



Oro-Medonte Good Neighbours Alliance

SHORT TERM RENTAL INFORMATION SESSION OUTDOOR ROTARY AQUA THEATRE AUGUST 10

**Townships in Simcoe County have failed to stop illegal short-term rentals.
Some are in the process of legalizing them.**

Find out what you need to know on Wednesday Aug. 10, 2022, 7:00 to 8:30 pm.
'Doors' open at 6:30 pm at the Outdoor "Rotary Aqua Theatre" at Couchiching Park in Orillia.

The Program at a Glance

1. The Nightmares: Testimonials from Tiny, Severn, and Oro-Medonte Township residents.
2. The Municipal Response: Lack of enforcement and a failure to protect residential neighbourhoods.
3. Facing reality:
 - Short term rentals are not a residential land use.
 - STR conflicts are not controllable especially in small rural municipalities.
 - Short-term rentals do not provide an economic benefit to Townships. The STR operators are the only ones reaping the profits.
4. What every Township should do.
5. What you need to do to help protect your community.
6. Questions and Answers.

Background Information

- Short-term rentals (STRs) are hotel-like businesses. They create conflicts in residential zones that municipalities, particularly smaller ones, cannot control. In every Township there are significant numbers of disruptive STRs. For example, in Oro-Medonte, more than 35 of approximately 200 STRs, that's 16%, have been reported as disruptive.
- Short-Term Rentals are illegal in residential neighbourhoods because temporary accommodations are not a residential land use. The zoning by-law in Oro-Medonte, like most other municipalities, makes this clear.
- Once legalized, your new neighbour could end up being an uncontrollable STR nightmare.
- No one wants to live near a short-term rental. If you live near an STR, property values can be expected to decline by 10% or more.
- Your safety, security and peaceful enjoyment are not for sale and should not be sold at any price, let alone the 2% Municipal Accommodation Tax - a pittance of what it costs to police STR hotels.
- Once legalized, there is no going back. Zoning changes are effectively forever.
- At risk? Communities for you, and for the generations that follow. Collectively we can build better communities and end the costly conflicts caused by bad planning.

About the Speakers

Jennifer Hierholzer and her husband built a 'forever home' three years ago on the shores of Georgian Bay. Shortly after, a house next door was sold and the owner began carrying on a short-term rental business. Since then, Tiny Township has failed to protect them from the waves of STR visitors.

Gene Stein has been a resident of Oro-Medonte since 1990. He has lived in Maplewood for 15 years and has been president of the Maplewood Ratepayers' Association for the last 4 years. The community of Maplewood has 4 STRs that have been frequently reported to the Township.

Tony Mintoff is a former Assistant Deputy Fire Marshal for the Province of Ontario and former Fire Chief in Ajax, Markham, St. Catharines and Tiny Township. After retiring, he was elected to Tiny Council in 2018 and served until the fall of 2021 when he resigned as a matter of conscience.

Peter Lavoie is a former industrial executive and practicing engineer with multi-disciplinary corporate experience. President of Barrillia Park Ratepayers Association and the Good Neighbours Alliance, he is committed to improving integrity, transparency and democratic rights for the benefit of local constituents.

Mike Walmsley is a retired school principal living at Otter Lake in the Town of Huntsville. In the last 2 years, 4 licensed short-term rentals have begun carrying on business on the 42 acre lake. He is seeking a pause on issuing new STRA licenses until the adverse effects on communities can be assessed.

David Johnston is a professor at the Schulich School of Business, York University and a long time resident of Oro Medonte. His concern is for the protection of the rights of residents to peacefully enjoy their homes and to create sustainable communities.

Gord Knox is a retired Urban Planner, who has worked mainly within Simcoe County for just under forty years. He was the planner of record for over a dozen municipalities writing many of their initial Official Plans and Zoning By-laws and has appeared as an expert witness before the OMB (now the Ontario Land Tribunal) on over 200 occasions.



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Rotary Aqua Theatre: An Open-Air Amphitheatre at Couchiching Beach Park Orillia

Bay and Jarvis Streets.
'Doors' open at 6:30PM on August 10, 2022.
Lots of free parking.

