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Andria Leigh  
Director, Development Services  
**Via email: aleigh@oro-medonte.ca**

Dear Andria Leigh,

**RE: ‘Air BnB’ Zoning Review**

I represent Pamela and Tracy LeMay, the owners of 1073 Woodland Dr.

We understand that Township is currently undertaking a staff review of its Zoning By Law (“ZBL”) policies as they relate to “Air BnB” temporary accommodation. This is an issue of utmost importance to the LeMay’s, as they are directly affected by such uses, and have been seeking to have the Zoning By Law enforced in this regard in their neighbourhood.

The LeMay’s property is located in the Shoreline Residential Zone. As you know, in that zone under the ZBL, single detached dwelling units are a permitted use. Moreover, in the ZBL’s definition of “dwelling unit” a *commercial accommodation* is explicitly excluded.

It is our opinion that “Air BnB” - as an accommodation of a commercial nature - falls under the category of *commercial accommodation* and is therefore not permitted in a Dwelling Unit, such as those found in the SR2 Zone.

I am not aware of the stage of your planning review on this matter, but we wanted to convey our opinion on the matter and reiterate that our reading of the ZBL as it stands *does not* permit Air BnB (being a *commercial accommodation*) uses in a Dwelling Unit, and hope that the Township will agree with us on this point.

If the staff report on this issue will be circulated to the public, I’d appreciate receiving a copy of the same when it is available, and when and if Township Council will be giving any consideration to the matter.

Yours very truly,

**HGR Graham Partners LLP**

Will Thomson