

Nathan Wukasch

From: Johanna Griggs
Sent: August 26, 2024 11:41 AM
To: Nathan Wukasch
Subject: RE: resend of Public meeting notice for STA Zoning By-law Amendment

The integration of Short-Term Accommodations in our community will provide visitors with additional accommodation options when visiting Collingwood. It enables tourists to stay longer and have more of an economic impact on our community than day visitors. It also provides homeowners with additional sources of income to assist with realizing and retaining home ownership.

Many thanks,

Johanna

705-445-1030 Ext. 7421

Nathan Wukasch

From: CA - Circulations <CA.Circulations@wsp.com>
Sent: May 9, 2024 12:15 PM
To: Nathan Wukasch
Subject: Bell_ Notice of Public Meeting - Short-Term Accommodation Zoning By-law Amendment (Town-Initiated)
Attachments: STA_ZBA_Notice_Public_Meeting.pdf

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Dear Mr. Wukasch,

Thank you for circulating Bell Canada on this initiative. Bell appreciates the opportunity to engage in infrastructure and policies initiatives across Ontario. While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter at CA.circulations@wsp.com.

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

Please note that this circulations email account is managed by WSP on behalf of Bell Canada.

Nathan Wukasch

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: May 8, 2024 11:33 AM
To: Nathan Wukasch
Subject: RE: Notice of Public Meeting - Short-Term Accommodation Zoning By-law Amendment (Town-Initiated)

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)
Sr Analyst, Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Nathan Wukasch

From: Dorton, Peter (MTO) <Peter.Dorton@ontario.ca>
Sent: May 7, 2024 1:43 PM
To: Nathan Wukasch
Cc: Mulrenin, Colin (MTO); Augurusa, Romeo (MTO)
Subject: FW: Notice of Public Meeting - Short-Term Accommodation Zoning By-law Amendment (Town-Initiated)
Attachments: STA_ZBA_Notice_Public_Meeting.pdf

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Hi Nathan.

While MTO has no objections with this proposed Short – Term Accommodation ZBA, please be aware of the following:

- Associated properties within MTO permit control areas will be subject to review and permit approvals from this office, in accordance with the PTHIA.
- An existing highway entrance (eg. on Beachwood Rd.) being used for short term accommodation cannot be converted to a commercial entrance in the future. An additional entrance will not be permitted for a short – term accommodation property.
- MTO would not support a future severance that would result in a separate entrance to a short - term accommodation and one for the retained parcel.

Please feel free to contact me if you have any questions.

Thanks,

Peter Dorton | Senior Project Manager

Highway Corridor Management Section | Central Operations | Ministry of Transportation

159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7

Telephone: 437-833-9396 | Email: peter.dorton@ontario.ca

Web: highway.corridor.management|ontario.ca

Ontario 

Nathan Wukasch

From: Greg Marek <gmarek@nvca.on.ca>
Sent: May 7, 2024 2:01 PM
To: Nathan Wukasch
Subject: Re: Notice of Public Meeting - Short-Term Accommodation Zoning By-law Amendment (Town-Initiated)

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Good afternoon Nathan,

Thank you for circulating the Nottawasaga Valley Conservation Authority (NVCA) with the proposed STA ZBA.

NVCA planning staff has reviewed the ZBA and has no comment.

Best regards,

Greg Marek, RPP, MCIP
Senior Planner

Nottawasaga Valley Conservation Authority

8195 8th Line, Utopia, ON L0M 1T0

T 705-424-1479 x242

gmarek@nvca.on.ca | nvca.on.ca

Nathan Wukasch

From: markatkins51 <[REDACTED]>
Sent: August 13, 2024 9:22 AM
To: Nathan Wukasch
Subject: Short term rentals in Collingwood

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Council Members. I have lived in Collingwood for 22 years. I love our town. I was able to purchase a home in 2016 [REDACTED]. It was a perfect starting home for my wife and 2 children. 2 years ago the property beside us [REDACTED] was sold. The new owner started to renovate stating he was planning to live there. Shortly after the renovations were completed he began his Airbnb business. It quickly became a nightmare for us. The two properties share a driveway and fence. It was loud as poeple arrived all hours of the day and night. Both of our cars were damaged with scratches. What was worse was the loss of peace and security. The guests would come onto our property both front and back. My wife didn't feel safe in her own home. She didn't even want to go into the backyard to play with our young son. I called by-law enforcement and it stopped. Obviously the relationship with the new owner soured. Sad really but this is what happens when you introduce a Hotel environment in a residential area. There is no security present to help us as there would be in a commercial Hotel. I'm writing this to you because the owner of [REDACTED] we believe has started renting the property short term again. We found it listed on Zolo and House Sigma. The cars have started to arrive again. If I confirm that it has started again I will call the by-law office. I just wanted to write this to express our distress. We want to live in Collingwood in peace. Thank you for your time.

Sincerely, Mark Atkins.

Sent from my Galaxy

Nathan Wukasch

From: Don & Wendy Campbell <[REDACTED]>
Sent: May 23, 2024 12:35 PM
To: Nathan Wukasch
Cc: Chris Potts
Subject: Fw: Air B&B changes

Follow Up Flag: Follow up
Flag Status: Completed

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Hello Mr. Wukasch,

My wife and I attended (virtually) the Town Council meeting on May 22, 2024, when the topic of short term rentals was on the agenda. We are very appreciative of the town's efforts to address what has been an ongoing issue for us, for well over 15 years. We are forwarding you an email (and by-law response) communication we had with Councillor Chris Potts, below.

We do understand that the property in question would be considered a 'Class B' STA under the proposed zoning and by-law amendments. Our biggest concern is the issue we have repeatedly been up against all these years -- which is 'grandfathering'. Many of the proposed by-law and zoning changes are most welcomed -- but we fear, this particular property will be 'grandfathered' once again, and continue to operate as a ghost hotel. To date, no-one has been able to definitively tell us, that the property would not be grandfathered.

It is our hope, that this property would be subjected to the same rules and regulations of any other Class B STA in the Town of Collingwood, once the licensing program is officially rolled out. Your consideration of this particular issue, as you move forward with the next steps in the STA program development, would be most appreciated.

Kind regards,
Don & Wendy Campbell

From: Don & Wendy Campbell [REDACTED]
Sent: Thursday, April 4, 2024 1:20 PM
To: Chris Potts <cpotts@collingwood.ca>
Subject: Air B&B changes

Dear Chris,

It was good to see you again when we ran into each other just before Christmas, and I want to thank you for taking the time to discuss with my wife and I, the new short term rental regulations for the Town of Collingwood. We are heartened that the Town is taking firm action on this issue, to protect our neighbourhoods and our residents.

As we discussed with you, we live beside a large 7-bedroom house that has been running as a short-term rental for well over 15 years, and have had to put up with numerous loud parties, loud music, foul language, etc., often leading to involvement of the police or by-law. Essentially, the property has been operating as a 'ghost hotel' – as no one has ever lived in the premises full-time, with most guests only staying one or two nights, before a quick clean by contracted cleaners, and the next group arriving.

During this time, we have seen the property at [REDACTED], change ownership hands numerous times. Whenever we took our concerns to the Town, we were always told that there was nothing we could do -- the property was 'grandfathered' and could always remain a short-term rental unless or until a new owner bought the property and lived in it full time. With the new by-laws and regulations that have come in to effect, we are greatly concerned that this 'grandfathering' of the property will be continued. We very much hope that the Town will not allow this, and can give us some assurance that the property at [REDACTED] will be held to the new by-laws and regulations.

I have attached links to the current AirBNB and VRBO listings for the property to give further context to the property in question.

Thank you for your concern and attention to this issue.

Sincerely,
Don & Wendy Campbell

Nathan Wukasch

From: Marc Cormier <[REDACTED]>
Sent: May 28, 2024 11:49 AM
To: Nathan Wukasch
Subject: STA'S

Follow Up Flag: Follow up
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Good Morning Nathan:

We were unable to attend the STA meeting and would like to submit our comments regarding STA's in Collingwood.

We did fill out the survey @ Engage Collingwood but have a few more things to add.

Many STA's will be used for accommodation by individuals as a home base/sleeping accommodation while spending much of their time enjoying activities in this beautiful locale of Collingwood. Some STA's will be the destination and the location where the visitors will spend their time.

STA's benefit the town financially with licensing fees, the property owner gains a financial benefit, the visitor is provided with accommodation and an influx of cash will flow to local businesses. Neighbours do not benefit from visiting strangers who do not have a vested interest in the neighbourhood. STA's transfer responsibility to the neighbours to police and report violations and then we still have to live next to the people we had to report.

We have sacrificed and invested heavily to own a waterfront property and our question to you and council is this.. Why must our privacy and peace be interrupted by STA's that we are required to police? In fact, should there be immediate concerns that need to be addressed will the police even attend the site or will they suggest we call Bylaw Enforcement? Is Bylaw even available 24/7?

Is there not enough accommodation already available in Collingwood? We have heard of local hotels and motels complaining that they have invested heavily, pay higher taxes and have had their business decline due to STA's. And how will the illegal STA's that operate without any recourse be discovered?

We are recent retirees who have lived, worked and volunteered in this community for three decades. Our ongoing experiences with neighbouring properties being used as STA's are as recent as the last long weekend and include: Loud music that interferes with our ability and our neighbours ability to enjoy our own properties, excessive shouting and noise, drunken rowdiness, beer bottles and cans thrown onto our property, trespassing on our property, invasion of our privacy as a parade of strangers access the lake as our neighbour's only access is adjacent to our property line, dogs on the loose pooping in our yard, high beam floodlights flooding our yard at night overnight, (Collingwood does not have a light trespass bylaw) having to

close our windows due to drifting wood smoke as well as remove our laundry from the line, fireworks nightly and we've even been having a morning coffee while sitting on our beach while bb's from rifles from transient visitors whistle by our heads. In addition there is a nearby STA location where mountains of garbage are left at the street for up to a week with no cleanup and the place is unkempt. The renters may even be several houses away yet still create havoc for permanent residents.

We are not intolerant old fogies but exhausted property owners who have been tolerant while others benefit financially from STA's. Would you like to live next to an STA?

While property owners are supposed to be present, due to the lucrative nature of location do you think that owners may use a bunkie as their accommodation while renting out their cottage while they are gone all day or night?

We think that those applying to have an STA should be required to post a notice at the road as is required at other times to inform the community. How will potential STA licensing applicants be vetted? How will you know that they are not already property owners who have benefited financially while enforcing no code of conduct on their property?

STA locations that are the destination for the duration of a visit should perhaps have more stringent requirements as the likelihood for disturbance increases and property owners may turn a blind eye due to the lucrative nature of the rental.

Thank you Nathan for allowing us this opportunity to express our concerns.

Yours truly,

Marc Cormier

Nathan Wukasch

From: jonathan Forlin <[REDACTED]>
Sent: May 25, 2024 11:55 AM
To: Nathan Wukasch
Subject: Rentals

Follow Up Flag: Follow up
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Personally I have been living put of my car 3 years now. The rest areas, back country, and downtown cores have had a 1000% increase of encampments since my entry to homelessness. The entire housing system is so broken that I make \$6-\$10k a month and absolutely will not contribute to this [REDACTED]. I have no solutions, the media has no solutions, the government has no solutions. I recommend we all just turn a blind eye and enjoy our lives. As we all choose the plate we are served.

Hello Town Council

I am out of the country and so I am writing this. I have had an AIR BnB beside me ([REDACTED]) for 18 months now. I have contacted the Town multiple times about this site and the concerns of fellow residents of [REDACTED]. I will state my concerns in point form for time allowance.

-No one has ever lived in this home not even for a day or two, this is solely used for a business. On the Air BnB site it states it is a bed and breakfast and I think that is what they have been telling the Town. This is NO bed and breakfast.

-The owners have a maintenance man that comes and puts the garbage out and then back in and does other jobs for the home, I have spoken to him and he also confirms, NO One LIVES there.

- huge turnover of random people coming and going with up to 8-18 people at a time. The main purpose of these guests is to have a cheap place to cram as many friends/family into and PARTY!!!!!! They have come to drink, play loud music and do drugs. All at the expense of our once quiet neighborhood.

-The hot tub is used a lot and that is where most of the noise comes from, screaming, laughing ,loud music and voices.

-a large majority of the guests are young adults and with that comes even more loud yelling, and music and FOUL LANGUAGE – I have had to cancel family get togethers due to the language and loud music because I have young grandchildren.

The Town has said to inform them of issues, but they work 9-5 Mon-Fri. The issues occur after hours. And to call the police, I have to wait till after 10 pm to make a complaint and then if they are busy with more pressing issues than a noise complaint it goes unresolved.

-A few of the residents signed a petition back in Jan 2024 asking the Town to put a stop to this Air BnB – and still it is running.

- some of the guests are threatening looking and I feel unsafe at times living beside them. One group was evicted at midnight by the maintenance man.

- Its not as if a neighbor has a party a few times a year, I have been living beside a constant party 4-5 times a week depending on the guests renting the place. DAY and NIGHT.

- I feel like a prisoner as I must keep my windows closed and fans on to try to cover the noise from [REDACTED].

I still can't understand, if AIR BnBs are not zoned for Collingwood why this is still being allowed after all my emails over the last 18 months. I hope you as the Council can help with this issue.

Sincerely Elizabeth Fudge - [REDACTED] - [REDACTED]

Nathan Wukasch

From: Kris Kirkham <[REDACTED]>
Sent: May 23, 2024 7:25 PM
To: Nathan Wukasch
Subject: Air BnB Rentals

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Having read the article in Collingwood Today re. short term rentals, I believe that Air BnB rentals should have the same restrictions placed on them as those placed on traditional Bed and Breakfast operations.

I have experienced first hand the issues of having an Air BnB operating in the townhouse next to mine. Furthermore, I agree with comments made to Council by Paul Andrews, for I have seen the impact on long-term rental prices as a result of Air BnBs. Housing has been in a crisis situation in Collingwood and will continue to worsen if there are different rules for bed and breakfast operators and Air BnB operators. Please consider this carefully as you move ahead with establishing rules and regulations for all short-term rentals in Collingwood.

Sincerely,
Kris Kirkham

Sent from my iPhone

Nathan Wukasch

From: Lelarge, Andres <[REDACTED]>
Sent: May 24, 2024 10:21 PM
To: Nathan Wukasch
Subject: Fees

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Do long term rentals pay a fee or license fee annually same as short term rentals?
If not. Shouldn't you?
So it is all squared and fair. And more money to the town.

Get [Outlook for Android](#)

Nathan Wukasch

From: Mariane Martin <[REDACTED]>
Sent: May 23, 2024 9:24 AM
To: Nathan Wukasch
Subject: Air &B

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We bought a townhome on [REDACTED] lived there full time and sold it 7 months later. Living in what we had planned as our retirement home turned out to be like living in a hotel parking lot. Strangers wandering around, coming and going at all hours with no respect for others, parties, shouting, not cleaning up after dogs, littering, etc... We could not get away fast enough.

If an owner wants to let out part of a home they live in full time and supervise their own property that is fine. Non resident owners should not be allowed to do S.T.R.

Mariane Martin

Nathan Wukasch

From: Moira McIntyre <[REDACTED]>
Sent: May 24, 2024 9:35 PM
To: Nathan Wukasch; [REDACTED]
Subject: short term rental

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Good morning

I missed your meeting but just wondered if anyone mentioned the following

If you do long term rental you are under the landlord and tenants act which is ruled by the landlord and tenants tribunal. this tribunal is broken. it has been since 2017 when I had to use it to get a year lease broken, as I wanted to return to live in my home.

the tribunal set a date for a hearing at that time 5 months after my paperwork was submitted. When i arrived, and sat for 5 hours in the court room they told me the tenant wasnt available and had requested a new hearing which they set up for 6 weeks later. when I arrived for hearing six weeks later they told me to deal with a court officer and try to resolve through mediation, after which they would again reschedule a new hearing. After talking to the court officer , he said because I wanted to move back in, he would recommend the Tribunal agree to have the tenant given notice to vacate. This report was to be processed immediately. In fact it took 3 more months for the tribunal to issue. I checked weekly on the website and it was in process. I sent multiple letters to the tribunal none of which were answered and called them to get busy signal hundreds of times in this period. So, obviously no one would ever be foolish enough to be a landlord in Ontario. You cant get any satisfaction from the tribunal that was set up to deal with lo term rental. Short term rentals are the only way to go. My story is not unusual. Did you know once you rent a property. for a year, the tenant can stay as long as they like. I didnt but its in the landlord and tenants act of Ontario.

Scary stuff to be a landlord.

Moira McIntyre. [REDACTED]

Nathan Wukasch

From: Jamie watt <[REDACTED]>
Sent: May 28, 2024 11:52 AM
To: Nathan Wukasch
Subject: STA

Follow Up Flag: Follow up
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Hello Nathan,

Last week I watched council and yourself review STA. I have used my home as an air bnb. I would like to continue and acquire a licence.

My question to you is how do I get the licence? I believe I will need an inspection. How will I be able to get this inspection so that I can address any issues that I will need to resolve.

If you can help me with this, it would help me a lot.

My mailing address is:

[REDACTED]
Collingwood
[REDACTED]

Thank you, Jamie.

Nathan Wukasch

From: greg wilson <[REDACTED]>
Sent: May 24, 2024 10:52 AM
To: Nathan Wukasch
Subject: [REDACTED]

Follow Up Flag: Follow up
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Good morning Nathan

I attended the meeting on Wed in order to determine who was in charge of the STA process. You kindly offered and encouraged the public to email you with any questions or concerns.

My question for you is a simple one, but unfortunately none of your employees(I have spoken with no fewer than four over the last year) have been able to give me a straight answer: Is STA legal at [REDACTED], and if not, why?

The building is zoned C3-5 with the '-5' applying to only [REDACTED] which is the Elite Mgmt office.

By definition C3 is a "hotel/motel" zoning, as the building used to be a part of the hotel next door.

I own two units at [REDACTED] and purposely bought them because of the legality of running them as STAs(confirmed by my lawyer in each case). I could have bought other units along [REDACTED] for much less money, but I wanted the peace of mind of doing things properly and not worrying about any bylaw infractions. In fact I was told from the get-go that permanent residency is actually what is illegal there at [REDACTED], and felt somewhat guilty living in my unit for three or four months before moving elsewhere and converting it into an sta operation.

So the question becomes what exactly is legal at [REDACTED] if both STA and permanent residency is not??

When I tried to sell one of my units a year or two ago and listed it as a "legal airbnb" someone from the municipal office contacted my agent and said that I needed to eliminate that from the listing? This came as a shock to me.

It should also be known that each of us who have bought there over the last few years have paid close to \$100,000 more than an equivalent unit at another building on [REDACTED] and this is because of the ability to earn income as a legal STA.

I don't mind paying an sta license if this process eliminates half of the competition (400 to 200), however based on the zoning I would argue that we shouldn't have to pay such a license because we have been legal all along.

With this in mind my second question would be will [REDACTED] (because of all of the things I have just mentioned) be included in the list of eligible properties for the STA license? It seems to me that it would only be fair for our building to be at the top of the list as it has already been running as an sta operation without problems for many years (I think 15 of the 23 units are currently on airbnb vrbo or booking.com).

Finally as a third question, as I have heard rumors of the zoning being changed at [REDACTED], can that be done by the town without the say of the owners how does that process work? In my opinion (and I know many of the owners) it would open up a can of worms and a nasty legal battle because once again we have paid significantly more for these units because of our ability to make money off them and would need to be reimbursed for that. For example I paid 392k for unit 702 in 2020, at a time when I could have bought a similar unit elsewhere on [REDACTED] for close to 300k.

Thank you kindly for your time and I look forward to your reply. I also apologize for the lengthy email and probably repeating things but I have to admit it's been frustrating trying to figure this all out.

Sincerely

Greg Wilson
[REDACTED]

[Sent from Rogers Yahoo Mail on Android](#)