



Nottawasaga Valley
Conservation Authority

October 11, 2023

SENT BY EMAIL

Town of Blue Mountains
32 Mill Street
Thornbury, Ontario
N0H 2P0

Attn: Carter Triana
Intermediate Planner
ctriana@thebluemountains.ca

**RE: NVCA Comments for a Zoning By-law Amendment
107 Martin Grove Road
Town of Blue Mountains
Town File No. P3338
NVCA ID #55876**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of a pre-consultation application for a proposed Zoning By-law Amendment and Site Plan Approval in order to permit the use of an existing single detached dwelling as a bed and breakfast.

NVCA staff have reviewed this submission as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 172/06. The submission has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies and per our Municipal Partnership and Service Agreement with the Town.

Ontario Regulation 172/06

1. The property falls under an area affected by Ontario Regulation 172/06 (the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). The property is partially regulated for an unevaluated wetland on the southeast portion of the property and the associated 120m area of interference.
2. It is understood that this proposal is to permit a bed and breakfast and that no development (external work, structures/buildings, or additional dwelling units) are proposed. Therefore, a permit under the Conservation Authorities Act is *not* required.

Natural Hazard - Regulatory Comments

3. NVCA staff have reviewed the materials submitted with this application and it is our understanding that no additional structures or buildings are proposed as a part of the application. Therefore, staff have no natural hazard concerns with the application as presented.

Conclusion

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed this application and based upon our mandate and policies under the Conservation Authorities Act, we have no objection to its approval.

Please feel free to contact the undersigned at ext. 222 of kwardlaw@nvca.on.ca should you require any further information or clarification with regards to any matters contained herein.

Sincerely,

A black rectangular redaction box covering the signature of Katelyn Wardlaw.

Katelyn Wardlaw, Planner I



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

October 30th, 2023

Carter Triana
Town of the Blue Mountains
32 Mill Street
Thornbury, ON
N0H 2P0

**RE: Zoning By-law Amendment P3338
Plan 950 Lot 54 (107 Martin Grove)
Town of the Blue Mountains
Roll: 42420000212701
Owner/Applicant: Regiane Filizola**

Dear Mr. Triana,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to create an exception in Zoning By-law 2018-65, as amended, to permit the use of the existing single detached dwelling as a Bed and Breakfast. The subject lands are currently zoned Residential One 'R1-1'. The existing dwelling contains 4 bedrooms, 3 of which will be used as guest rooms and the remaining one by the owner. This proposal is also subject to Site Plan Control. This will rezone the portion of the subject lands zoned Residential one 'R1-1' to Residential One 'R1-1-9' zone.

County Planning Ecology Staff have reviewed the subject application and have no concerns.

County Transportation Services has reviewed the subject application and have no concerns.

Provided our comments relating to Pre-Consultation P3313 have been addressed, County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

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October 30th, 2023

Yours truly,



Derek McMurdie
Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
www.grey.ca

Oct. 23, 2023

The Town of Blue Mountains
32 Mill St., Box 310
Thornbury, Ontario
N0H 2P0
Attention: Corrina Giles, Town Clerk

Re: Notice of Complete Application and Public Meeting
107 Martin Grove, The Blue Mountains, Ontario, L9Y 0N5
City File P3338, Application for Zoning By-Law Amendment

Dear Corrina Giles, Town Clerk:

We are the residents of [REDACTED], located across the street from the property in question at 107 Martin Grove. We are writing to you to express our concerns with the proposal to amend the zoning by-laws at 107 Martin Grove to permit the use of the property as a Bed & Breakfast.

We understand that should the zoning by-law be changed, the property in question would be permitted to be used as a Bed & Breakfast. This would require that the property owner be on-site at the residence while there are guests between the hours of midnight and 7am in order to comply with the by-laws relating to operating a Bed & Breakfast.

We live in a residential neighbourhood, and are concerned that introducing a Bed & Breakfast could give the neighbourhood a more commercial and transient feel.

We understand that the Town of Blue Mountains has a significant issue with Short Term Accommodations ("STA") and has policies in place to prevent the continued proliferation of STAs. The residents of Price's Subdivision are firmly supportive of this position. Our fear is that this application for a Bed & Breakfast could be a backdoor effort to operate a STA given the tight restrictions in place.

We have concerns on how the Bed & Breakfast by-laws are enforced. Based on a recent discussion with the Intermediate Planner on this file, if residents have concerns that the rules are not being followed, it is the responsibility of the local residents to call the By-Law Officer, who will come out to investigate. We believe this places an unfair burden on the residents to effectively police the adherence of the by-laws. It is also incredibly inconvenient, since residents will need to be on alert and take action between the hours of midnight and 7am. We are not too sure how responsive a by-law officer would be during those hours.

The Applicant has only recently purchased the property, and immediately after taking possession, they rented the house. Unfortunately, we have not yet had the opportunity to meet the new owner so were unaware of their interest in using their new home as a Bed & Breakfast. It is therefore hard to understand if the Applicant is likely to be on-site during the operation of the Bed & Breakfast, or if the intention is to treat this an income-producing property.

Finally, we understand that once the Zoning By-Laws are amended, the Applicant will also need to apply for a Licence to operate the Bed & Breakfast. In the event that there are multiple infractions of the rules, the Town has the ability to cancel the Licence. However, in this case, we are still left with a property that has been permanently re-zoned as a Bed & Breakfast.

At the end of the day, the concept of a Bed & Breakfast is not offensive, especially when the operators are part of the community. However, we are highly protective of the “neighbourhood feel” of Price’s Subdivision, and fear that this application could be used as an end-run on the rules for the property to be used as an STA.

In view of this, we are opposed to the application and recommend that the Town of Blue Mountains not approve this zoning by-law amendment.

Best regards,

Andrew and Susan Sclater



Carter Triana

From: Kyra Dunlop
Sent: Friday, November 3, 2023 4:22 PM
To: Andrew Sclater
Cc: council; SMT; Town Clerk; Planning Dept
Subject: RE: File P3338 - 107 Martin Grove - Comments on Application for Zoning By-Law Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Andrew,

I acknowledge receipt of your email in relation to the October 31, 2023 Council Public Meeting Re 107 Martin Grove, and confirm planning staff will include your comments in the followup staff report to Council.



Kyra Dunlop

Deputy Clerk, BA (Hons)

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Andrew Sclater [REDACTED]
Sent: Friday, November 3, 2023 3:58 PM
To: Kyra Dunlop <kdunlop@thebluemountains.ca>
Cc: council <council@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>; Planning Dept <planningdept@thebluemountains.ca>
Subject: Re: File P3338 - 107 Martin Grove - Comments on Application for Zoning By-Law Amendment

Hi Kyra,

This is Andrew Sclater, owner of [REDACTED], which is right across the street from the proposed Bed and Breakfast application at 107 Martin Grove.

Unfortunately, I was not able to attend the meeting as I had to deal with something unexpected at work. I have since had a chance to connect with a few neighbours who shared some interesting information that came out of the meeting.

I understand that it was disclosed at the meeting that the Applicant also owns 9 other properties in the area. To me, this raises significant questions about the owner and their intentions with the property, and in particular the validity of the claims that the operation will be run as a true Bed and Breakfast, with the owner onsite each and every time that there are guests.

Also, how could a member of the military and teacher afford to own 9 different properties? This is certainly not a typical scenario of a Bed and Breakfast owner needing to supplement their income by renting out a room. While it is not my business to understand how the Applicant is able to afford all 9 properties, this certainly raises some red flags.

We have also discovered that since the property was purchased in mid summer, it has already been rented at least 2 different times, and there is an additional tenant coming in December. This certainly does not sound like the Applicant has any intention of actually living in the property and operating a Bed and Breakfast on the side. I think it is also relevant to point out that no one on the street has ever met the new owner / Applicant. It sounds like there is very real risk that this property could be run as a pure income property, and potentially as a short term rental.

It is important to remember that changing the zoning by-law on a property is permanent. While the Town of Blue Mountains may have the ability to cancel the licence to operate the Bed and Breakfast, the property itself will continue to be zoned as a Bed and Breakfast indefinitely. I think the Town of Blue Mountains needs to be very careful and sure of the Applicant and their intentions before making such a permanent decision.

The residents of Martin Grove and Price's Sub-Division are not at all keen for this re-zoning as you could probably tell from the number of submissions made on this application. We have a tight knit community that is very protective of our slice of heaven, and we simply want to protect our neighbourhood from anything that could result in a commercial or transient feel.

Hoping you can please add these additional concerns to the official record to be considered when making the final decision.

Best regards,

Andrew Sclater
[REDACTED]

On Oct 24, 2023, at 6:42 PM, Andrew Sclater [REDACTED] wrote:

Thank you Kyra.

Given that my letter will be read, there is no need for me to speak at the meeting. I think we will be OK with the live stream link.

Best regards,
Andrew

Sent from my iPhone

On Oct 24, 2023, at 8:46 AM, Kyra Dunlop <kdunlop@thebluemountains.ca> wrote:

Hi Andrew,

On behalf of Corrina, I acknowledge receipt of your attached comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.

Please advise if you wish to attend the meeting virtually via MS Teams to provide comments regarding this application. If you wish to watch online only, we can provide the Live Stream link. Thanks Andrew,

<image003.png>

Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca |

Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Andrew Sclater [REDACTED]

Sent: Monday, October 23, 2023 9:44 PM

To: Town Clerk <townclerk@thebluemountains.ca>

Cc: Sue Sclater [REDACTED]

Subject: File P3338 - 107 Martin Grove - Comments on Application for Zoning By-Law Amendment

Attention Corrina Giles, Town Clerk:

We are the residents of [REDACTED], The Blue Mountains, which is right across the street from the property in question (107 Martin Grove).

Please find attached our concerns with the proposal to amend the zoning by-laws at 107 Martin Grove to permit the use of the property as a Bed & Breakfast.

Can you please keep us informed on the final decision of this application.

Can you also please send us the zoom link for the Public Meeting for this request

Best regards,

Andrew Sclater
[REDACTED]

<107 Martin Grove - Opposition to By-Law Change - Oct. 2023.pdf>

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 24, 2023 1:08 PM
To: Andy Babin
Cc: council; SMT; Town Clerk; Planning Dept
Subject: RE: File No: P3338 - 107 Martin Grove

Hi Andy,

I acknowledge receipt of your comments and confirm same have been copied to Council and planning staff as well for their information.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca


As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Andy Babin [REDACTED]
Sent: Tuesday, October 24, 2023 12:38 PM
To: Kyra Dunlop <kdunlop@thebluemountains.ca>
Cc: council <council@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>; Planning Dept <planningdept@thebluemountains.ca>
Subject: Re: File No: P3338 - 107 Martin Grove

Thank you Kyra.

This is very important to me and everyone in the last remaining quiet area in The Blue Mountains. A big concern for everyone is the precedence your decision is going to set. If you let this person sneak under the false pretense of BnB rentals, then everyone after will be petitioning for a fake licence and referring to this decision. The result will be, that in the long run, there will be no party free zones left in the Blue Mountains to live and people will migrate to the Muskokas.

Thank you,
Andy.

 Peach i.t. Service | Network and Printer Specialists

From: Kyra Dunlop <kdunlop@thebluemountains.ca>
Sent: Tuesday, October 24, 2023 8:44:32 AM
To: Andy Babin [REDACTED]
Cc: council <council@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>; Planning Dept <planningdept@thebluemountains.ca>
Subject: FW: File No: P3338 - 107 Martin Grove

Hi Andy,

On behalf of Corrina, I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Andy Babin <ababin@peachitservice.com>

Sent: Monday, October 23, 2023 8:34 PM

To: Town Clerk <townclerk@thebluemountains.ca>

Subject: File No: P3338 - 107 Martin Grove

Hi,

I am the next door neighbor of this address which is proposed to be a Bed and breakfast. I live at [REDACTED]. The owner has owned the property for close to a year and I have not met him.

The original intent of the law which prohibits STAs in our zone, was to allow long term residents or anyone who wants to live in the Blue Mountains areas in peace and quiet apart from the partying and trouble it brings. This is the only zone for this left in the Blue Mountains area. The City should be protecting this zone for the people who have lived here all their lives and spent millions of dollars in the area, and for people like me and my wife who did our homework and invested everything we had to buy a property to retire in out of the party zone. There are zones for STA's already, there is no reason for someone to have an STA on this street besides profits. Make no mistake about it, STA's that are not policed are like STA's on steroids because the turnover is much higher than regular STA's. There will be partiers coming and going every day!

There are two types of applicants for BnBs in the quiet zone

A) Honest business people who will accept and host people into their homes, where they live permanently, and run a quiet BnB under close supervision.

B) Business people with properties in the quiet zone who are fooling the city and getting BnB licences to operate unsupervised STAs with no intention of abiding by BnB law.

All indications from the hundreds of people upset with this particular application point to this applicant being type B.

I am opposed to this for the following reasons:

Our street is extremely quite with predominantly elder people on it. The lady who lives across the street from this location is in her 90's and lives alone. Most others are in their 60's and 70's. There is currently no short term rentals on the street and this license would change the entire street. Currently, the only rentals on this street are long term rentals to families of siers and cottagers.

At night the entire street is pitch black and perfectly quiet every night. The street is currently quiet "all" the time with very few cars on it.

The applicant does not live there now, he is currently renting to a lady named Mariia (yes, name is spelled correctly). She is the second or third person to rent his place. She is moving out in mid December and new tenants are moving in until early March, at which time the owner has told her she can move back in again. The owner has not lived there since he bought it and shows no indication or desire to move in ever. This is highly likely to be a case of property owner simply fooling the city by using BnB laws under false pretense to facilitate straight STA rentals. He does not live there and never will.

The physical residence is a house like yours or mine with no structural separation between guest and owner should they move in. There would be zero privacy for the owner. All tenants will have to walk right by the family room to go or come to their room all day and night. If the owner is being truthful, he is saying he and his family will live with up to 6 new guests every day and sleep in a room upstairs next to 3 different pairs of skiers and hikers and lovers. He has other properties so it is highly unlikely he will live at this proposed BnB when he can have 100% privacy at his other current property(s). Apparently he has admitted to the fact that he will never live there.

To control this recent phenomenon of people lying to get around the STA laws in our area:

No applicant should be allowed to apply **before** they move in

All appropriate construction to the property to allow the owner and the tenants to co-exist full time at that property should already be complete.

Thank you,
Andy.



Andy Babin

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Printer Fleet Management... 1 invoice once per month for everything!
(reduce your administration by 90% for all printing, copying, faxing and scanning)

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 17, 2023 2:26 PM
To: Angela Greenway; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Application for Zoning Bylaw Amendment - 107 Martin Grove, Town of Blue Mountains

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Angela,

On behalf of Corrina, I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Angela Greenway [REDACTED] >
Sent: Tuesday, October 17, 2023 2:13 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Application for Zoning Bylaw Amendment - 107 Martin Grove, Town of Blue Mountains

Dear Ms. Giles,

I am a resident in the Prices Development where the proposed Bed and Breakfast request has been made.

I do not agree with the proposal for the following reasons:

1. The Prices development is a low density, rural area of single family homes in a quiet peaceful and mature neighbourhood and a bed and breakfast is incongruous to the community.
2. There are no other Bed and Breakfast's in the Development so an exception made at this time will open the floodgates and forever change the landscape of the community.

3. A person can only have one principal residence. The subject property is currently being rented and through to March 2024 - the applicant is not living there and subject to 4b. below how will the Town ensure there are no other 'principal' residences of the Licensee?

4. A Licensee of a Type D License shall:


1. be the registered owner of the property;
2. ensure that the Premise is the Principal Residence of the Licensee;
3. be on site at the premise during the stay of a Renter during the hours of 2300 and 0700 hours, except in the case of emergency

There is no clear understanding of how operations as a Bed and Breakfast are to be monitored over the long term. For example, how will the Town ensure the owner is onsite between 2300 and 700 hours each day of rental?

Without adequate monitoring the property can quickly turn into a STA which is strictly prohibited. What safeguards are in place to ensure this doesn't happen?

Thank you.

Angela Greenway


The Blue Mountains.

Carter Triana

From: Corrina Giles
Sent: Monday, October 23, 2023 10:20 AM
To: [REDACTED]
Cc: council; Adam Smith; Ryan R. Gibbons; Sam Dinsmore; Sarah Traynor; Shawn Carey; Shawn Everitt; Tim Hendry; Planning General; Kyra Dunlop
Subject: FW: 107 Martin Grove application to be heard October 31

Good morning Ms. Levesque,
I acknowledge receipt of your email below in response to the October 31 Council Public Meeting. By way of copy, your comments have been forwarded to Council for consideration, will be included in the record of the October 31 Public Meeting, and attached to a followup staff report regarding this matter.

Kind regards,



Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Barb Levesque [REDACTED]

Sent: Monday, October 23, 2023 10:08 AM

To: townclerk@bluemountains.ca

Subject: 107 Martin Grove application to be heard October 31

Good morning,

My name is Barb Levesque and my husband and I have just moved full time into our property at [REDACTED]
[REDACTED]

As a member of the South Glen Rate Payers Association, we have concerns about how our neighbourhood will potentially change in the future.

Our experience with rental properties is limited to 116 Claire Glen and 139 Claire Glen across the street from us.

Although renter noise and increased traffic has only occasionally been an issue over the years we would hate to see this magnified by increasing the number of short term rentals in the area.

As you can appreciate the proposed Blue Mountain employee residence is enough to contend with !

Thank you for your time.

Sincerely,

Barb Levesque [REDACTED]

Carter Triana

From: Beata G [REDACTED]
Sent: Tuesday, October 17, 2023 8:33 PM
To: Carter Triana
Subject: Application for re-zoning of 107 Martin Grove, Blue Mountains (file: P3338)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Carter,

I am writing in response to an application to allow an exception in zoning By-law for the property located at 107 Martin Grove for a Bed and Breakfast use.

In the Prices subdivision, short term rentals are not allowed. There are a few properties that currently hold a short term rental licence and may accommodate overnight guests, but those licences were grandfathered many years ago. No new licences were issued.

I understand that the application is for a Bed and Breakfast, but the visitors will be staying overnight, which in essence is for a short term.

I am worried, that if this application is approved, this may set a precedent for other residents to come forward with the same proposal. Allowing Bed and Breakfast, will forever change the character of the Prices subdivision. Some residents, including my family, may feel pushed out into other residential areas seeking undisturbed living.

I also feel uncomfortable with the idea that instead of focusing on a long term accommodations which we desperately need, this application, if approved, is seeking a rental accommodation.

I am opposing this application for the above stated reasons.

Thank you for your consideration,

Beata Grabowski
[REDACTED]

Corrina Giles
Town Clerk
Townclerk@thebluemountains.ca

To the attention of Corrina Giles:

The purpose of this letter is to State my opposition to a by-law amendment. Town File P3338. My name is Beverly Bonk, a resident of the Price Subdivision, in the Town of the Blue Mountains. I reside at [REDACTED]. It has recently become to my attention that an application has been submitted to the town of the Blue Mountains to turn the home at the end of the street, #107 into a bed and breakfast.

I am opposed to this zoning request as it will open the way for others wanting to get around the short-term rental by-laws.

I am opposed to this proposal because when I welcomed the new owner of #107 to the neighborhood he told me he would live there only sporadically as it is his cottage and he would not be residing there as his permanent home is on Poplar Sideroad. The by-law states that the owner must be living in the home from 11 pm to 7 am to run it as a B&B.

I am opposed to this change due to the increase of pedestrian and vehicle accidents that will ensue with the increase of B&B traffic. Access to Martin Grove is very dangerous especially in the winter. The turn on to or off of Mountain Rd comes quickly catching drivers by surprise, especially visitors. Rear ending and skidding into the deep ditches are a regular occurrence now. It is extremely dangerous for pedestrians as there is no sidewalk on Mountain road for pedestrians to walk the short distance from Martin Grove to the mountain.

Our subdivision is a quiet residential development that is presently being encroached by Blue Mountain with a bid to build staff housing backing on to Claire Glen. And now this bid to increase capacity by a few individuals for no other purpose than to make more money and for personal gain.

Please help us protect our street as it exists, and please refuse the zoning by-law amendment P3338.

Sincerely

Beverly Bonk

Carter Triana

From: Kyra Dunlop
Sent: Wednesday, October 18, 2023 1:25 PM
To: Bonnie Wood; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: B&B-107 Martin Grove re-zoning

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Bonnie and Glenn,

On behalf of Corrina, I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Bonnie Wood [REDACTED]
Sent: Wednesday, October 18, 2023 1:21 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Andrea Matrosovs <amatrosovs@thebluemountains.ca>; Peter Bordignon <pbordignon@thebluemountains.ca>; Kyra Dunlop <kdunlop@thebluemountains.ca>
Subject: B&B-107 Martin Grove re-zoning

October 18, 2023

Corinna Giles,
Town Clerk
Town of The Blue Mountains

Re: Application for B&B – 107 Martin Grove

We would like to say that we do not need another STA in our development. And we say this as we believe this will be another STA, not a B&B. People will tell you anything to get around the rules. My husband and I have had an **illegal** STA next door to us for **eight** years. We have put up with people coming in 2 or 3 times a week at all hours. We have had a man running down the street yelling "I'm going to f----- kill you" at 1 am in the morning. We have had someone try and kick our doors down in the middle of the night when we've been asleep. We have had drug drop-offs at all hours. We have had hookers entertaining a party of men. Until you have had the experiences we have had you will never know how traumatic it's been over the years. We have had the OPP number handy at all times. And this is just on our street. I can't count the number of times we have been kept awake at night and called the OPP about the STA on Claire Glen, which I understand has finally lost its license. Hurray!!! So you may understand why we are opposed to this application. This is just opening the door, again, to someone trying to make money at our expense.

We would like our neighbourhood to remain a **residential** area without anymore STAs or B&Bs or anything else that will disrupt our lives. Please don't allow this application to go through.

Let us live in peace and quiet...

Bonnie & Glenn Wood

██████████

cc. K. Dunlop, Deputy Clerk, Mayor A. Matrosovos, Deputy Mayor P. Bordignon

NB-We have a new neighbour now and we can finally sleep at night without worrying what will happen next.

Carter Triana

From: Kyra Dunlop
Sent: Friday, October 20, 2023 8:45 AM
To: Carmela Keslick; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: 107 Martin Grove

Hi Carmela,

I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.

Kyra Dunlop
Deputy Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluемountains.ca | Website: www.thebluемountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: Carmela Keslick [REDACTED]
Sent: Friday, October 20, 2023 8:35 AM
To: Town Clerk <townclerk@thebluемountains.ca>
Subject: 107 Martin Grove

Good morning,

I'm emailing today regarding the potential bed and breakfast at 107 Martin Grove. We are very concerned this property will end up just being another Airbnb and we already have some around us.

We don't want the neighbourhood to start turning over to a rental area and if we allow this who knows how many more will come forward afterwards.

We already have a huge Airbnb right next door to us that we have to deal with and we want it remaining more of a residential area that is safe and quiet to live in.

We are against it becoming a bed and breakfast and hope that is doesn't.

Carmela

Carter Triana

From: CATHERINE CUNNINGHAM <[REDACTED]>
Sent: Monday, October 16, 2023 10:15 AM
To: Carter Triana
Subject: Opposed to the changing of By-Law 2018 65

Follow Up Flag: Follow up
Flag Status: Flagged

I am a long time resident on [REDACTED], initially [REDACTED] and then in 2018, [REDACTED]. I am opposed to the idea of an air b&b at 107 Mar nGrove and the bylaw being changed. This is a quiet single family neighborhood. Allowing an air b&b will set a precedent for others to follow, My neighbours at 128 rent out their chalet. I had to call the By law officers on at least 3 occasions, for noise level, outdoor fire safety, and too many persons in the house. They rented to 2 persons and 6-8 others moved in. I live alone with full time neighbours around me. I complained to the owners at 128 but to no avail. They recently had their chalet on the market but abruptly took it off the market. I have to assume they heard about the proposed change and an air b&b would allow them to get around the short-term rental laws. This is what I mean about setting a precedent. The owners do not stay on site. I live alone and hopefully will never have to relive this situation again in my neighborhood.

I am away for the meeting on Oct 31, but I want my voice to be heard.

Yours sincerely

Catherine Cunningham

Sent from my iPad

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 24, 2023 8:45 AM
To: [REDACTED]
Cc: council; SMT; Town Clerk; Planning Dept
Subject: FW: Reminder - B&B application 107 Martin Grove

Hi Colleen,

On behalf of Corrina, I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.

Kyra Dunlop
Deputy Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: Colleen MacKay [REDACTED]
Sent: Monday, October 23, 2023 8:42 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Carter Triana <ctriana@thebluemountains.ca>
Subject: FW: Reminder - B&B application 107 Martin Grove

> My name is Colleen MacKay and I am a registered owner of the property at [REDACTED]. I would like to go on record as being opposed to permitting a Bed and Breakfast at 107 Martin Grove. This is strictly a quiet residential cul de sac with only single family residences. If Council approves this bylaw amendment for this commercial use it opens the door for a dramatic change to our neighborhood (precedent)!

> The new owner is currently renting the property out and appears to be complying with the existing bylaws of minimum 30-day rentals. This bylaw was established years ago to protect quiet neighbourhoods like ours from noisy, often out of control short term rental accommodation like Tyrolean Village.

> Although the owner has applied for a Bed and Breakfast licence I am of the opinion that he will not be on site as required - at best hiring a manager to handle the day to day requirements. He is on record as saying he owns several properties and does not intend to live there.

> The new owner bought this property several months ago and was aware of the income potential under the current zoning. Why should we as long-term residents be forced to live with the issues associated with short term rentals? We ask that Council not approve this Amendment as it has short- and long-term potential to change the nature of our quiet residential neighbourhood.

>
> Yours truly,
>

> Colleen MacKay
> [REDACTED]
>
> On 2023-10-23, 8:37 AM, "SouthGlenRatePayersAssociation" [REDACTED] wrote:
>
> Just a quick reminder to submit your comments no later than tomorrow to be included as part of the deputation,
to:
>
> Corrina Giles
> Town Clerk
> Townclerk@thebluemountains.ca
>
> Public Meeting: Oct 31 @ 9:30 am
>
> In person @ Town Hall, Thornbury
>
> As well as virtual/online.
>
> Have a good week.
>
> Sent from my iPhone
>
>

Carter Triana

From: Corrina Giles
Sent: Wednesday, November 1, 2023 2:08 PM
To: Georgina; June Porter
Cc: [REDACTED]; Georgina Smith; [REDACTED] council; SMT; Adam Smith; Carter Triana; Karen Long; Nicole Schroder; Shawn Postma; Kyra Dunlop
Subject: RE: #107 Martin Grove potential B & B

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Mr. Smith,
I acknowledge receipt of your comments below in response to the October 31, 2023 Public Meeting. By way of copy, I have forwarded the same to Council for their information and consideration and confirm your comments will be attached to a followup staff report regarding this matter.

Kind regards.



Corrina Giles, CMO

Town Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723
Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Georgina [REDACTED]
Sent: Wednesday, November 1, 2023 1:16 PM
To: June Porter <jporter@thebluemountains.ca>; Corrina Giles <cgiles@thebluemountains.ca>
Cc: [REDACTED]; Georgina Smith [REDACTED]; [REDACTED]
Subject: #107 Martin Grove potential B & B

Corrina, please distribute as you see appropriate:

What we learned yesterday at the Town Council meeting; not only were we (residents of Price's Subdivision) able to share our concerns but we learned more about the applicant Regiane Filizola and from the TBM staff about the by-laws and their interpretation of them. The residents also had an opportunity to share our experiences with the multiple tenants and the conflicting stories about 107 Martin Grove.

The following is what I took away from the information at the meeting:

First of all, none of us are comfortable with the integrity of the proposed applicant. Too many different stories of the applicant and another purported owner, renters who came and went on short term. We feel the owners are already playing "Fast and Loose" with the rules.

Second, the property is not well suited to a B & B with an owner and potential family, living with 6 new house guests on a weekend or anytime during the week.

Why would a person who owns 9 properties (average value times 9 is \$7 million) willing to live in a sub-standard accommodation at #107.

How could she afford to buy \$7 million in property without a hidden partner.

We have suspicions but no real facts, so we ask the TBM and their staff to do their homework or turn down the application.

There should be a short 2- 3 page assessment done after a visit to the premises to determine the suitability of the property to the intended usage.

- Does the owner's portion of the residence have separate access, sitting, dining, food preparation and bathroom? Every B & B we have stayed in has had that setup.
- Do the 3 guest rooms have adequate, sitting and bathroom facilities. Are the bedrooms large enough for a separate chair, desk, TV?
- Is there a reasonable area for 6 or more people to take off and store their snow covered boots, skis and winter clothing.
- And along with that there should be an assessment as to what type of clientele would those accommodations attract? Young families, young married, retirees, or young singles. The type of accommodation will ultimately determine the clientele.


The applicant has 9 properties, so this is an excellent opportunity to see her track record. A drive by each of the properties and an observation taken and then 3 – 4 should be visited to see the state of repair and thoughts of the renters. Also, when possible the adjacent neighbours should be engaged in a friendly conversation on the impact of the renters the owner selected had on them. Have there been complaints to the OPP or to Town Council in Wasaga or Stayner, or to the By-Law Officers?

There should be a an interview with the applicant (just one-on-one) to discuss the overall financial structure that she and all the properties are working under. (Things like, are all the properties bank financed or how much private capital is involved).

If this property is given a license would that mean that it would now be grandfathered for future owners?

My wife and I have been very impressed with the level of professionalism and the personal involvement of the staff and the council of TBM, so many of these ideas may well be underway. I'm also ready to accept that I was wrong with my suspicions if further investigation proves me wrong. This is an on-going learning process for all of us.

Thank you for giving us the opportunity to contribute our thoughts.

Doug Smith


October 21, 2023

Town of Blue Mountains
Attn: Corrina Giles, Town Clerk
32 Mill St. Box 310,
Thornbury ON, N0H 2P0

Re: Notice of Complete Application and Public Meeting Application
for Zoning Bylaw Amendment Property Location: 107 Martin Grove

Dear Members of Town Council:

So many municipalities across Canada are having a challenge with short term rentals, not only do they take housing stock out of the much need housing supply but they also introduce disruption to otherwise quiet communities.

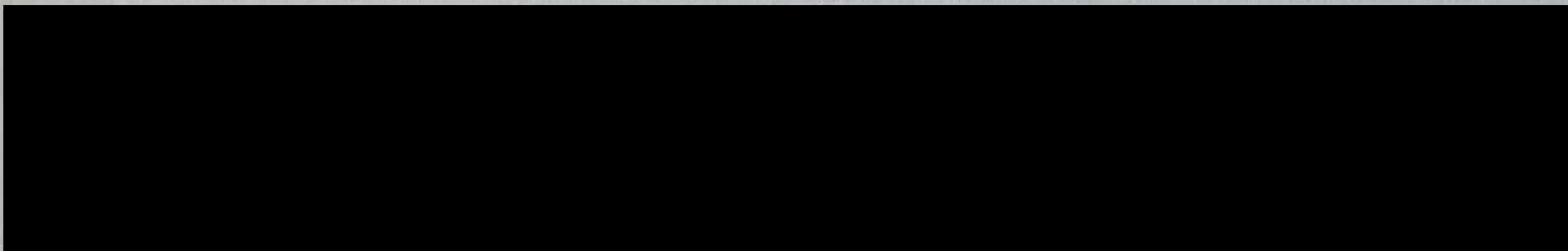
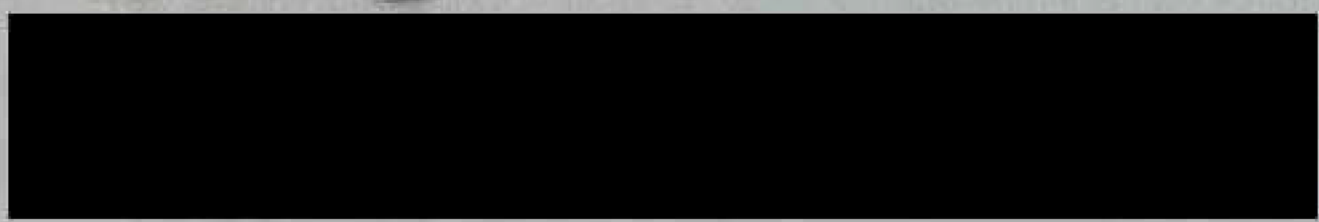
The owner of this property 107 Martin Grove is known by the neighbours to have multiple properties in the area and does not use this as his principal residence. Also, we have talked to people who were staying there for the weekend when the person who rented it for a longer period of time was not there. I see this as just an "end-run" around the short term rental laws by a person with a more than suspect history.

BC has now passed new regulations regarding "Short Term Rentals" or STRs that are design to aggressively deal with this problem. As I understand the new regulations from BC the licensee "Must live in the property as their principal residence", "Must provide a monthly on-line report" and "Is subject to fines of up to \$3,000 a day" for non compliance.

I believe the TBM has a responsibility to put some form of this idea in place and should not approve any application for a Bed and Breakfast until it has done so.

Please, don't approve anything until you have fixed the problem.

Yours sincerely,


Doug Smith


Cc: Carter Triana, Intermediate Planner

The Town of Blue Mountains
32 Mill Street, Box 310
Thornbury, Ontario
N0H 2P0
Canada

2023 – 10- 19

Attention: Town Clerk

To Town Council and Staff,

**RE: NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING
107 MARTIN GROVE, THE BLUE MOUNTAINS, ONTARIO, L9Y 0N5
CITY FILE P3338, APPLICATION FOR ZONING BY-LAW AMENDMENT**

My name is Edward Weisz and I am the owner of [REDACTED]. I received the notice for the above captioned public meeting as I am a neighbour of the applicant.

I have concerns about the compatibility of this zoning by-law amendment request with the existing neighbourhood. Martin grove is a small, local, cul-de-sac comprised of 17 residential lots. Some of the owners reside on Martin Grove year-round, while for others, it is their seasonal vacation home.

My concerns generally extend from the precedent this type of an amendment creates. Though bed and breakfast uses in isolation are not usually problematic, what can become problematic is when local owners begin to convert their houses en masse, or, when houses go to market and then new owners buy the property specifically to establish a Bed and Breakfast business/Air BB/rental property. This is the type of precedent which approving this amendment enables. It ultimately changes the fabric of the neighbourhood, which is precisely why the zoning by-law, as it exists, does not allow the use.

Finally, I would ask that Staff consider that throughout the Blue Mountains Village and surrounding area there are many locations that were designated specifically for the purpose of weekend rentals, where it is more conducive, whereas Martin Grove is one of the few remaining streets near the village that maintains its cohesiveness as a neighborhood.

Please help us protect our street as it exists, and please refuse the zoning by-law amendment.

Please accept and provide this correspondence for the record.

Please keep me apprised of the decision by the Town of The Blue Mountains in respect to the approval or refusal of the Zoning By-law Amendment.

Yours Truly,

[REDACTED]
Edward Weisz
[REDACTED]

CC: Carter Triana, Intermediate Planner, Town of Blue Mountains
Jim MacKay, [REDACTED]

Corrina Giles
Town Clerk
Townclerk@thebluemountains.ca

To the attention of Corrina Giles:

The purpose of this letter is to, for the record, express my opposition to the possible by-law amendment. Town File P3338. I am a resident of the Price Subdivision, in the Town of the Blue Mountains. I reside at [REDACTED]. It has recently come to my attention that an application has been submitted to the town of the Blue Mountains to turn the home at the end of the street, #107 into a bed and breakfast.

I am opposed to this zoning request as it will open the way for others wanting to get around the short-term rental by-laws.

I am opposed to this proposal because when I welcomed the new owner of #107 to the neighborhood he told me this was his cottage and he would not be residing there as his permanent home is on Poplar Sideroad. The Bylaw states that the owner must be living in the home from 11 pm to 7 am to run it as a B&B

I oppose this amendment as it will then increase the subdivision's population having a negative and detrimental effect on the residents of the community and the delicate ecosystem.

We recently were obligated to tie into town sewers doing away with our septic systems and had to pay a fee and receive approval from the Nottawasaga Conservation Authority as this subdivision is built on a sensitive wetland.

If this amendment goes through it will set a precedent for new and old residents to go for the cash. More people, more water, and more yard destruction increases harm to our environment. More noise pollution.

Our subdivision is a quiet residential development that is presently being encroached by Blue Mountain with a bid to build staff housing backing on to Clare Glen. And now this bid to increase capacity by a few individuals for no other purpose but to make more money and for personal gain.

Please help us protect our street as it exists, and please refuse the zoning by-law amendment.

Yours Truly,
Eleanor Miller

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 17, 2023 2:25 PM
To: Frank Forbes; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Prices Sub Division

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Frank,

I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.

Thank you and enjoy your evening,



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Frank Forbes [REDACTED]
Sent: Tuesday, October 17, 2023 1:52 PM
To: Kyra Dunlop <kdunlop@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>
Subject: Re: Prices Sub Division

Hi Kyra,

Thank you for the quick response.
This is for the Oct. 31/23 meeting regarding the 107 Martin Grove property.

Thank you.

From: Kyra Dunlop <kdunlop@thebluemountains.ca>
Sent: Tuesday, October 17, 2023 1:16 PM
To: Frank Forbes [REDACTED]; Town Clerk <townclerk@thebluemountains.ca>
Subject: RE: Prices Sub Division



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender
kdunlop@[thebluemountains.ca](mailto:kdunlop@thebluemountains.ca)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Fobes,

On behalf of Corrina, thank you for your below comments. Kindly confirm if these comments are in relation to an upcoming Public Meeting Notice, and if you could confirm the address of the property, I will ensure your comments are circulated to Council and staff.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Frank Forbes [REDACTED]
Sent: Tuesday, October 17, 2023 11:16 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Prices Sub Division

Hi Corrine

My name is Frank Forbes and I live in Prices Sub Division.

I would like to strongly voice my opinion against any changes to the by-laws that will allow under any circumstances Bed N Breakfast, Air BnB and Short Term Rentals into our Sub Division.

Please let's not destroy a great well established single dwelling Neighbourhood with Blue Mountain soul with noisy commercial buildings so a few can make money at the expense of others.

It's taken us fifty years to build Price's let's not destroy it.

"Frank"

October 22, 2023

Corrina Giles, Town Clerk
Town of Blue Mountains
32 Mill St. Box 310
Thornbury ON, N0H 2P0

Dear Members of Town Council:

Re: Notice of Complete Application and Public Meeting Application
for Zoning Bylaw Amendment Property Location: 107 Martin Grove

I am the co-owner – with my husband - of the home located at [REDACTED]. I received the above notice for the Zoning Bylaw Amendment requested by the new owner of the house at 107 Martin Grove and I am requesting that you refuse to approve it.

There is a reason that the zoning is as it currently stands. There is no shortage of Short Term Accommodation in the Town of Blue Mountains; thus, there is no pressing reason to add to that inventory. We've been homeowners at our location for 34 years and it has always been a residential development of people who know and care for each other. Further strengthening the argument that approval should be withheld, is the fact that there are other areas near the mountain that were designated specifically for the purpose of weekend visits and Short Term Accommodation rentals.

Next, if you approve this request for this particular Zoning Bylaw Amendment, you would be working against the stated housing objectives of the Ontario government, including its commitment to help communities across Ontario build at least 1.5 million homes by 2031. Why would you take homes out of that equation?

The owner of 107 Martin Grove has never resided there and there has been evidence of it being rented short term in the 6 months that he has owned the property. I believe that his claim of his intent to keep one bedroom for his personal use is merely a ruse; he owns other rental properties and has a permanent residence nearby as well. It makes no sense to think that he can - or would choose - to live at #107 when he already has a far superior property nearby.

Please don't be fooled; we ask that you protect our community and refuse the zoning by-law amendment, so that our community can continue to thrive under the appropriate zoning that currently exists. We are a tight-knit community and do not want our peaceful neighbourhood to be changed forever.

Please keep me informed of the decision by the Town Council in respect to the approval or refusal of the Zoning By-Law Amendment.

Yours truly,

[REDACTED]
Georgina Smith
[REDACTED]

cc: Carter Triana, Intermediate Planner

Carter Triana

From: Corrina Giles
Sent: Monday, October 23, 2023 8:37 AM
To: Georgina Smith
Cc: SMT; council; Aaron Roininen; Adam Farr; Adam Smith; Brian Worsley; Carter Triana; Karen Long; Nicole Schroder; Shawn Postma; Kyra Dunlop
Subject: RE: B&B at 107 Martin Grove BC Short Term Rentals

Good morning Ms. Smith,

I acknowledge receipt of your email below in response to the October 31 Council Public Meeting. By way of copy, your comments have been forwarded to Council for consideration, will be included in the record of the October 31 Public Meeting, and attached to a followup staff report regarding this matter.

Kind regards,



Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: June Porter <jporter@thebluemountains.ca>

Sent: Sunday, October 22, 2023 1:42 PM

To: council <council@thebluemountains.ca>; Corrina Giles <cgiles@thebluemountains.ca>

Cc: Georgina Smith <[REDACTED]>

Subject: B&B at 107 Martin Grove BC Short Term Rentals

Hello all fellow members of council

Please see the email below which has been shared with you all at the request of Georgian Smith for your consideration.

To avoid issues of quorum if you have any questions please contact Mrs. Smith directly as opposed to a reply all.

Kind regards as always, June



June Porter quorum

Councillor

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 403 | Fax: 519-599-7723

Email: jporter@thebluemountains.ca | Website: www.thebluemountains.ca

From: Georgina <[REDACTED]>

Sent: Sunday, October 22, 2023 9:47 AM

To: June Porter <jporter@thebluemountains.ca>

Cc: [REDACTED]; Georgina Smith [REDACTED]

Subject: BC Short Term Rentals

Our neighborhood believes that approval should NOT be given for the B&B at 107 Martin Grove in the Town of the Blue Mountains. If you did decide to allow the B&B then it should not be approved until you can ensure that they are in line with the bylaws and you must enforce them. The owner does not live on premises and rents out the property as a business and the neighbors are fairly certain that it is not always for 30 days. The "Town" must put in place a system for monitoring what they are doing as we as residents cannot take responsibility for engaging with the renters which could be confrontational.

The owners have not resided at the premises since purchasing and when one neighbor saw him and welcomed him to the neighborhood he stated that they run it as a business and live in Collingwood but not on the premises. We believe that approval should be set aside permanently or until a process for monitoring it is in place.

Please pass this email on to the rest of the councilors for their consideration.

See below and also <https://www2.gov.bc.ca/gov/content/housing-tenancy/short-term-rentals>

Thank you, Georgina Smith
[REDACTED]

B.C. to limit short-term rentals to add housing

The B.C. government has introduced legislation that would rein in what it says is a rapidly expanding short-term rental market. British Columbia Premier David Eby speaks at the NDP Convention in Hamilton, Ont. on Friday, October 13, 2023. THE CANADIAN PRESS/Peter Power.

VICTORIA - New legislation that takes aim at rapidly expanding short-term rentals in British Columbia will increase badly needed long-term rental housing, Premier David Eby said after the act was introduced in the legislature Monday.

A major thrust of the Short-Term Rental Accommodations Act involves **forcing those who offer short-term accommodation to actually live on the property**, he told a news conference.

The government is also set to **increase fines for short-term rental operators who break municipal bylaws and will require short-term rental platforms to share data with the province for enforcement and tax purposes**, Eby said.

"These actions will return literally thousands of homes back to the market," he said.

"We are taking an all-hands-on-deck, all-of-the-above approach to housing. This is one more step in our larger housing strategy to ensure B.C. is a great place to visit for tourists, but also to live for the people who make this province go."

Housing Minister Ravi Kahlon said he's not aware of any jurisdictions in North America, or even around the world, that have set a principal residence requirement like the one in the legislation.

Kahlon said vacancy rates across the province are extremely low, **people are struggling to find affordable homes and short-term rentals remove thousands of homes from B.C. communities.**

"There's a lot of ways for investors to make money, and what we're saying is that our valuable housing stock is not the place you should be doing it," he said. "You should probably be thinking about a new profit scheme in the very near future."

Have Your Say. Leave A Comment And Tell Us What You Think.

Read the Comments

The legislation would limit short-term rentals to within a host's own home, or a basement suite or laneway home on their property.

Fines for hosts who break local bylaw rules will jump from \$1,000 to \$3,000 for each infraction per day. There will also be a requirement for short-term rental platforms to share data with municipalities and include business licences and registration numbers of listings.

The changes will be phased in, with the principal residence rule to be implemented by next May and data sharing expected from platforms by next summer.

Short-term rental hosts will also have to join a provincial registry, and **the government will launch a compliance and enforcement unit to make sure the rules are being followed.**

A statement from Alex Howell, policy manager with Airbnb Canada, said the proposed legislation won't alleviate the province's housing concerns.

Most of the rules will apply to communities with a population of 10,000 or more.

A joint statement from Eby's and Kahlon's offices said short-term rental listings on online platforms such as Airbnb, VRBO, Expedia and FlipKey are at an all-time high after expanding rapidly since the COVID-19 pandemic.

There are approximately 28,000 daily active short-term rental listings in B.C., an increase of 20 per cent from a year ago, the statement said.

Eby said the government is taking action to reduce "profit-driven mini-hotel operators."

"Without question short-term rentals have gotten out of control," he said. "This is one more step to address the housing crisis."

Opposition BC United housing critic Karin Kirkpatrick said she has concerns about the possible emergence of an unregulated short-term rentals black market if operators look to avoid the new rules.

"Compliance is going to be really tough on this," she said.

Adam Olsen with the B.C. Greens said he supports the government move to regulate short-term rental investment properties.

"The B.C. Green Caucus has long championed the need to view housing as a human right, not as a commodity," he said in a statement.

Olsen also addressed the issue of housing supply, saying "the efficient redistribution of existing supply" is part of the solution in addition to building new homes.

A statement from David Wachsmuth, the Canada Research Chair in urban governance at McGill University, said the new policies in B.C. will set a Canadian standard that the rest of the country should emulate.

"These are sensible, evidence-based rules that are going to prioritize the needs of B.C. residents and get available rental housing back on the long-term market where it belongs."

Research from McGill University specifically on the B.C. market has indicated there are more than 16,000 entire homes being used for short-term rentals. Ten per cent of the hosts earn 48 per cent of all revenue and nearly half of the operators have multiple listings, the research said.

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 10, 2023 4:14 PM
To: [REDACTED]
Cc: Town Clerk; council; SMT; Planning Dept
Subject: FW: Application for Zoning Bylaw Amendment - 107 Martin Grove - File No: P3338

Good afternoon James and Jean,

I acknowledge receipt of your email with thanks and by way of copy am forwarding your comments in relation to the Public Meeting of October 30, 2023 for the Zoning By-law Amendment (107 Martin Grove) to Council and staff for their information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.

Thank you,



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: [REDACTED]
Sent: Tuesday, October 10, 2023 4:10 PM
To: Town Clerk <townclerk@thebluemountains.ca>; Kyra Dunlop <kdunlop@thebluemountains.ca>
Subject: Application for Zoning Bylaw Amendment - 107 Martin Grove - File No: P3338

October 10, 2013

To: Corrina Giles, Town Clerk
Kyra Dunlop, Deputy Clerk
32 Mill St. Box 310,
Thornbury ON, N0H 2P0
townclerk@thebluemountains.ca
kdunlop@thebluemountains.ca

From: James and Jean Marsell
[REDACTED]

Blue Mountains, ON [REDACTED]

Re: Application for Zoning Bylaw Amendment - 107 Martin Grove - File No: P3338

We are writing to express our concerns regarding the re-zoning application at 107 Martin Grove that, if approved, would allow a B&B operation.

This quiet subdivision is zoned single detached dwelling. This zoning protects the quiet family nature of this neighbourhood. The current zoning (Residential One 'R1-1') is there to protect this neighbourhood from any development other than the single detached dwelling designation.

I understand the B&B regulations are different than Short Term Rental regulations, but in reality, both allow for short term tourist accommodation. The concerns around Short Term Rentals in this neighbourhood have been widely documented with the town in the past several years, and we continue to witness non-compliance at some properties. There has not been enough monitoring and enforcement of the current STR rules allowing some owners to continue to rent outside of the regulations.

We are greatly concerned that if this application is granted, it will set a precedent for similar short term accommodation arrangements (legal and non-conforming) in the rest of the neighbourhood, that could very conceivably turn this quiet family neighbourhood into a B&B strip.

We respectfully request this application be denied in order to preserve the current zoning that protects this neighbourhood.

Sincerely

James and Jean Marsell

[REDACTED]

[REDACTED]

Carter Triana

From: jim kennedy <[REDACTED]>
Sent: Thursday, October 12, 2023 9:10 AM
To: Planning General
Subject: Re 107 Martin Grove File No P3338

Follow Up Flag: Follow up
Flag Status: Flagged

As a long time resident in Prices subdivision I cannot help but be disappointed in the direction in what appears to lay ahead for the three roads in this subdivision .

1. On Patricia one owner wants to demolish one residence in order to subdivide her two lots into three. Residents bought in here assuming the lots would be maintained with 100 ft frontages. Unlikely with the town looking greedily at more revenue from taxes and building permits etc.
2. Blue Mountain wants to inflict staff accommodations and build 4-5 story residences for their staff. I can almost sympathize with BLUE on this but they might want to consider these buildings be relocate across the road away from the residences they project to back onto.
3. Now we have an owner who wants to inflict a B&B upon us in what is supposed to be single family residential.

I have had a grandfathered weekend rental beside me of 43 years and had more than I can count disputed weekends from partying renters. My significant other has the OPP on speed dial when sleep is unobtainable. Do we really need to disrupt the status quo?

I guess the old axiom “hope for the best and prepare for the worst “ is the best we can hope for.

A disappointed taxpayer

Jim Kennedy

Carter Triana

From: Kyra Dunlop
Sent: Monday, October 23, 2023 4:25 PM
To: Jim MacKay; Town Clerk
Cc: Carter Triana; council; SMT; Planning Dept
Subject: RE: Application for zoning bylaw amendment - 107 Martin Grove

Hi Jim,

On behalf of Corrina, I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.



Kyra Dunlop

Deputy Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Jim MacKay [REDACTED]
Sent: Monday, October 23, 2023 4:18 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Carter Triana <ctriana@thebluemountains.ca>
Subject: Fwd: Application for zoning bylaw amendment - 107 Martin Grove

To Town Council and Staff,

My name is Jim MacKay and I am the owner of [REDACTED]. This property has been in my family since 1971 or over 50 years.

I recently received notice of the application for a bylaw amendment to permit a Bed and Breakfast at 107 Martin Grove. I am strongly opposed to permitting an STA (short term accommodation) on my street. This amendment to the bylaw will undoubtedly have a long term effect on changing our neighbourhood from quiet single family residences to noisy, busy short term accommodation. Once a precedent to conversion is permitted others will follow.

Many of the Council's decisions are based on precedent and this would be the first in our neighbourhood - if approved would future applications for similar amendments basically be rubber stamped. There are currently many locations in the surrounding Blue Mountain area designated for short term rentals that would be much better suited for this type of development.

Being familiar with the property in question I wonder as it is currently constructed is it suitable for the operation of a Bed and Breakfast. Are there building code considerations and has the Nottawasaga Valley Conservation Authority been notified of this proposed change - 107 Martin Grove is surrounded year round by wetlands.

An email from Carter Triana was forwarded to me stating that the registered owner needed to be on site at a minimum from 11 pm to 7 am daily. Do the Towns Bylaw officers police this. My concern is that this has the potential to become an Airbnb without proper supervision.

I have had many conversations with my neighbours about this application and have yet to talk to anyone who supports this amendment to permit a Bed and Breakfast. I ask that Council listen to their constituents and taxpayers and turn down this request.

Yours truly,

Jim MacKay

██████████

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 24, 2023 1:07 PM
To: [REDACTED]
Cc: council; SMT; Town Clerk; Planning Dept
Subject: FW: APPLICATION FOR B&B LICENSE ON MARTIN GROVE, PRICE SUBDIVISION

Hi Helen,

On behalf of Corrina, I acknowledge receipt of your attached comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.

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-----Original Message-----

From: Helen Shortill [REDACTED]
Sent: Tuesday, October 24, 2023 12:25 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: APPLICATION FOR B&B LICENSE ON MARTIN GROVE, PRICE SUBDIVISION

To: Corrina Giles

We strongly oppose this application. In our opinion, this is nothing more than an STA ploy dressed as a B&B from an owner who has publicly stated that he lives elsewhere in the area, and will not reside in this residence, thereby flaunting the Town's rules and regulations; ie not his principal residence, will not be in attendance from 11:00 pm To 7:00 am etc. This is a "thin edge of the wedge" issue and if this particular application is granted, will cast doubt on TBM's abilities to maintain orderly, effective policies that protect and enhance the lives of the Town's property owners.

Respectively submitted,

John and Helen Shortill (resident/owners)

[REDACTED]
Price Subdivision TBM

Sent from my iPhone

Carter Triana

From: Kyra Dunlop
Sent: Wednesday, October 4, 2023 3:16 PM
To: Ken Harrison
Cc: council; SMT; Town Clerk; Planning General
Subject: RE: Application for Zoning Bylaw Amendment;107 Martin Grove File No: P3338

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ken,

I acknowledge receipt of your comments and confirm same has been forwarded to Council and staff. Your comments will be read aloud during the meeting, and will be included in the follow-up staff report.



Kyra Dunlop

Deputy Clerk

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As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Ken Harrison <[REDACTED]>
Sent: Wednesday, October 4, 2023 3:08 PM
To: Kyra Dunlop <kdunlop@thebluemountains.ca>
Cc: council <council@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>; Planning General <planning@thebluemountains.ca>
Subject: RE: Application for Zoning Bylaw Amendment;107 Martin Grove File No: P3338

Thanks, Kyra, for your response.

Think the town needs to take a hard look at this. There has already been short term renting going on with this house.

Different cars and people.

From what I have learned the owner lives probably in Collingwood or Clearwater TWP. In addition, owns additional rental properties in the region.

Neighbours were told that he planned to use 107 as a “cottage”.

All things to consider and look more deeply into. As mentioned this is sneaky way to get around the Blue Mountain Short-Term Rental By-Laws in place,

Regards, Ken Harrison

From: Kyra Dunlop <kdunlop@thebluemountains.ca>

Sent: Wednesday, October 4, 2023 2:21 PM

To: kensca@outlook.com

Cc: council <council@thebluemountains.ca>; SMT <SeniorManagementTeam@thebluemountains.ca>; Town Clerk <townclerk@thebluemountains.ca>; Planning General <planning@thebluemountains.ca>

Subject: FW: Application for Zoning Bylaw Amendment;107 Martin Grove File No: P3338

Good afternoon Ken,

On behalf of Corrina I acknowledge receipt of your comments in relation to Item B-2-Notice of Complete Application and Public Meeting (107 Martin Grove B and B) P3338 scheduled for the October 31, 2023 Council Public Meeting and by way of copy confirm your comments have been circulated to Council and staff for information. Your comments will be read aloud during the meeting, and will be included in the follow-up staff report.



Kyra Dunlop

Deputy Clerk

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From: Ken Harrison [REDACTED]

Sent: Wednesday, October 4, 2023 11:05 AM

To: Town Clerk <townclerk@thebluemountains.ca>

Subject: Application for Zoning Bylaw Amendment;107 Martin Grove File No: P3338

Hello Corrina Giles

I am emailing, my comments and concerns, regarding the application for to Re Zone 107 Martin Grove. File No: P3338

<https://pub-bluemountains.escribemeetings.com/FileStream.ashx?DocumentId=18618>

The Town of Blue Mountains has had a long-fought battle to address the short-term rental issues.

To consider this application, too me, is a way for an individual to circumvent the rules on short term rentals.

This house, in the past, has never been a short rental property so does not qualify under a "grand father" clause.

Have my doubt's that the actual owner lives there and will be present when rooms are rented via a BNB.

How would Blue Mountains police that?

If this gets approved who or where else will absent homeowners try the same approach? This is a residential street and not a commercial one.

I'm sure many homeowners, like me, would like to keep Mar n Grove (an adjacent streets) it as a residential area.

Blue Mountains, and surrounding area, I feel has enough places that offer short term rental under the current By-Laws.

Regards, Ken Harrison



Blue Mountains

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 24, 2023 1:07 PM
To: [REDACTED]
Cc: council; SMT; Town Clerk; Planning Dept
Subject: FW: 107 Millersgrove BnB

Hi Kenny and Dinah,

On behalf of Corrina, I acknowledge receipt of your attached comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.

Kyra Dunlop
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-----Original Message-----

From: Dinah Boretsky [REDACTED]
Sent: Tuesday, October 24, 2023 12:27 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: 107 Millersgrove BnB

To town council,

Please help us understand why another rental/BnB is necessary in Price's subdivision.

What was once a private and quiet residential neighborhood has allowed to be overrun by investment properties and continues to be allowed regardless of what the effects are to the neighborhood. There is currently a monstrous home being built on Claire Glen. The area has become noisier as well as cars speeding up and down streets with no consideration for neighbours simply because they don't live here and don't care.

When is council going to have our backs and not succumb to investors?

Hopefully you will consider our concerns.

Thank you.

Kenny and Dinah Boretsky
Claire Glen Road
Price's Subdivision

Sent from my iPhone

Carter Triana

From: Kyra Dunlop
Sent: Monday, October 23, 2023 11:40 AM
To: mark; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Non Residential Use of homes and or properties in and adjacent to home in the price subdivision.

Hi Mark,

I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.



Kyra Dunlop

Deputy Clerk

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From: mark [REDACTED]
Sent: Monday, October 23, 2023 10:42 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: RE: Non Residential Use of homes and or properties in and adjacent to home in the price subdivision.

This email is in reference to the Public Meeting: Oct 31 @ 9:30 am

Sent from [Mail](#) for Windows

From: [mark](#)
Sent: Monday, October 23, 2023 10:40 AM
To: Townclerk@thebluemountains.ca
Subject: Non Residential Use of homes and or properties in and adjacent to home in the price subdivision.

I am writing this letter of concern with regards to the establishment of rental units whether through a) a short term rental or b) the establishment of a Bed and Breakfast

I would like the town to, in writing, provide answers to the following items of concern.

establishment *How are the Short term rentals and bed and breakfasts established? How does the town verify the proximity to other rentals or B&B's*

Manager/Principal Resident *How does the town stipulate that this is to be managed*

Duration *What is the minimum /maximum duration permitted. How is this monitored*

Occupancy/Capacity *What is the capacity permitted. How is this monitored*

Bylaw enforcement *What is the towns bylaw enforcement protocol e.g. Noise Violations, Parking*

Recourse for infringements *As Homeowners what actions/process can we be expected to have to take if*
infringements occur

Carter Triana

From: Kyra Dunlop
Sent: Wednesday, October 11, 2023 3:32 PM
To: [REDACTED]
Cc: council; SMT; Town Clerk; Planning Dept
Subject: FW: File P3338 Roll 424200000212701 107 Martin Grove
Attachments: B-2-Notice of Complete Application and Public Meeting (107 Martin Grove B and B) P3338.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Sarah and Lawrence,

I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.

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-----Original Message-----

From: Sarah Cutt <[REDACTED]>
Sent: Wednesday, October 11, 2023 3:16 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: File P3338 Roll 424200000212701 107 Martin Grove

Hello,

We are writing to express our opposition to the proposal of a Bed and Breakfast at the above location.

We live in a very quiet residential neighbourhood and would like to keep it that way. The increased traffic and amount of people will increase noise, wear on the gravel roads, and potential for trespassing .

This is not a commercial area. This new zoning area we fear would bring in more commercial operations that would destroy the area, and potentially affect property value. We are not part of the resorts of Blue Mountain. It is not incumbent on the residents to have to justify our existing zoning. We are a non-commercial area, period. This is our home, and we have a reasonable expectation of living in the neighbourhood we bought into originally.

Thank you.
Sincerely,
long term residents,
Sarah and Lawrence Cutt



Sent from Sarah's iPhone

Carter Triana

From: Kyra Dunlop
Sent: Tuesday, October 24, 2023 1:08 PM
To: [REDACTED]
Cc: council; SMT; Town Clerk; Planning Dept
Subject: FW: 107 Martin Grove - application for B&B

Hi Silvia,

On behalf of Corrina, I acknowledge receipt of your attached comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.

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Deputy Clerk

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As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: Silvia Weismann [REDACTED]
Sent: Tuesday, October 24, 2023 12:40 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: 107 Martin Grove - application for B&B

Hi Corrina.

My name is Silvia Weismann and I live at [REDACTED].

I'm writing to express my concern with the application to convert a property to a bed and breakfast in our neighbourhood.

In order to be licensed, the home must be the primary residence and the home owner must be in the home during the hours of 11 pm - 7 am, when there are guests.

There is a lot of concern in our neighborhood that this is not the case and that this will be more like an STA or Airbnb. Which are not allowed in our subdivision.

How is it determined that this is in fact the primary residence? Who ensures that the homeowner is on site as required? Especially when bi-law officers aren't available during those hours.

It is our hope that these questions are addressed as part of the process and it is not left for neighbours to monitor and ensure requirements are met on an ongoing basis.

Sincerely

Silvia Weismann

[REDACTED]

Sent from my iPhone

Carter Triana

From: Kyra Dunlop
Sent: Monday, October 23, 2023 3:11 PM
To: Tom Lupi; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: Application for Zoning Bylaw Amendment 107 Martin Grove

Hi Tom,

On behalf of Corrina, I acknowledge receipt of your below comments regarding the October 31, 2023 Council Public Meeting: Proposed Zoning By-law Amendment for 107 Martin Grove with thanks. By way of copy I am forwarding same to Council and staff for review and information. Your comments will be read aloud at the Public Meeting and included in the followup staff report.



Kyra Dunlop

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As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Tom Lupi [REDACTED]
Sent: Monday, October 23, 2023 3:01 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Application for Zoning Bylaw Amendment 107 Martin Grove

Dear Ms. Giles and other interested parties.

My wife Nancy and I have been residents of Martin Grove for 29 years. We have met many of the neighbours on our street and those streets connected to our delightful enclave.

The submission for a zoning change to 107 Martin Grove is totally out of line with the look, feel and general vibe of the neighborhood. We are NOT in favour of this zoning change for any reason.

We have heard far too many horror stories regarding B&Bs and Air B&Bs to welcome them into our neighbourhood.

The town of the Blue Mountain has done an excellent job at establishing geographic locations for rentals knowing full well that these rental units often can disrupt the calm and peaceful neighbourhoods we enjoy.

We know this is NOT an application to establish a rental property, but the motion brought forward does not have the assurances necessary to keep the property from drifting toward an STA without having proper licensing to do so. We don't know the owners exact intentions with this zoning change.

I will attend the public meeting virtually on Oct. 31 @ 9:30 to further reinforce the disapproval of this proposal.

Tom Lupi

phn: [REDACTED]

mob: [REDACTED]