

Sheldon Rosen

From: Luc Proulx <lproulx@thebluemountains.ca>
Sent: August 27, 2015 3:54 PM
To: srosen@bluemountainlodges.ca
Subject: Mountain Springs

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Sheldon,

Do all your clients at Mountain Springs rent exclusively through you? Technically if they rent on their own at times they are not considered CRU's and would then need to apply for the STA licence. Thanks

Luc Proulx
Municipal Licensing Officer
The Town of the Blue Mountains
32 Mill Street, Box 310, Thornbury, ON. N0H 2P0

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No virus found in this message.

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Version: 2015.0.6086 / Virus Database: 4409/10528 - Release Date: 08/28/15

Sheldon Rosen

From: Luc Proulx <lproulx@thebluemountains.ca>
Sent: August 26, 2015 4:20 PM
To: srosen@bluemountainlodges.ca
Subject: Mountain Springs

Follow Up Flag: Follow up
Due By: August 30, 2015 9:00 AM
Flag Status: Flagged

Greetings Sheldon,

As discussed we would like to reach out to the Mountain Spring owners who are not part of the Lodges at Blue rental management program and therefore not meeting the definition of a Commercial Resort Unit. The purpose of us reaching is to advise them they are required to apply for the STA licence or alternatively become a CRU and not be required to obtain the licence.

Could you please supply us with the unit numbers that are in your rental management program. We will cross reference this against the list our tax department will generate and only send out the notice to the owners not in your program.

We plan on sending similar notices to the owners of the Cachet Crossing units and I wonder if you have a group of 10 or more in there also? If so, could you supply us the unit numbers in order for us not to send them the notices.

Thanks in advance and enjoy your evening.

Regards,

Luc

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COW November 5th

Members of the Committee

I submit to you the following.

My concern relates to the current definition in terms of the wording not currently being specific enough to disallow an owner of a CRU which is registered in a formal CRU Lease or Management Program, from advertising that CRU for short term rental stays outside of the Program itself. By not precluding an owner from advertising his/her own Property (CRU) outside of the Program, The Town would inadvertently be permitting such activity and thereby allowing and facilitating what is clearly defined as STA Activity.

Under the intent of having a definition, for a CRU Rental or Lease Management Program, The Town is intending on ensuring that all properties citing and claiming to be a CRU (non-licensed) must be held, contained and MANAGED within a formal CRU Rental or Lease Management Program. The Town cannot recognize one's property inclusion in a CRU Program (10+ units within that given program) and, at the same time, by way of a weak definition, permit and allow the owner to run his/her own self-managed booking advertisements on the online travel agent (OTA) platforms. Any such ads would be outside of the management control of the CRU Management Program, and therefore any bookings or rental activity stemming from the owners own proprietary online advertisements on OTA's could only be defined and viewed as STA Activity.

A property cannot be defined as a CRU and an STA at the same time. It simply cannot be both under their respective definitions.

Here is your currently tabled definition, which does in fact, allow an owner to run and manage his/her own rental visa-vi the OTA Platform outside of the CRU Lease or Rental Management Program.

3. Add a new definition 3.95(a) as follows:

3.95(a) "Rental or Lease Management Program" means a program that provides for the full centralized management of a minimum of ten commercial resort units including, but not limited to: a registered business that provides centralized operations and management of all commercial resort units independently from individual owner listings on online travel agency websites and shall provide a point of contact being an individual or company available on a 24 hour basis for security, housekeeping, maintenance, and accounting matters.

We would suggest that the definition be revised to read as follows which clearly precludes the activity of owner-managed OTA advertisements.

Revised Definition

A Rental or Lease Management Program means a program that provides for the full centralized management of a minimum of ten commercial resort units and which includes a registered business that provides centralized operations and management of all the commercial resort units in the program including all listings on online websites and all bookings and shall provide a point of contact being an individual or company available on a 24 hour basis for security, housekeeping, maintenance, and accounting matters.

Sheldon Rosen
President
The Lodges at Blue Mountain