

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2026-08

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 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 pursuant to Municipal Act, Part II, Section 8(3), authorizes a municipality to:

- (a) regulate or prohibit respecting the matter;
- (b) require persons to do things respecting the matter;
- (c) provide for a system of licenses respecting the matter

AND WHEREAS pursuant to Municipal Act, Part II, Section 9, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS pursuant to Section 11 of the Municipal Act, Council can exercise its authority with respect to business licensing in the interest of health and safety, well-being of persons, consumer protection and nuisance control;

AND WHEREAS pursuant to Section 151 of the Municipal Act, Council may exercise its authority to provide for a system of licensing with respect to Short Term Rental Accommodation businesses;

AND WHEREAS pursuant to Sections 390 to 400 of the Municipal Act, a municipality is able to pass By-laws for imposing fees or charges to permits and services provided or done by them;

AND WHEREAS pursuant to Section 434.1 of the Municipal Act, Council considers it desirable to provide for a system of administrative penalties and fees as an additional means of encouraging compliance with this By-law.

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

1 DEFINITIONS:

“Administrative Monetary Penalty” means an administrative penalty as set out in “Administrative Monetary Penalty System By-law”, as may be amended from time to time;

“Applicant” means any Owner or Responsible Person whose names appear on any Short-Term Accommodation License application filed with the Town;

“Bed and Breakfast” shall have the corresponding meaning as defined in the Town of Wasaga Beach Zoning By-law, as amended;

“Fee” means any fee(s) specified in the Town of Wasaga Beach “Fees and Charges By-law”, as amended;

“Fees and Charges By-law” means a By-law to establish fees and charges to be collected by the Town of Wasaga Beach;

“Guest” means a person visiting or staying at a Short-Term Accommodation;

“Guest Registry” means a register of guests maintained by certain Short-Term Accommodation Class Licensees in accordance with this By-law;

“Inspection” includes a physical visit to the premises, where applicable, or a document review or search;

“Issuer of Licenses” means the individual designated to issue, suspend or revoke a Business Licenses and/or administer this By-law;

“Licensee” means a person to whom a Short-Term Accommodation License has been issued;

“Licensing Appeals Committee (Committee)” means the Town of Wasaga Beach Property Standards Committee appointed by Council;

“License Class” means the classification of a Short-Term Accommodation in accordance with this By-law;

“Market” means to offer for rent, promote, canvass, solicit, advertise, broker, offer, or facilitate a Short-Term Accommodation, and includes placing, posting or erecting advertisements or listings, either physically or online, and **“Marketing”** and **“Marketed”** have the corresponding meaning;

“Motel” shall have the corresponding meaning as defined in the Town of Wasaga Beach Zoning By-law, as amended;

“Neighbourhood Partnership Plan” means a document submitted as part of a Short-Term Accommodation license application that outlines measures proposed by the operator to minimize potential impacts of the accommodation use on the surrounding neighbourhood. The purpose of the Neighbourhood Partnership Plan

is to demonstrate how the operator will act as a responsible neighbour and mitigate issues related to parking, garbage, noise, and nuisance. The plan shall include, at a minimum, and as detailed in Schedule A of this By-law:

(a) a site plan identifying the location of parking spaces, garbage storage, and outdoor amenity areas;

(b) a garbage management plan detailing storage and disposal methods and frequency;

(c) a parking management plan identifying available parking spaces, surfaces, and measures to prevent on-street parking conflicts; and

(d) a noise and nuisance mitigation strategy describing how the operator will prevent and respond to complaints or disturbances.

“Officer” means any person appointed by the Town for the purposes of enforcing this By-law or to carry out inspections in relation to this By-law, and includes a Municipal Law Enforcement Officer, Licensing Officer, Property Standards Officer, Police Officer, or the Medical Officer of Health;

“Owner” means the person holding title to the lands on which the Short-Term Accommodation premises is located;

“Person” means an individual, corporation, partnership, or association, and includes an Owner, Licensee, Responsible Person or an Applicant for a License, and Guest, under this By-law as the context requires;

“Premises” includes any land, including a building, structure or installation and also includes any vehicle, vessel or conveyance used in the operation of the Short-Term Accommodation operation;

“Rental Cabin or Cottage” shall have the corresponding meaning as defined in the Town of Wasaga Beach Zoning By-law, as amended;

“Renter” means the Person responsible for the rental of the Premise by way of concession, permit, License, rental agreement or similar commercial arrangement;

“Renters Code of Conduct” means a document provided by the Town and required under this By-law to be provided by the Owner or Responsible Person of a Short-Term Accommodation to all Guests, outlining the behavioural expectations for occupants during their stay. The Renters’ Code of Conduct shall be signed by the designated responsible guest for each rental period and shall include, at a minimum, provisions respecting compliance with the Town’s By-laws, parking requirements, garbage and recycling disposal, noise and nuisance mitigation, and maximum occupancy limits;

“Responsible Person” means the Person assigned by the Owner of certain Short-Term Accommodation License Classes to ensure that the premises is operated in accordance with the provisions of this By-law;

“Short-Term Accommodation” means a dwelling unit or part of a dwelling unit used to provide temporary accommodation for a rental period of thirty (30) consecutive days or less for a single stay and shall include Bed and Breakfast, Motel, Rental Cabin and Rental Cottage. For the purposes of this By-law, Short-Term Accommodation shall not include hotel.

“Site Plan” a drawing that is to scale of a Premise which includes all buildings, structures and landscaping features (patios, sun decks, fire pits, etc.) as outlined in Schedule A of this By-law;

“Town” means the Corporation of the Town of Wasaga Beach;

“Zoning By-Law” means the current version of the Town of Wasaga Beach Comprehensive Zoning-Bylaw, as amended.

2 APPLICATION:

- 2.1 The requirements of this By-law apply to the trade, business or occupation of providing Short-Term Accommodation, within the geographic limits of the Town.
- 2.2 Any Person who owns or operates a Short-Term Accommodation as of the effective date of this By-law must file an application for a license under this By-law:
 - (a) All existing Short-Term Accommodations that are currently licensed are required to apply for a license under this By-law by April 1, 2026.
 - (b) The licensing fee for Short-Term Accommodations which are currently licensed by the April 1, 2026 deadline shall be prorated for their first year to accommodate the fixed expiration of April 1, 2026 for all Short-Term Accommodation licenses.
- 2.3 The determination of whether a license application contains all necessary information upon which to make a decision in accordance with the requirements of this By-law shall be within the discretion of the Issuer of Licenses.

3 OBTAINING A NEW LICENSE:

- 3.1 Any Person seeking to obtain a new license or renew a license to operate a Short-Term Accommodation shall submit to the Issuer of Licenses an application in accordance with this By-law, with all requirements set out in Schedule A and pay the applicable fee as set out in the Fees and Charges By-law.
- 3.2 The Issuer of Licenses shall not accept any application for a license if any of the applicants are under the age of eighteen (18) years.

- 3.3 It is the responsibility of the Applicant to ensure that all inspections and required documentation pursuant to Schedule A of this By-law have been submitted and approved within sixty (60) calendar days of the day on which the Issuer of Licenses receives the completed application.
- 3.4 Should an Applicant not submit all of the required documentation or pass the required inspections set forth in Schedule A to the satisfaction of the Issuer of Licenses within sixty (60) calendar days of receipt of the application, or any extension of that date under this By-law, the application will be deemed no longer valid.
- 3.5 The submission of an application for a Short-Term Accommodation, including the related Fee, does not entitle the Applicant to carry on or engage in Short-Term Accommodation under this By-law. The Applicant is only entitled to do so once the Short-Term Accommodation License(s) required by this By-law have been issued.

4 RENEWING A LICENSE:

- 4.1 An Applicant seeking to renew a license to operate a Short-Term Accommodation shall submit to the Issuer of Licenses an application in accordance with this By-law, with all requirements for the submission as set out in Schedule A and pay the applicable Fees as set out in the Fees and Charges By-law.
- 4.2 Licenses that have not entered the renewal process, which must include the submission of the renewal application and accompanying submittals, by the 1st of April, shall be deemed expired.
- 4.3 Applicants with expired licenses must submit a new license application for consideration and pay the applicable fees for a new application.
- 4.4 It is the responsibility of the Applicant to ensure that all inspections and required documentation pursuant to Schedule A of this By-law have been submitted and approved within sixty (60) calendar days of the day on which the Issuer of Licenses receives the completed application.
- 4.5 Should an Applicant not submit all of the required documentation or pass the required inspections for a renewal set forth in Schedule A to the satisfaction of the Issuer of Licenses within sixty (60) calendar days of receipt of the application, or any extension of that date under this By-law, the License will be deemed invalid and the Short-Term Accommodation is not permitted to operate.
- 4.6 The submission of an application for a Short-Term Accommodation License renewal, including the related fee, does not entitle the Applicant to carry on or engage in a Business under this By-law. The Applicant is only entitled to do so once the License(s) required by this By-law have been issued.

5 TERM OF LICENSES:

- 5.1 Licenses issued pursuant to this By-law, unless they are revoked, shall expire every year on the 1st of April.
- 5.2 If a new license application is received after this date, the license shall still expire on the 1st of April of the following calendar year, but the licensing fee shall be prorated.
- 5.3 A Short-Term Accommodation license is not transferrable (from Person to Person or from location to location, etc.). A license shall be deemed void immediately upon change of ownership or location, or upon discontinuation of the use.
- 5.4 Where, at any time, there is a change in, or relating to, any of the information or documents required to be filed with the Town under this By-law, the Applicant or Licensee shall report the change in writing to the Issuer of Licenses no later than seven (7) calendar days following the change.

6 PROHIBITIONS:

- 6.1 No Person shall own, operate or permit the operation of a Short Term Accommodation:
 - (a) Without a license issued under this By-law;
 - (b) Under any other name than the one endorsed on the license;
 - (c) Except in accordance with this By-law and the regulations set out therein;
 - (d) While their license is under suspension, expired or revoked;
 - (e) Except in accordance with the terms and conditions of their license;
 - (f) In contravention of a provincial restriction or order;
 - (g) In contravention of any Municipal By-law.
- 6.2 No Person shall Market or permit the Marketing of a Short Term Accommodation without a License.
- 6.3 No Person shall submit an application for a License that contains false, misleading, or deceptive information.
- 6.4 No Person shall own, operate or permit the operation of a Short Term Accommodation without prominently displaying in each Marketing advertisement or listing the corresponding License Number issued by the Town.
- 6.5 No Person shall own, operate or permit the operation of a Short Term Accommodation without valid and current insurance.

6.6 No Person shall fail to notify the Issuer of Licenses of a Guest accommodation that exceeds 30-days due to an emergency.

7 GENERAL REGULATIONS:

7.1 Every Person operating a Short-Term Accommodation shall:

- (a) Ensure that the Short-Term Accommodation is operating in accordance with the permitted occupancy, and provisions set out in the Neighbourhood Partnership Plan.
- (b) Ensure that the Owner, or Responsible Person, where Licensing Class permits, is available to respond to concerns at the Short-Term Accommodation at all times, either in person or by telephone within a period of no longer than thirty (30) minutes from when communication is sent by way of telephone or e-mail from the Town or an agent of the Town. The Owner or Responsible Person must be available to attend the site in person if requested within one (1) hour.
- (c) Ensure that the Short-Term Accommodation is operated and used in such a fashion that the operation or use will not cause a breach or contravention of any other Municipal By-law, provincial law, or federal law.
- (d) Ensure that at least one Guest per stay, eighteen (18) years or older, of the Short-Term Accommodation, is provided with an information package at the commencement of each rental period containing the following information:
 - (i) Contact information for the Responsible Person who is available to receive communications from the renter during any rental period;
 - (ii) Instructions for the use of the 9-1-1 emergency system, which includes the municipal address of the Premises; and information on where to go and where to check for emergency information updates;
 - (iii) The name and address of the nearest hospital or emergency medical services providing emergency care;
 - (iv) Instructions for solid waste disposal, including information on the applicable collection day;
 - (v) A schedule of common offences and related penalties associated with renter activities, which will be provided to the Licensee on a prescribed form from the Town;
 - (vi) A schedule of local events and attractions provided to the Licensee by the Town;
 - (vii) A water safety information package as provided to the Licensee by the Town;

- (viii) Any other documents or specific rules or conditions imposed by an Owner or the Town;
 - (e) Ensure that all Marketing and advertisements for the Short-Term Accommodation includes, in a visible location, the valid and corresponding License number.
 - (f) Ensure that no garbage is stored or deposited outside of an approved container and that garbage storage is in compliance with the submitted and approve garbage management plan or applicable site plan.
 - (g) Ensure that the parking of motor vehicles or trailers for the purpose of operating a Short-Term Accommodation are in accordance with the Parking Management Plan, Zoning By-law, Municipal By-law or applicable site plan.
 - (h) Ensure compliance with the Town's Zoning By-law, as amended from time to time, or its successor by-law;
- 7.2 Where a Licensee provides a Short-Term Accommodation that exceeds 30-days to a Person who has been displaced from their residence due to an emergency, fire, flood or natural disaster, or to a Person that requires lodging to assist with an emergency, fire, flood or natural disaster, the Licensee shall notify the Issuer of Licenses of such occupancy. Any notification made under this section shall include the following information:
- a. The full name of the displaced person;
 - b. the dates during which the person is to be accommodated at the Short-Term Accommodation;
 - c. a brief statement outlining the reason for the displacement.
- 7.3 Notification under section 7.2 shall be made within twenty-four (24) hours of the displaced person's arrive, or as soon as it is practicable to do so.

8. LICENSE CLASSES AND CONDITIONS

8.1 In addition to the General Regulations listed in Section 7 and any other terms and conditions set out in this By-law, including applicable Schedule(s), the following License Classes shall be subject or exempt to the ensuing conditions:

8.2 Class A – Bed and Breakfast

- (a) A Class A Licensee shall ensure that the Premises is the Principal Residence of the Licensee. Proof of Principal Residency must be provided as part of the license application and renewal process and its validity is at the discretion of the Issuer of Licenses.
- (b) A Class A Licensee may designate a long-term lessee of the Premises as the Responsible Person for the Short-Term Accommodation. The Licensee

must provide the following information for the Responsible Person upon application for a new license or renewal:

- i. Copy of valid government issued Photo I.D.
 - ii. Proof of long-term lease (1-year or longer).
 - iii. Contact information including phone number and email address.
- (c) A Class A Licensee shall ensure that only the prescribed number of Guest Rooms are available for rent as permitted in the Zoning By-law.
- (d) A Class A Licensee shall ensure that at least one (1) bedroom is available on a full-time basis in the Premises for the exclusive use of the Licensee or Responsible Person.
- (e) A Class A Licensee must be present to supervise Guests from 10:00pm-6:00am every day.
- (f) A Class A Licensee must ensure that the Guest responsible for the Short-Term Accommodation booking signs the Renters Code of Conduct and that a signed copy of this agreement is maintained by the Owner for a period of two (2) years.
- (g) A Class A Licensee must maintain a Guest registry, provided to the Issuer of Licenses upon request, for a period of two (2) years from the date of the rental with the following information for each rental:
- i. check-in and check-out dates;
 - ii. total number of Guests;
 - iii. confirmation that the Guest(s) have signed the Renter's Code of Conduct;
 - iv. Total number of vehicles for each Guest group, including vehicle make, model, and license plate.

8.3 **Class B – Motel**

- (a) A Class B Licensee is exempt from providing the following submittals as part of a license application or renewal, unless otherwise required by the Issuer of Licenses:
- i. Site Plan Drawing
 - ii. Garbage Management Plan
 - iii. Parking Management Plan

8.4 **Class C – Other Short-Term Accommodations**

- (a) Included in this class are Short-Term Accommodations including Rental Cabins and Rental Cottages.
- (b) A Class C Licensee must ensure that the Guest responsible for the Short-Term Accommodation booking signs the Renters Code of Conduct and that a signed copy of this agreement is maintained by the Owner for a period of two (2) years.
- (c) A Class C Licensee must maintain a Guest Register, provided to the Issuer of Licenses upon request, for a period of two (2) years from the date of the rental with the following information for each rental:
 - i. check-in and check-out dates
 - ii. total number of Guests
 - iii. confirmation that the Guest(s) have signed the Renter's Code of Conduct
 - iv. Total number of vehicles for each Guest group, including vehicle make, model, and license plate.

9 ISSUANCE, REFUSALS, SUSPENSIONS, AND REVOCATIONS:

- 9.1 The Issuer of Licenses is authorized to issue and renew licenses in accordance with this By-law.
 - (a) The Issuer of Licenses may impose special conditions on a Short-Term Accommodation that have not been imposed on all Short-Term Accommodation as a requirement to obtain, continue to hold, or renew a license.
- 9.2 A refusal to issue, suspend, or revoke a license may occur when, but is not limited to:
 - (a) The past or present conduct of any Person affords reasonable cause to believe that a Person will not carry on or engage in the Short-Term Accommodation in respect of which the application is made in accordance with the law or honesty and integrity;
 - (b) Where the issuance of the license would be contrary to the health, safety, or well-being of the people in the Town;
 - (c) Where the Applicant or Licensee has past convictions under this By-law, or another By-law relating to the Short-Term Accommodation within the Town;
 - (d) Where the Applicant is indebted to the Town in respect of fines, penalties, including administrative monetary penalties, judgments, outstanding municipal accommodation taxes, late payment charges or any other amounts owing;

- (e) The Applicant or Licensee has failed to comply with any term, condition or direction of the Issuer of Licenses or Officer or has failed to permit any investigation by the Issuer of Licenses or Officer;
- (f) The Applicant or Licensee has failed to comply with the requirements set out in this By-law or any of the applicable Schedules to this By-law.
- (g) The Applicant or Licensee has submitted an application or other documents to the Town containing false statements, incorrect, incomplete or misleading information;
- (h) The Applicant or Licensee is carrying on or engaging in activities that are, or will be, in contradiction with this By-law or any other applicable law;
- (i) Where the Applicant or Licensee's policy of liability insurance expires, is cancelled or otherwise terminated, it is the duty of the Licensee to inform the Issuer of Licenses. Failure to do so, and to continue to operate without valid insurance, will result in an automatic suspension of the license for incremental periods of fourteen (14) days, effective on the date of such expiration, cancellation, or termination, and shall remain so until such insurance has been reinstated;
- (j) Where the Applicant or Licensee has accumulated seven (7) demerit points against the Premises resulting in a suspension;
- (k) Where the Applicant or Licensee has accumulated fourteen (14) demerit points against the Premises, resulting in a revocation.

9.3 A suspension of a License without a hearing shall be imposed for incremental periods of no longer than fourteen (14) days, if the Issuer of Licenses is satisfied that the continuation of the operation poses an immediate danger to the health and safety of any Person or any Premises.

9.4 The Issuer of Licenses may revoke, suspend or refuse to issue a License where the Applicant or Licensee would not be entitled to a license on any grounds set out in this By-law.

9.5 Where an application or license has been refused, revoked or suspended, any fees associated with the application or license paid by the Applicant or Licensee shall not be refunded.

9.6 Where the Issuer of Licenses revokes a license, and this revocation is confirmed by the Licensing Appeals Committee, the Applicant or Licensee will not be permitted to apply for another license at the same Premises for a period of two (2) years from the date of this decision.

9.7 No Short-Term Accommodation may continue to operate while entering the appeals process until such time as a decision is rendered by the Licensing Appeals Committee.

10 DEMERIT POINT SYSTEM:

- 10.1 The number of demerit points referenced in Schedule B of this By-law will be assessed against a Short-Term Accommodation for contraventions of this By-law and any other Municipal By-law.
- 10.2 Demerit points shall remain in place until the one (1) year anniversary of the date on which the demerit points were imposed.
- 10.3 If the total of all demerit points respecting a Short-Term Accommodation is at least seven (7) the license may be suspended. The Licensee shall submit a document outlining satisfactory measures that shall be implemented to address the areas of concern prior to the reinstatement of the license, and pay the applicable Fees set out in the Fees and Charges By-Law.
 - (a) If, after this period, the Issuer of Licenses is satisfied that the continuation of a license will pose a danger to the health or safety of any person, he/she may further suspend the license for additional incremental periods not exceeding fourteen (14) days.
- 10.4 If the total of all demerit points in effect respecting a Short-Term Accommodation is fourteen (14) or greater, the license may be revoked.
- 10.5 Notice of refusal, suspension or revocation of a license shall be provided to the Licensee in accordance with this By-law and a Licensee may appeal to the Licensing Appeals Committee in accordance with Section 11 of this By-law.
- 10.6 Appeals will not be permitted for the issuance of demerit points until they have resulted in a suspension or revocation of a license.
- 10.7 The Town shall not be liable for economic or other losses claimed by a Licensee for any reason, so long as good faith efforts were made by the Town or its representatives in exercising their judgement, or fulfilling their responsibilities, under this By-law.

11 HEARINGS AND APPEALS:

- 11.1 Prior to a license being refused, suspended, or revoked pursuant to Section 9, notice shall be given to the Applicant or Licensee.
- 11.2 Notice shall be served to the Applicant or Licensee in accordance with Section 11.3 and shall:
 - (a) Set out the grounds for the refusal, suspension or revocation; and
 - (b) Indicate the final date and time by which the Applicant or Licensee may

appeal the decision to refuse or revoke the license, and the method for doing so.

- 11.3 Service of any notice on the Applicant or Licensee under this By-law may be made by email or registered mail. It is the Applicant and Licensee's responsibility to ensure that they have an email account registered with the Issuer of Licenses and that it is maintained regularly. A notice sent by email shall be deemed to have been served on the following business day. A notice sent by registered mail shall be deemed to have been served five (5) business days from date of postage.
- 11.4 The Applicant or Licensee may appeal the decision to refuse suspend, or revoke a License, by filing a written request with the Issuer of Licenses, which must set out the grounds or basis for the request, and must be received by the Issuer of Licenses, along with appeal fee, no later than 4:00pm, within five (5) business days of receipt of notification.
- 11.5 A written request for an appeal will be deemed to have been received only so long as it is accompanied by payment of the prescribed Licensing Appeal Fee, set out in Town's Fees and Charges By-law.
- 11.6 Upon receipt of a written request for a hearing from an Applicant or Licensee, the Issuer of Licenses shall:
 - (a) Schedule a hearing;
 - (b) Give the Applicant or Licensee notice of the hearing at least twenty (20) days prior to the hearing date;
 - (c) Post notice of the hearing on the Town's website at least twenty (20) days prior to the hearing date.
- 11.7 If no written request for an appeal is received before the deadline set out in the notice, the decision to refuse, suspend or revoke the license is final.
- 11.8 The Licensing Appeals Committee shall hear and render decisions regarding the refusal, suspension, and/ revocation of a License. The decision of the Committee shall be final and binding.
- 11.9 Appeals to the Committee will not be permitted for:
 - (a) suspension of a license issued pursuant to Section 9.3.
 - (b) any matters that have already been heard by the Committee.
- 11.10 Licensing Appeals Committee hearings under this By-law shall be conducted in accordance with the provisions of the *Statutory Powers and Procedures Act*, R.S.O. 1990, c. S.22. A hearing shall be held in public, unless determined otherwise in accordance with the *Statutory Powers and Procedures Act*, R.S.O.

1990, c. 2. 22. The Committee shall hear the Applicant or Licensee and any other Person who desires to be heard.

- 11.11 The Committee may adjourn the hearing or reserve its decision. No decision of the Committee is valid unless it is agreed to by the majority of the members who heard the matter. The decision shall be in writing, set out the reasons for the decision, and be signed by the member(s) who concur in the decision. Any authority or permission granted by the Committee may be for such time and subject to such terms and conditions as the Committee considers advisable and as set out in the decision.
- 11.12 If a Person who has received written notice of a hearing does not attend at the scheduled time and place, the Committee may proceed with the hearing in their absence, and the Person shall not be entitled to any further notice of the proceedings.
- 11.13 The Issuer of Licenses shall, no later than ten (10) days after the decision is made, send a copy of the decision in accordance with Section 11.3. The notice shall be sent to: (a) the Applicant or Licensee; and (b) each Person who appeared in Person, by Counsel, or by legal representative at the hearing and filed a written request for notice of the decision with the Issuer of Licenses.

12 INSPECTIONS AND INVESTIGATIONS:

- 12.1 Subject to the provisions of the *Municipal Act*, an Officer, accompanied by any person under his or her direction, may, at any reasonable time, enter onto or into any Premises for the purpose of carrying out an inspection to determine either or not the following are being complied with:
- (a) any provision of this By-law;
 - (b) a direction or order of an Officer or of the Town made under this By-law or made under the Act in relation to the subject-matter of this By-law;
 - (c) a condition of a license issued under this By-law.
- 12.2 For the purposes of an inspection under this By-law, an Officer may:
- (a) Require the production for inspection of documents or things relevant to the inspection;
 - (b) Inspect and evidence documents or things relevant to the inspection for the purpose of making copies or extracts;
 - (c) Require information from any Person concerning a matter related to the inspection; and
 - (d) Alone or in conjunction with a Person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.

- 12.3 No Person shall obstruct or attempt to obstruct an Officer, having authority for enforcement or administration of this By-law. This includes:
- (a) Providing false or misleading information;
 - (b) Failing to identify oneself
 - (c) Preventing, barring or delaying or attempting to prevent, bar or delay entry or inspection by an Officer, or any under their direction, as provided for by this By-law.

13 GUEST BEHAVIOUR:

- 13.1 All Guests are responsible for understanding and abiding by the expectations and regulations set out in this By-law and Renter's Code of Conduct for Guest behaviour and to endeavor to limit the impact of the operation of Short-Term Accommodations on the quiet enjoyment of neighbouring property.
- (a) All Guests must comply with the maximum number of occupants permitted within their Short-Term Accommodation and shall not permit the Premises to exceed that maximum by inviting or permitting additional occupants;
 - (b) No Guest shall host or participate in disruptive parties and events;
 - (c) No Guest shall make noise so as to cause a disturbance or conduct themselves in a nuisance behavior. Examples of noise deemed to be a disturbance include, but are not limited to:
 - i. Loud music
 - ii. Outdoor or backyard gatherings involve excessive noise
 - iii. Late or early hour disturbances
 - iv. Yelling, shouting, hooting or other boisterous activity
 - v. Any other noise that contravenes the Town's noise By-law
 - (d) No Guest shall disturb neighbours or interfere with their quiet enjoyment of their properties.
 - (e) No Guest shall park their vehicle in violation of the Town's Parking By-law or hinder the access of vehicles to neighbouring properties.
 - (f) All Guests in charge of any dog, cat, or other pet, shall not permit it to run at large, create any nuisance within the limits of the property, or neighbouring properties and such person shall ensure that any excrement left by any animal in their control is immediately removed and disposed of in a sanitary manner.
 - (g) All Guests shall ensure that garbage and waste are disposed of in accordance with the property's garbage management plan, or that they have contacted the Licensee or their Responsible Person to make arrangements for additional garbage disposal to ensure that the premise is in a sanitary condition. No Guest shall permit the disposal of waste outside of a waste receptacle on the property.

13.2 All Guests are required to abide by and comply with all Town of Wasaga Beach By-laws.

13.3 Any Person who contravenes this section is guilty of an offence under the Provincial Offences Act.

14 PENALTY

14.1 Enforcement

(a) If an Officer is satisfied that a violation or contraction of the By-law has occurred, the Officer shall serve written notice in accordance with sections 444, 445 and 446 of the Municipal Act, 2001, as may be amended from time to time.

(b) Any notice give under this By-law may be given by email, regular mail or personal delivery. Delivery by regular mail shall be deemed to have been affected five (5) calendar days after mailing.

14.2 Every Person who contravenes Sections 1 – 12 of this By-law is subject to an Administrative Monetary Penalty under the Town’s AMPS By-law.

14.3 Every Person who contravenes Section 13 of this By-law is guilty of an offence and liable upon conviction liable to the maximum files as set out in the *Provincial Offences Act*.

15 SEVERABILITY:

15.1 If any court of competent jurisdiction declares any section or part of this By-law to be invalid, such section or part of a section thereof shall be deemed to be severable and all other sections or parts of this By-law shall be deemed to be separate and independent therefrom and to be enacted as such and the remainder of this By-law shall be valid and shall remain in force.

16. AMENDMENT:

16.1 That the Tourist Establishment/Short-Term Accommodation Schedule of Business Licensing By-law 2019-26, as amended, only apply to Short-Term Accommodations not licensed pursuant to this By-law.

17 EFFECTIVE DATE:

17.1 This By-law shall come into force and effect on March 1, 2026.

**BY-LAW READ A FIRST, A SECOND AND A THIRD TIME AND FINALLY PASSED
THIS 12TH DAY OF FERUARY, 2026.**

THE CORPORATION OF THE TOWN OF WASAGA BEACH

Brian Smith, Mayor

Nicole Rubli, Clerk