

707 Welland Road

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By-Law No. 4257-2020

History

- Purchased in 2009 by long, established local residents; 707 was occupied by long term tenants and 709 to house my mother who was immobile due to a brain tumour
- When my mother went into a long term care facility at \$2800/month, we used the rental income to support her.
- In early 2018, we evicted the tenants in 707, renovated and converted it to a short term vacation rental, to solve the problem of property degradation that comes with long term tenants
- We invested over \$75,000 to fully update, furnish and create the new VRBO business as a 2 bedroom, 2 Bathroom Oasis

Successfully Operated as Short term rental for over 2.5 years

- Had families stay and visit and support local businesses like the grocery stores, restaurants and cafes
- Increased the value of our property and for our neighbours
- Never had any noise or neighbour complaints
- Had local residents use it to house their extended families for reunions and functions
- We are able to maintain the property as we can go in between stays and make the necessary repairs
- To see pictures of unit, look up VRBO #1294314

By-Law No. 4257 - 2020 and its implications to 707

- In order to continue to operate as we currently do, we do not qualify as “grandfathering” and must spend over \$20,000 to rezone, survey and make amendments to the Local and Regional Plans
- The \$20,000 may be lost as it can still be turned down by council and the mayor
- This is over and above the strict Licensing process that is also imposed at rate of \$600 and all its requirements
- This is unfair to cripple and monetarily punish an existing business to solve problems that you are having elsewhere in the town
- Looking for 707 Welland Road to continue to as a Short Term Rental subject only to the new Licensing Requirements that have been imposed
- When building codes change, existing structures don’t need to change to comply, why should we have to change when we had a successful business in place first!