

## Business Licence (Short-term Rental) Appeal re 1044 Belmont Ave

### Submission of the Licence Inspector

During the daytime Council Meeting on March 18<sup>th</sup>, Council reviewed the appeal for 1044 Belmont Ave. At this time, Council passed the following motion:

*"That Council adjourn the hearing subject to receiving information as to the prior use of the property with respect to it being a regular Bed and Breakfast. "*

1. The appellants first obtained a business licence for the property at 1044 Belmont Avenue on October 16<sup>th</sup> 2002.
2. From October 2002 to December 2018, the appellants held a Bed & Breakfast Licence.
3. In 2019 and 2020, the appellants held a short-term rental business licence.
4. In their response to the Licence Inspector's Report, the appellants explained that they "like to close off the suite from time to time, either to accommodate our own friends and family from across the country and world, or to upgrade and refurbish."
5. While the appellants were issued a bed and breakfast licence based on the application submitted, Schedule D of *the Zoning Regulation Bylaw* stipulates that:

*11 Subject to the following requirements, where any building is used as a single family dwelling, up to two bedrooms may be used for transient accommodation as a home occupation.*

*11 (6) Transient accommodation is restricted to no more than two bedrooms and cannot occupy an entire self-contained dwelling unit.*

6. Inspections are not performed during the review of Bed and Breakfast applications. The 2021 STR inspection revealed that the property at 1044 Belmont Ave contains two self-contained dwelling units, and as such, the appellants were never eligible for the bed and breakfast licence held from 2002-2018.
7. Therefore, the Licence Inspector submits that this appeal should be dismissed and the decision to refuse a short-term rental business licence for 1044 Belmont Avenue upheld.

**ALL OF WHICH IS RESPECTFULLY SUBMITTED**

Dated: June 8, 2021

A handwritten signature in black ink, appearing to read 'Shannon Perkins', written in a cursive style.

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Shannon Perkins, Manager of  
Bylaw Services