

Short Term Rental Committee Public Meeting
Council Chambers, Community Center & Zoom
October 2, 2022

9:00 am

In person & Via Zoom

Committee Members Present: (In person & Via Zoom): Peter Hopkins, Eric Holmberg, Tony Best, LeAnne Armano, Owen Lennox, Howard Sproxton, Vanessa McBride, Wanda Muirhead, Leslie Rich, Douglas Hunt
Committee Member Regrets: Don Gallagher, Eric Klimstra, Doug Moore, Kim TenHoeve
General Public: Approximately 29 in person and 52 via Zoom

Chair: Peter Hopkins

Secretaries: Committee Members in attendance took minutes

Presenter: Vanessa McBride

Final minutes compiled by: Vanessa McBride

Agenda:

- 1) Terms of Reference
- 2) Reports and Findings
- 3) Summary of Findings
- 4) Sub Committee Short Term Recommendations
- 5) Sub Committee Long Term Recommendations
- 6) Next Steps
- 7) Questions and Answers
- 8) Additional Feedback

Introductions: Committee Members introduced themselves

Peter Hopkins welcomed all participants and explained the committee would present a PowerPoint of their findings. Afterwards a Q&A would follow. Those on Zoom were asked to use the chat box for questions.

All attendants were notified the meeting was being recorded. Mayor Hopkins explained the purpose of the committee was to put together evidence based findings to be presented to council on November the 1st.

Howard Sproxton presented some of the meeting rules for all participants.

Peter Hopkins described the purpose of the meeting, as the public meeting to gather input for “Made in McKellar solution, and Vanessa McBride presented the information contained in the Power Point Presentation “Short Term Rental Committee Public Meeting A Made in McKellar Approach”

Vanessa guided the audience through the power point. She included the history of the committee which had been approved by township council January 12, 2021 as an adhoc committee. The goals of the committee were explained by Vanessa. The first meeting was held in June 2022 and six meetings have occurred. The committee has 15 members in total. She reviewed the vision of the committee respecting the values of McKellar in regards to owners and visitors. The presentation defined what a short term rental is and the pros and cons were reviewed. They looked at the current definition of a commercial property. The findings of the by law officer and the time period of these complaints was presented. It was noted currently the number of rentals is undetermined. Other communities were researched and reviewed. Recommendations were a possible homeowner agreement{details on the slide} as well as Made in McKellar licensing.

The committee will be giving an interim report to council on October 11,2022 and the committee will be meeting again on October 18th,2022. A final presentation will be given to Council with recommendations. Council will determine if they will move forward with the recommendation and will determine if the committee will continue to meet in the future.

Following the presentation there were a few different speakers, both from the public and committee members, asking questions.

Q1: Ron Clifford *inquired about the bylaw stats if they were strictly from bylaw or had anyone contacted the OPP. Vanessa will follow up to check with the OPP to see if they have calls to add to the stats. Inquired about response time from the bylaw officer . Chris reports he responds when he gets the call. Calls are normally handled by by law. Also inquired if the MNR were involved in the committee research. Mayor Hopkins reported the Lake Stewardship is active on the committee which is inclusive of topics such as septic systems etc. And has worked with Mattawa. Also, mentioned the meeting was not advertised and wonders if all public meetings could be put on the sign. It was noted by committee it was on FB and the website. Can we get more by law officers? At this time we have not been successful in recruiting additional officers. Follow up, Vanessa has contacted the OPP and was told the CPAC representative needs to request this information. The representative has been asked to do this.*

Q2: George Leach inquired about past years by law calls that have not been returned and wondered if fines or just warnings were given out. Chris responded that not a lot of background documentation was available when he took over the position. Typically, warnings are given out initially however the same property can have a different renter each call. Recent success was noted by bylaw the owner was notified and legal action was followed through. One of the renters taken to court for violation of the bylaw, they plead guilty on two offences and received a fine. George asked if the committee could consider fines to both the owner and the renter. Wondering about a spot for public needs input and a 24 hr number to be posted for calls. It was concluded that Chris's number is not on the township website at this time. It was noted the public want a number that is readily available. Also asked about calls to OPP being reported. It may be more advantageous to not give them a warning and to just fine them. He has spoken to a few of them himself. The attitude of the renters needs to be looked at. When bylaws are being changed, will homeowners be sent a questionnaire to find out what they would like. Has anyone completed a first environmental study? Fish, wildlife, everything. He got a building permit 34 years ago. The old bylaws were enforced quite strictly. The new council will look at the bylaws in conjunction with the public. Vanessa– to get the bylaw's officers phone number, you need to call the township office hit nine to hear a recorded message, this needs to be addressed and readily accessible on the website.

Q3: Dan Sterk asked for a review of some of the acronyms used in the power point. Inquired if the bylaw officer asks if the bylaw offender is owner or renter. He described his personal experience having Airbnb in close proximity. Although some renters have been respectful many have not. He and his wife don't always call the bylaw officer they have tried to deal personally with the owner not with success. Has endured repeated issues with some absent owners that just buy properties to rent. Acronyms used were BLO-By law officer, CBO-Chief Building Officer, MLCA-Manitouwabing Lake Community Association, FOCA-Federation of Ontario Cottage Associations

Q4: Susan Gluowski lives on the bay that includes a rental that rents to families. She noted owners can be noisy. One of the properties has multiple owners and the noise levels are excessive. Also, with renters there is an invasion of privacy. She mentioned septic systems are designed on fulltime occupancy therefore if there are renters or owners, it should not matter. Septic systems need to match the number of people on all properties.

Q5: Bonnie Bier- Riverlake Campground expressed her concerns that commercial owners did not receive notification. She spoke about the regulations a commercial owner must follow MOE inspections and commercial insurance with strict regulations Her questions were how many can be in one cottage how her business will be affected. What happens if owners refuse to get a license? Will there be a limit to the number of dogs? She wonders if the rules will be reinforced and how it will be regulated. She asks what council will do for existing commercial properties. She spoke about examples of water and septic inspections, HST, Commercial insurance amounts. She indicated it is hard to compete with STR's who operate all year round when her business is 5 months. She will be writing to council. When anyone buys a property, you cannot come up here

and say that you want things change. If anyone else wants to treat their properties as a commercial use, they should apply to re-zone. That way their neighbors can have a say. They might not object. As a commercial provider we must provide commercial water. It is for the safety of the people. MOE has all our samples and can complete an inspection whenever they want. Commercial insurance is very expensive. HST – they must charge it. They are limited in the number of the people that they can have on their property. Once we open that door, to licensing where does it end? How do you stop it? How do you control it? It is all about the money. Everyone should receive a survey prior to putting in a licensing system. People are afraid to call bylaw. Licensing fees are all about the money. Look at what happened in Seguin. To legalize the STRs – licensing is an alternative way to try to control the zoning. If people want to rent, then they should rezone. To amend the zoning, you have that right. But you must do the studies. It is like an experiment. It is like a vaccine. Look at all the municipalities that have done it. All those municipalities are saying, “how do we stop this?” and “how do we control it?.” She read something in Cottage Life. Someone on the Trent Severn was arrested for mischief. How come we are not having this enforcement? The lack of enforcement is our number one complaint.

Everyone is clearing the trees. There are so many lawns. Everyone wants to come, and everyone wants to retire. It is because we have it under control. She would like to see McKellar stay McKellar. What are we going to do for the consistent commercial properties? Four Winds, Candlelight, etc. third owner. WE are making it tougher on us.

Q6: Paul Dejong commented a property near him that became a problem once it was converted to an Airbnb. Issues of too many people seems to be the trend more cars than spots for cars. Sometimes he says those staying are good people. When there have been too many people though he is forced to leave his own home. He is concerned opening the door of licensing will only make things worse and that it is all about the money. People who own more than one cottage, they must be commercial.

Q7: Question - \$4000 a night. Check Fairgate lane. That is the only way you can find out how many properties are for rent. This year it has been better with weekly stays, but it is still a problem. Last week we had eight cars in a property that would fit three. We do get good people. Last year we had eighteen people over the August 1st long weekend. The whole beach became awful. So, we left. Phone bylaw on Saturday night. Monday morning, they come but the renters are gone. It has changed in the last couple of years. Everybody must test their water and septic. These Airbnb's may have four different renters in a week. If you have one family for a week – that is great. In 18 years, I have seen less fish, more crazy boats. You are not going to stop rentals. For insurance, he could only find two out of the eighteen who would allow renters. If it is a full-time rental, then it is not fair to those that are commercial and have extra costs. It ruins people property values. IF we control it, we need to have the fees high. If we are going to enforce it, we need more by-law enforcement. Once we open this door, it is going to get ugly. People are paying a lot for their cottages. He pays \$8000 in taxes; he does not want to live next to a hotel.

Q8: Another speaker spoke about a property that had 18 people, 8 cars and 3 dogs on it and the noise level was intolerable. He indicated that a large survey should be done because the committee missed many important points.

Q9: Regarding slide 16 wanting further clarification regarding the chart? Number of complaints for owners/renters. How did you define STR as compared to long term? By law office asked if they were owners/renters. People are often instructed to say that they are relatives. He does not call to complain. There are limits to how much they can tolerate. They only call bylaw when they are at the end of their rope. If the committee wants to work on a factual basis, they have an obligation to identify the STR and speak to the neighbors.

Q10: Chris' number is on speed dial. The person who bought it paid \$1 million for it. They have not been up all summer. They have the contact info of the owner. They text him if it is an issue. He allows 3–4-day rental people. Twelve young people show up. When they are up for a short period of time their goal is to party. If you had a family that rented for one week you would get a different rental experience. People show up with pets when they are not allowed. The owner should meet with the renters each time that they arrive to explain the rules. There is a lot of swearing that goes on.

Questions via Zoom:

Q11 Vic thanked the committee for the work done. He indicated that should be more onuses on the owner and asked if committee took into consideration a “performance bond” and if owners should provide a list of renters to the Municipality so that Bylaw officer could check who he is dealing with.

Q12 Dino T. He is a property owner who has been renting for couple of seasons without any issues. He lives right next door to the “hotel”. The prior owner did own for 15 years and there were no regulations. Now this are working well. *Dino asked if any consideration was given to performance bonds as well as filing a list with the township of renter's names that are booked allowing accountability and assistance to the bylaw officer when investigating. The deposit could be refundable if the renters comply with by laws. Without skin in the game an owner who has never been to the property will not know the outcomes. Add pressure to the owners to have accountability. Committee member Wanda responded that yes performance bonds had been considered and would investigate if allowing the filing of names ahead of time with the township, not sure if permitted due to MFIPPA. Committee member Leanne the township could require that the owners collect the legal name of the renter and anyone else at the property.*

In person:

Axy Leigh- A committee member read two letters he had received from property owners.

The first letter was from someone who supports short term rentals with a membership or licensing fines for bylaw breaches and penalties of revoking the license. The author believes STR can be controlled successfully used Toronto as an example that has licensing requirements in place.

A second letter was read from someone from the GTA who said McKellar was a slice of Canadian heaven. This author rented for 15 years before buying noted that renting was the only way to experience the lake at that time. Commented that post pandemic increased costs can make rental income crucial. People in general need to be respectful. Consideration of tourism income to Parry Sound prosperity of the area questions if there could be losses in jobs without the rental industry

Stan Gluowski reported he had no issues with renters. He mentioned like himself many others in Tait's island area are over 60 when children grandchildren visit it can be busy noisier etc. He worries about succession with older residents transferring cottages to the next generation and the costs of such properties will rentals make it more affordable. He mentioned the need to enforce the bylaws those with issues make the complaints report the problems

Vanessa read a letter from Murray and Debbie Woods

They wanted to share the following three main points 1} To please ban rentals as this seems to be the trend to pay for ones cottage purchase. Their issues have been noisy, no regard for those around them, renters are in constant violation of bylaws including hitting golf balls into the lake, loud music on the dock, profanity, fireworks during bans careless craft on the water. 2} Enforcement issues only one officer, a need for an easy on line process to make a complaint. Owners need to be issued warnings, investigated and fined if possible. 3} Restrict the number of adults. Have a Lake living pamphlet

Susan Poff { in attendance} *Thanked the committee and asked if they had an idea on actual numbers. Dave Murray committee member responded and said he had looked at 13 different sites but it was a difficult task because some cottages are on more than one site. When he expanded the search including Whitestone and McDougal around 200 rentals came up.*

Mr. Bier Riverlake Campground Owner *asked for the definition of a commercial property to be read aloud. Wondered if this definition was put out by the committee and why was zoning not involved in this. Response was it was up to township council to make zoning decisions. He mentioned MOE is used for his septic system and only a qualified septic inspector. Questioned if commercial insurance or residential insurance be required by STR.*

A Resource member of the committee asked to speak at this point in the meeting. That member shared that the adhoc was started and initially listened to stories of those experiencing difficult renters. Due to STR growth they were asked to look at problems and find solutions. This member suggested the committee is biased that the issue is not septic not noise but the real problem is the owner of the STR questions if the owners are here for the well being of the community. Feels the organization of the committee was put together to promote STR. He volunteered to assist the smaller group. Look at problems and define a solution. He cannot believe to tell you how disappointed he is with the whole process. His group was high jacked. The majority were STR operators. What these operators brought here, every email that they commented on was geared towards sustaining STR in McKellar. The real problem in a nutshell is not the septic's, parking, noise, insurance. The real problem is the commercial STR owners. Without them, there is no problem. A lot of people have been bang on. If there was not money involved, a lot of people would not be there today. To get a flavor for the group – of the thousands of meetings across Ontario a gentleman stood up and said, "is there really a problem?" Here we are about thinking about giving a license that will circumvent the zoning. This is a comprehensive zoning bylaw from Carling. He has gone to the bylaw officer in Carling, and he says that it has worked 95% of the time. We will not support any mayor that supports STRs. Another committee member added it the group was chosen from people who applied and were accepted by current council to be part of the adhoc committee, the role of this committee was to make evidence-based recommendations to council. The committee has followed the evidence and has worked on their recommendations. Council will be making all the decisions, what you are doing right now is completely disrespectful. Mayor Hopkins responded that the difference of opinion on both sides of the issue was represented for this committee. Input was taken from audience and committee members questioning such a discussion at a public meeting. Mayor Hopkins reinforced the committee is trying to find solutions and a Made in McKellar approach. Mayor Hopkins stated the key is education. More discussion occurred with those who felt the committee did not have a bias that the committee was managing expectations. It was mentioned a recent decision of the Ontario Land Tribunal was clear a blanket ban will not be accepted. It was suggested to examine the problem and take the least intrusive solution. It was also suggested Blue Mountain was not a comparable situation.

Douglas Hunt spoke regarding the role of the committee and the role of the council He indicated his views on STR and that the Education of all is the way to go.

Mayor Hopkins is confident that the opinions coming out in this meeting are reflective of the opinions of the township. We are just at the end of comments. There has been debate at the committee. There has been very interesting dialogue. There are differences in opinion. We are trying to find solutions. We are trying to find a made in McKellar solution. Number one is education. There may be bylaws that need to be changed. If people can control themselves, a lot of these issues may be addressed.

Axy- there are differing views. Being somebody who has rented their cottages a couple of times, he supports the ability of people to rent their cottages. The two co-chairs are

not in favor of STRs. He does not know how they get bias when the two co-chairs are not in favor. The committee is balanced. The importance of managing expectations. If you have someone who is undertaking research, they can lead the results. We recently heard from the OLT that a blanket ban will not be accepted. We cannot rely on that. People need to do the work, examine what the problem is and take the least intrusive solution. This is something that our charter directs. It is a balancing act. It is an acknowledgement that everything that government does is an intrusion on privacy. We need to look for the least intrusive.

The town of Blue Mountains is a different decision. In all their decisions it looks at the Town of Blue Mountains did a lot of work. They did zone where it is close to the resource "the mountain" vs "the lake." It is importance to manage expectations. Education really is the way forward.

Paul Shoozman: anyone who owns a property should be able to rent to family members and good friends. The problem that we are having here today is cottage industrial rentals. We need better bylaws in place. A better bylaw officer who shows up. If you put the licensing in place, he could rent his cottage for \$15K a night. He may need to rent the hell out of his property. He is going to leave. He will not stay in licensing is in effect.

Mayor Hopkins no decision was made by our committee. We explored, to find out what the pros and cons are. Mostly educating people about fire and noise. How do you legislate respect? Thank you to everyone for coming.

Additional notes:

Some general points that I am recording during the meeting. Not sure they will help in your minute taking.

- Need to get stats from OPP on compliant calls
- When making a complaint to the bylaw inspector, there is not call back or feedback
- What is the fine structure for infractions
- Renters are rude and have no intrust in what other people say, just want to enjoy their money spent and do whatever they want.
- A person indicated that in 34 years of living by the lake that the quality of life and lake quality have deteriorated
- There should be a control on the number of people at one location
- There should be more public input

- Need to have a number highly visible to directly call the bylaw inspector directly. It is not easy to contact him, and you need to call two numbers
- Airbnb appear to have the most noise issues. We would need to keep more details to prove facts
- Property sold in Nov. 2021 for over \$1M and is a full time Airbnb rental; many 3-4 days young people partying, families are ok and often too many dogs that are not controlled.
- Swearing issues highlight by a few people
- Numbers of people should be controlled by the number of bedrooms
- Indicated that two of the commercial enterprises were not notified of the one meeting but Peter indicated he had notified them.
- Bonnie had a few points owners renting are not a level playing field with commercial such as Insurance, tax, water regulations, etc.
- A few people indicated there should be a survey. Perhaps we could use Survey Monkey
- Dogs are an issue at some of the rentals.
- Generally, enforcement of rules is an issue – Bonnie
- Number of issues from Lenny. Property sold for \$1.6M and is now a full time Airbnb. Hindu celebration so bad he had to leave. In the last two years the lake has changed with less fish and more boats
- A few Zoom attendees indicated there should be time limits on speakers
- Dino has a hotel type rental next door. Not zone for a hotel.
- Axy read two letters that we likely have copies of
- Winters rentals can also be a problem with skidoos
- It was indicated that many cottages are only rented a week a year to cover expenses. These are very hard to identify
- Letter from the Woods which we have a copy of

- Suzanne asked how many rentals. Difficult to answer. The real answer is we do not know and no way of telling.

CHAT History: Questions and comments included:

From Resident to Everyone:Where are these definitions coming from? Sorry I have no microphone.

From leannearmano to Everyone:This is not the language of that bylaw. Short Term Rentals are not defined in the bylaw, so it is actually not possible to say it is not a permitted use.That is why it's not enforceable.

From Wanda Muirhead to Everyone:From CRA and other legal sites

From Resident to Everyone:Will any recommendations of the Committee be vetted by the Township's solicitor and the Townships Planning Consultant? Is there not a definition in the Official Plan that deals with "tourist commercial uses" that includes "rental cottage"? Is there an Official Plan Amendment required?

From leannearmano to Everyone: Rental Cottage is not the same as Dwelling Unit which is what private cottages are. Rental Cottage has a much different definition in the bylaw

Janice and Vic to Everyone:Thank You to the Committee for the work performed to date. This is a great starting place for the creation of a Made in McKellar By Law on STR.

From Dino T to Everyone:not all renters all like that 99% are very respectful

From Wanda Muirhead to Everyone:And in many instances, the owner can terminate their rent on the spot if they do not follow the rules.

From Jenny to Everyone:If residents are allowed to make complaints, I think they should be giving their name and address, this way it can be tracked if its genuine or vindictive

From Dino T to Everyone:wasting by officers time. I told the by law officer to call me first before he goes out to waste his time.

From Janice and Vic to Everyone:We agree that we don't think the stats are an acute reflection of the true complaints.

From leannearmano to Everyone:I completely disagree that 7 day rentals are the solution. We have had many quiet nice families on shorter rentals. It's all about vetting your renters properly.

From Dino T to Everyone:7 day rentals are not a solution

From leannearmano to Everyone:Under Ontario Law STR are NOT considered commercial use. They are considered households.

From Jenny to Everyone:Theres a huge difference from a Home to a camp ground. Re-Zoning to me doesn't make sense, its just a money grabber

From leannearmano to Everyone:The official plan for McKellar does not allow for additional waterfront commercial zones, so that's a non-starter.

From Jenny to Everyone:That's not entirely true, some of us only rent periodically

From leannearmano to Everyone: That's going to be overturned in Seguin. Just like in Oro Medonte, Tiny, etc.

From Resident to Everyone:The Official Plan does not restrict applications for development of Tourist Commercial Uses within the Township of the Waterfront designation except for multiple dwelling units developments such as was the case with the proposed Wyeridge development.

From Gabriela Pirvu (she, her) to Everyone:The world is progressing and evolving, won't stay the same and it would be nice more people to enjoy in a respectful way this area.

From MacBook to Everyone:If these meetings are to be productive, I strongly suggest you implement a time limit on speaking going forward. 2 minutes is a standard for large meetings. There are over 50 people on zoom and if we all took this amount of time, we'd be here till 10 o'clock tonight. Everyone knows in a large meeting, speaking time must be limited.

From leannearmano to Everyone:I'm also not sure how much camp rentals compete with cottage rentals.

From leannearmano to Everyone:they are different experiences -- some people do both. but they don't trade one for another.

From MacBook to Everyone:As soon as he said "Hindi Celebration", he lost me. He didn't have to say anything beyond "a noisy party". And this is why we need time limits.

From MacBook to Everyone: You can vet your renters all you want, the occasional bad apple will slip through.

From MacBook to Everyone: Will permanent residents have to pay this bond too so when the grandkids come for the weekend and spend the day screaming their heads off, the resident loses their bond?

From Gabriela Pirvu (she, her) to Everyone: the residents could have noisy visitors too, this should apply to everyone then

From Wanda Muirhead to Everyone: We have owners near us who are more disruptive than the property renters near us.

From leanearmano to Everyone: Exactly. it's the same owners who buzz my dock with their boats and seadoos all summer. (Something we were guilty of at first until we learned our own little inlet better). Tolerance, respect, good neighbour policies. Not a lot of this being espoused by the people on the floor.

From MacBook to Everyone: Boats are the biggest throw in my side on the lake these days, and almost no renters have boats. That's locals, residents and Cottagers. The world is changing and renters aren't always the problem despite people seeming to have a real hate on for what are mostly nice respectful people. A few bad apples are spoiling it, no different than permanent residents.

From Wanda Muirhead to Everyone: Things were impacted by COVID as well. People could not travel so they tried to rent.

From leanearmano to Everyone: We're etobicoke based -- it's a family cottage and we do rent out about 1/3 of the summer. It's been a wonderful experience with repeat families and no parties. But, I heavily vet. We go up there to enjoy the quiet and do not want to see that ruined. Our kids are a little noisy though. ;) (12, 10, 6)

From Gabriela Pirvu (she, her) to Everyone: which was great for their mental health which we all should be considerate of

From Jenny to Everyone: why doesn't the town implement a people limit regardless of the house size 🏠♀ instead of trying to enforce Zoning and "Bonds"

From Wanda Muirhead to Everyone: I do not think change in Zoning would be a good idea. If place was zoned commercial, people could maybe put a multiple rental units on the property.

From Wanda Muirhead to Everyone: Suggestion was made that STR should ask to have their property rezoned to commercial.

From Jenny to Everyone:that's ridiculous rezoning is just a money grabbre

From Leslie Rich to Everyone:Here is some basic information about zoning bylaws that people may find useful: <https://www.ontario.ca/document/citizens-guide-land-use-planning/zoning-bylaws>

From Jenny to Everyone:the property values have not depreciated at all

From Peter D to Everyone:Agree strongly with the gentleman who spoke about renting benefits.

From Peter D to Everyone:All hearsay. 99% of careless watercraft operation is not from renters.

From John and Crystal Bouckhuyt to Everyone:To clarify I am in agreement with the gentlemen who spoke so eloquently about the benefits of str

From leannearmano to Everyone:License, make rules, hire a second or even a third bylaw officer for summer. Occupancy restrictions based on legal bedrooms/size of septic.

From leannearmano to Everyone:BUT the same rules should apply to EVERYONE

From John and Crystal Bouckhuyt to Everyone:Agree

From Jenny to Everyone:Agree also

From Gabriela Pirvu (she, her) to Everyone:same rules and reporting complains should apply to everyone

From Wanda Muirhead to Everyone:Yes, rules for both renters and owners.

From Gabriela Pirvu (she, her) to Everyone:yes, owners and permanent residents that could have 15, 20 ppl at their place for the weekend or summer

From Gabriela Pirvu (she, her) to Everyone:I think for some people it's really hard to understand that the world is changing, you can not go back to what was before, we have to pivot and adapt.

From Resident to Everyone:Educational "stuff" may assist. But, we have educational stuff about building permits, when you need one, etc. It hasn't stopped people building without proper building permits!!

From Wanda Muirhead to Everyone:He siad in the first meeting that all the STR does is makes \$ for big corporations not only for the STR operators. Really? Airbnb and others do collect fees but people do use Amazon, Walmart and other corporations and their make \$.

From Resident to Everyone:Licensing by-laws usually include a clause that you must conform to applicable law, being the zoning by-law.

From Jenny to Everyone:Oh god, this is NOT BLUEMOUNTAIN

From Gabriela Pirvu (she, her) to Everyone:Just wondering what the world would be if any city would enforce their own bylawys? Toronto would not allow any visitors from other countries and cities because they add to the pollution. wow. We can not stop the progress.

From Resident to Everyone:How is the Committee supposed to reach any consensus with what appears to be differing views.

From Wanda Muirhead to Everyone:

We are fortunate to have properties here and it is great for others to experience what we do have here.

From leannearmano to Everyone:We did reach a concensus of sorts -- that rules and regulations were something that COULD be done and woud help everyone to have a better all around experience, which we predominantly all seem to want. That doesnt mean that the outlying opinions of individuals were changed.

From Resident to Everyone:The Oro-Medonte decision recognized the use as a "commercial use".

From Jenny to Everyone:unfortunately as an STR owner we have some bad apples who give us a bad name, but permanent residents it appears are still living in the 1950s

From Jenny to Everyone:I mean other STR owners

From Resident to Everyone:Education will not solve the issue. There will still be STR's and the absentee owner will not have control over the property.

From Gabriela Pirvu (she, her) to Everyone:they will need to be reported and documented, that's why data is important

From Gabriela Pirvu (she, her) to Everyone:same to apply to owners and residents if they make noise

From Wanda Muirhead to Everyone:And owners will need to be accountable.

From Jenny to Everyone:exactly

The meeting was at this point closed by Mayor Hopkins at 11:45am