

October 23, 2020

To: All Council Members
Township of Huron-Kinloss

Cc: Emily Dance, Clerk

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OCT 23 2020

RE: 1582 Bruce Road 1 – Airbnb Establishment

TOWNSHIP OF HURON-KINLOSS

Please be advised the owners of 1582 Bruce Road 1 are currently renting the lakefront cottage on a short term/daily basis to as many as 12 individual guests or multiple families. The property has been rented for this purpose on October 3&4, 10&11 and 17&18. This is confirmed by accessing the Airbnb website at www.airbnb.ca and search "Silver Linings Lakeside Retreat".

We, the undersigned, are opposed to the operation of this Hotel/Resort establishment on the west shore of Silver Lake and will provide a formal objection as follows:

1. Zoning – the Comprehensive Zoning By-law 2018-98 confirms the subject property as a single-family dwelling with the AG3 designation. The provision within this designation for home-share or bed and breakfast establishments does not apply due to absentee landlords. Mike and Anna Clarke do not permanently reside at the subject property; therefore, the short term/daily rental is not permitted under the Zoning By-law. Section 4.2 states "the B&B establishment is carried out by a person who resides in the dwelling".
2. Commercial – the operation of a Hotel/Resort at the subject property is a commercial enterprise for which no designation exists; therefore, is prohibited under the By-law.
3. Personal Safety – the building and facilities have not been inspected to ensure barrier free accessibility, fire systems and waterfront access meets applicable standards (Note: a water rescue was conducted on Silver Lake as a result of inexperienced boaters renting the subject property).
4. OMB Decision – as noted in the decision of August 14, 2013 (reference file Number PL121140), the short term rental of accommodations at the subject property is not consistent with the residential character of the area.
5. Stakeholders – local residence have not been consulted regarding this significant change in land use. The guiding principle of the Comprehensive Zoning By-law is to ensure stakeholder involvement at the local and municipal level.

The Airbnb Provincial Policy Statement fully supports the objection noted above and court challenges to impose specific zoning to regulate Airbnb, VRBO and HomeAway have been upheld in Toronto, Collingwood, Wasaga Beach, Windsor and other municipalities; therefore, we respectfully request the short term/daily rental of buildings located at 1582 Bruce Road 1 be stopped immediately.

Please thoroughly review the information provided and we respectfully request a response to this inquiry by November 20, 2020.

Regards,

Property Owners, Silver Lake
Township of Huron-Kinloss

Ryan Greig



David Hanna



James Hanna



Brad Humphrey



Eleanor Kraemer



Murray Kraemer



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