

## 5.13 (n)

January 23, 2023

To: Members of the City of Hamilton Planning Committee and City Council City of Hamilton

In Regards of: Report PED17203 (c) a new By-law, Licensing Short-Term Rental (STR) Accommodations for the City of Hamilton.

There are several points that were not covered or considered as an alternative licensing within the prepared report, which greatly impacts the properties and residences within the Hamilton parameters.

Ward 10 is one of the most desired area due to the long strip of Waterfront Properties, Beaches, Waterworks, Tiffany Falls, Fifty Point, Conservation Areas, and other amenities that attract tourists (Canada & the US), which generates business and great income for the Ward, and promotes residency within the area.

We are proud to be an owner of a waterfront cottage located on a Private Road, Stoney Creek, Ward 10.

As you may know, Although the Five houses/cottages on this Private Rd are paying their share of property taxes, they lack municipality services such as no drinking water supply (and are depending on Private wells), no municipality sewers (on Holding Tank), and no Natural Gas (on Propane Tanks), graveled roads with no city services on snow removal (due to accessibility, the cottage mostly closed down during the wintertime).

We personally use the cottage whenever our busy lives permit. However, during vacancy time, we rent it out as a short-term rental for tourists visiting and exploring the area.

Due to the lack of municipality services available on our street and the nature of waterfront cottage, it is kind of impossible (from various perspectives) to upgrade the cottage to meet the qualifications of a long-term rental housing unit. **"It's a Seasonal Use Only and Can't be a Long-Term Rental Housing."**

Therefore, we would like you to debate the report by presenting an alternative or special exemption license for the waterfront properties "Seasonal Use" that have no access to municipality services and thus can not meet the requirements for long-term rental housing.

**FYI, the option of B&B, Hotel and Motel License that suggested by Ben Spychaj & Ryan Mchugh in replay to the Consular Jeff Beattie's concerns (Meeting Time 5:55) for the Cottage and Farm properties "Is not Feasible" unless the property to go through an extensive Rezoning process to allow the uses of B&B, Hotel and Motel uses.**

Your consideration would be greatly appreciated.

Regards,

Bill Mamiza