

Written Comment submissions through Municipality of Lakeshore's Webform

RE: ZBA-14-2023 - Zoning By-law Amendment for Prohibition of Short-Term Rental Accommodations

What is your name?

Kyle Nelson

What is your address?

██████████, lakeshore ON

Please provide your feedback on the draft amendments to Lakeshore's Official Plan and Zoning By-laws related to the prohibition of short-term rental accommodations.

Highly opposed to this prohibition and of the process that passed it.

This ban will only serve to hurt the Lakeshore economy and will not address the intended purpose of reducing tenancy related complaints of neighbouring properties.

I am a provider of both short and long term rental accommodations. Short term rental issues related to guests are far easier to remedy than those related to tenants in long term rentals. Those tenants receive the protections of the Residential Tenancies Act and can only be removed from the property through a stringent and lengthy Landlord Tenant Board process, and problem tenants know this. Short term stays can be terminated at a moment's notice for non-compliance with house rules, which should include provisions for noise and interference with neighbours' quiet enjoyment. As a tenured landlord who provides both kinds of housing, I can tell you that neighbour complaints are more common and harder to rectify in long term rentals.

Further, from conversations with each guest that stays with us I can say definitively that they do not come because of the draw to the Lakeshore community, they come because of the lake. They fish, they swim, they seek romantic sunsets over the lake. They do not use our property as a home base to access some other point of interest in Lakeshore, any tourism they undertake in the community is tertiary to their access to the lake. If this community no longer allows for lakefront accommodations by way of short term rentals, these guests and all of the tourism revenue they represent will go somewhere else.

Municipality of Lakeshore
Community Planning Division



Would you like to receive a notice about Council's decision regarding the proposed amendments?

- Yes

Please provide your email address to receive a notice about Council's decision.

[REDACTED]

Municipality of Lakeshore
Community Planning Division



What is your name?
Martin Scott

What is your address?
[REDACTED]

Please provide your feedback on the draft amendments to Lakeshore's Official Plan and Zoning By-laws related to the prohibition of short-term rental accommodations.

Good afternoon, it is my understanding that members of council are considering a ban on short term rentals in the town of Lakeshore.

I would like to plead my case as to why this should not take place.

I have recently purchased a home that I use as a short term rental business.

Tourism-following are locations of visitors that i have had come stay in the last year: England UK, Hamilton ON, Stuttgart Germany, St. Thomas ON, Burlington ON, Woodstock, Windsor, Corrunna, Mississauga, Flint MI, Rochester Hills MI, Macomb MI, Toronto, Coldwater ON, Japan. the list goes on and on. These are just in the last 2 months. They are families, golfers, nurses, lawyers, etc etc. They spend at restaurants, golf courses, grocery stores, Urban Surf, On The Green, movie theatres you name it. They spend and spend which revitalizes the community and keeps people employed. The short term rental owners hire landscapers, construction workers, cleaners, etc etc.

I was hoping Lakeshore would be the progressive town in the county and realize these benefits for their citizens.

It is astounding to think a few noise complaints (which happen with normal residents moreso) would lead to a ban entirely. Towns should be encouraging tourism not rejecting it. I have personally had over 150 guests in 2 years and not one complaint. My neighbours use my cottage themselves and have no issues welcoming families to enjoy it.

My question is why - when on July 18th the survey showed there wasn't enough evidence to warrant regulation let alone an outright ban then a sudden turn around to a ban consideration. Is there a certain council member with a personal vendetta with an airbnb neighbour? Who brought about the motion? And why hasn't there been public consultation and I don't mean a survey that is limited in nature with only a small sample response?

Please reconsider the benefits over a few noise complaints that can be handled by OPP or communication.

Would you like to receive a notice about Council's decision regarding the proposed amendments?

- Yes

Please provide your email address to receive a notice about Council's decision.
[REDACTED]

Municipality of Lakeshore
Community Planning Division



What is your name?

Ron and Connie Fauteux

What is your address?

[Redacted] Bell River

Please provide your feedback on the draft amendments to Lakeshore's Official Plan and Zoning By-laws related to the prohibition of short-term rental accomodations.

We built a custom home on the Puce River in a residential neighborhood. We now are forced to live next door to a commercial motel, with people coming and going with no respect for neighbours. We experienced a large gathering with 35 cars on both side of our narrow road. The loud language and music. We would very much appreciate your consideration of the amendment to prohibit Short Term Rentals within the municipality of Lakeshore. Thank You

Please provide your feedback on the draft amendments to Lakeshore's Official Plan and Zoning By-laws related to the prohibition of short-term rental accomodations.

We built a custom home on the Puce River in a residential neighborhood. We now are forced to live next door to a commercial motel, with people coming and going with no respect for neighbours. We experienced a large gathering with 35 cars on both side of our narrow road. The loud language and music. We would very much appreciate your consideration of the amendment to prohibit Short Term Rentals within the municipality of Lakeshore. Thank You

Would you like to receive a notice about Council's decision regarding the proposed amendments?

- Yes

Please provide your email address to receive a notice about Council's decision.

[Redacted]

Municipality of Lakeshore
Community Planning Division



What is your name?
Samantha Russell

What is your address?
[REDACTED]

Please provide your feedback on the draft amendments to Lakeshore's Official Plan and Zoning By-laws related to the prohibition of short-term rental accommodations.

I support the prohibition of short-term rentals in Lakeshore. Since allowing AirBNBs in Lakeshore, two have been established within a 500m distance from my home. In addition to multiple noise bylaw infractions at the properties, the AirBNB at 242 West Puce Road permitted a wedding to occur in the backyard on July 29, 2023, which resulted in significant disturbance to the neighbourhood. More than 40 cars were parked on the street and surrounding lawns from July 29-30, limiting access to neighbouring properties. The following weekend, a fire emanating noxious fumes was left unattended in the backyard. The homeowner no longer resides in the province and does not have an adequate property manager in place to address issues. An absent landlord's desire to profit from her property should not come at the expense of permanent Lakeshore residents' peace and comfort.

Would you like to receive a notice about Council's decision regarding the proposed amendments?

- Yes

Please provide your email address to receive a notice about Council's decision.
[REDACTED]

What is your name?

Anton Klarich

What is your address?

Pointe-aux-Roches

Please provide your feedback on the draft amendments to Lakeshore's Official Plan and Zoning By-laws related to the prohibition of short-term rental accommodations.

I oppose any ban on short term rentals in Lakeshore, put in motion at the July 18, 2023 council meeting and now being considered at the October 10 council meeting. The agenda for the July 18 meeting only indicated that you would be discussing ways to move forward with possibly regulating STRs. Frankly, the stealth decision to suddenly ban all STRs blindsided all of the stakeholders on this issue and risks rendering council's commitment to engage the community in decision making processes to now appear as disingenuous. The conclusion from the only community engagement process on this matter was reported in the August 4, 2021 memo to council from the administration : "...the results of the public consultation process do not demonstrate an overwhelming public safety concern that cannot already be addressed through the Noise By-law, Property Standards By-law or criminal enforcement measure and with some further minor By-law amendment".

We heard from administrative staff at the July 18 council meeting that no problems or complaints had been reported for the past few months, yet some council members claimed that they were hearing complaints. There is a major disconnect: did those councilors advise the complainants to report their concerns to the by-law enforcement officer? If not, they should have. If they did, apparently the complaints weren't serious enough to be reported. Given that, it doesn't appear that the current enforcement measures were even given a chance to demonstrate whether or not any concerns could be addressed by those measures. As such, creating any new regulations is not warranted at this time, and certainly no ban should be implemented.

Furthermore, it doesn't appear that council members have a clear understanding of how many STRs are currently in operation in Lakeshore. According to data from AirDNA, there are approximately 150 active STRs in Lakeshore. A quick calculation suggests that if the average STR can accommodate 4 tourists per night, there is a total nightly STR accommodation capacity for approximately 600 tourists in the Municipality of Lakeshore. Furthermore, with an estimated average minimum 3 night stay, these STRs have a total capacity for accommodating more than 70,000 tourists in Lakeshore on an annual basis.

As you well know, tourists typically frequent local businesses including restaurants, stores, eateries and countless other attractions at a high rate, and that has an undeniably positive economic impact on the community, both directly and indirectly. Since there are very few other lodging options in Lakeshore, the negative fallout from Council's decision to prohibit that many potential tourists from staying at a STR cannot be overstated.

Nobody in Lakeshore should have to put up with a poorly run STR that interferes with a neighbour's

right to a peaceful enjoyment of his or her own property; by-laws on property standards and noise should be strictly enforced and if necessary, amended so as to be able to permanently eliminate that problem STR. But unless there are data showing that all 150 STRs in Lakeshore have been the source of complaints, then banning all of them from welcoming tourists is neither justified nor defensible.

Anton Klarich
[REDACTED]

Would you like to receive a notice about Council's decision regarding the proposed amendments?

- Yes

Please provide your email address to receive a notice about Council's decision.

[REDACTED]