

Good Day Mayor, Council, and Staff:

I'm Terry Kellar and live on Lucille Wheeler Cr.

I chair the STA committee for the Blue Mountains Ratepayers Association.

We wish to comment on the Staff Report PDS.22.052 which reports on an application for a Zoning change From R1 to RR that would allow a Short Term Rental at 689667 Monterra Rd.

After new STA zoning and Licensing bylaws as well as new Official Plan STA policies, we were assured that our residential neighbourhoods were safe from the encroachment of these businesses but here we are.

The report points out that the owner of this property has already had STA bylaw infractions which under the Licensing Bylaw 2021-70 section 7 in all probability makes the applicant ineligible to hold any licence, including their existing one on another property, so why is the town considering this property being rezoned for an STA if no licence can be issued.

The history of STAs in the TBM is a long and controversial one. Along with innumerable problems over the years, we have had two OMB hearings where the Board found that STAs don't belong in residential areas. The argument for this application seems to be that this property is unique as it's really not in a residential area, but its closest neighbours are residential. Although there is currently vacant land adjacent to this lot, these H and D lands are for future development and most likely given their prime location could be a residential zone. In addition to potential complications with that future designation, approval of this spot zoning application will create one RR lot as an island and set a precedent that could put many of the town's residential areas in jeopardy.

The closest home to this location is clearly within ear shot of any noise emanating from a STA. This report identifies there may be noise problems and states that an electronic noise aware system must be installed, we assume this is proposed as a solution to stop the neighbours from being disturbed. However last year during the debate on the new licensing bylaw a representative for the STA industry cast doubt on the effectiveness of this technology and especially for outdoor noise. There isn't any data we have seen that shows this technology stops noise from renters.

Please reject this zone change request, it's a slippery slope.