parking on the premises. The plan must comply with the Zoning by-law.</p>	X	**
	<p><b>Noise and Nuisance Mitigation Strategy:</b> A written plan to outline the steps taken to reduce the nuisance impact on neighbouring properties from excessive noise and nuisance events. This could include the installation of noise monitoring devices, acoustical fencing, or even specific policies and guest selection criteria that are designed to reduce the likelihood of disturbance.</p>	X	**

\*\* To be submitted if requested by the issuer of licenses or re-submitted if any changes have occurred during the licensing term.

**CLASS B LICENSE: MOTEL**

			<b>New Application</b>	<b>Renewal</b>
1	<b>License Application Form</b>	<p>A completed application form for a short-term accommodation license, which includes the name, contact information, permanent address of the owner of the property and application.</p> <p>The application form requests that the applicant provide the Town with a description of the business, the number of units, number of rooms intended for rent, a photograph of the front of the property, the name of a responsible designate for the property as well a signed declaration for the owner and the responsible person (if applicable).</p>	X	**
2	<b>Proof of Proprietary Interest</b>	<p>Proof of ownership or contractual interest in the property that permits the applicant to rent the property to the travelling public. This can be a tax bill, water bill, hydro bill, lease etc. with the name of the applicant and the address.</p> <p>If the applicant is a leasee, then a signed letter of permission from the property owner is required.</p> <p>If the applicant or owner is a corporation, then a copy of the articles of incorporation along with a list and contact information for all registered</p>	X	**

		partners/board of directors, and a written declaration signed by all authorized signing officers of the corporation.		
3	<b>Identification</b>	A copy of valid government issued ID for the owner/operator of the premise and the responsible designate.	X	X
4	<b>Insurance</b>	Proof of valid insurance for the property, which states that the use of the property includes short-term accommodation with general liability coverage not less than 5 million dollars (\$5,000,000).	X	X
5	<b>Neighbourhood Partnership Plan</b>	<b>Noise and Nuisance Mitigation Strategy:</b> A written plan to outline the steps taken to reduce the nuisance impact on neighbouring properties from excessive noise and nuisance events. This could include the installation of noise monitoring devices, acoustical fencing, or even specific policies and guest selection criteria that are designed to reduce the likelihood of disturbance.	X	**

\*\* To be submitted if requested by the issuer of licenses or re-submitted if any changes have occurred during the licensing term.

**CLASS C LICENSE: SHORT-TERM ACCOMMODATION**

			<b>New Application</b>	<b>Renewal</b>
1	<b>License Application Form</b>	<p>A completed application form for a short-term accommodation license, which includes the name, contact information, permanent address of the owner of the property and application.</p> <p>The application form requests that the applicant provide the Town with a description of the business, the number of units, number of rooms intended for rent, a photograph of the front of the property, the name of a responsible designate for the property as well a signed declaration for the owner and the responsible person (if applicable).</p>	X	**
2	<b>Proof of Proprietary Interest</b>	<p>Proof of ownership or contractual interest in the property that permits the applicant to rent the property to the travelling public. This can be a tax bill, water bill, hydro bill, lease etc. with the name of the applicant and the address.</p> <p>If the applicant is a lessee, then a signed letter of permission from the property owner is required.</p> <p>If the applicant or owner is a corporation, then a copy of the articles of incorporation along with a list and contact information for all registered</p>	X	**

		partners/board of directors, and a written declaration signed by all authorized signing officers of the corporation.		
3	<b>Identification</b>	A copy of valid government issued ID for the owner/operator of the premise and the responsible designate.	X	X
4	<b>Insurance</b>	Proof of valid insurance for the property, which states that the use of the property includes short-term accommodation with general liability coverage not less than 5 million dollars (\$5,000,000).	X	X
5	<b>Neighbourhood Partnership Plan</b>	<b>Site Plan:</b> a to-scale drawing of the property, including all structures, temporary or permanent, fences, fire pits/outdoor burning devices, pools, hot tubs/swim spas, decks, docks, outdoor barbequing/cooking facilities, garbage areas, and parking surfaces.	X	**
		<b>Garbage Management Plan:</b> A written plan to outline how the property owner intends to accommodate garbage management for the influx of guests. Must reference the site plan to show where and in what containers garbage will be stored, and the total capacity of the garbage storage solution.  Property owners must also supply the Town with written authorization to allow the Town to order additional	X	**

		waste pick up for the property in the event that excessive waste becomes unsightly or a nuisance.		
		<b>Parking Management Plan:</b> A plan, drawn to scale, depicting the size and location of all parking spaces intended to be used for parking on the premises. The plan must comply with the Zoning by-law.	X	**
		<b>Noise and Nuisance Mitigation Strategy:</b> A written plan to outline the steps taken to reduce the nuisance impact on neighbouring properties from excessive noise and nuisance events. This could include the installation of noise monitoring devices, acoustical fencing, or even specific policies and guest selection criteria that are designed to reduce the likelihood of disturbance.	X	**

\*\* To be submitted if requested by the issuer of licenses or re-submitted if any changes have occurred during the licensing term.

### INSPECTIONS:

The following inspections are required for all Classes of short-term accommodation applications, and must be completed and passed to the satisfaction of the Town before a license will be issued or renewed:

Inspection	New Application	Renewal
Building Compliance Inspection	X	
Zoning Compliance Inspection	X	
Arrears Compliance Inspection	X	X
Fire Safety Inspection	X	X
Property Standards Inspection	X	X

2. **THAT** Schedule “B”, Demerit Point System and Associated Points is hereby added to By-law 2026-08:

**THE CORPORATION OF THE TOWN OF WASAGA BEACH  
DEMERIT POINT SYSTEM AND ASSOCIATED POINTS  
BY-LAW 2026 – 08  
SCHEDULE “B”**

<b>TITLE</b>	<b>OFFENCE</b>	<b>DEMERIT POINT (1<sup>st</sup> offence)</b>	<b>DEMERIT POINT (2<sup>nd</sup> offence)</b>
Operating without a license	Operating a STA without a license	4	7
Operating while under appeal	Operating a STA while the license is under appeal	4	7
License Number	Failure to include license number in advertisements	1	2
Neighbourhood Partnership Plan	Failure to abide by conditions or plans set out in the “Neighbourhood Partnership Plan”	2	4
Responsible Person	Failure to ensure the availability of the Responsible Person	3	6
Insurance	Operating without approved insurance	2	4
Inspections	Failure to pass required inspections	1	2
Maximum Occupancy	Failure to ensure the STA operates in accordance with permitted occupancy	2	4
Changes	Failure to notify of changes to site plan or business operations	1	2
Records	Failure to maintain records required for license	1	2
Other By-Laws	Breach or contravention of other municipal By-law, Provincial Law, or Federal Law	1	2
Restriction/Order	Operating a STA in contravention of a Municipal/ Provincial Restriction or Order	4	7

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 26<sup>TH</sup> DAY OF FEBURAY, 2026.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

  
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Brian Smith, Mayor

  
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Nicole Rubli, Clerk