

## **Synopsis – Denial of Short Term Rental Application – 33 Mary Street**

On February 28, 2024, Darren Feener submitted a Short Term Rental application to permit a Cottage Rental at 33 Mary Street. Through the Zoning Review, it was noted that there were multiple building permits open on the property. As per the Short Term Rental By-Law No 4634-13, as amended, Section 2(4) notes;

*All municipal taxes, water and hydro accounts for the property must be current and not in arrears and outstanding Building Permits issued must be closed and final before a license will be issued.*

It was also further noted that a permit had been issued to construct an accessory dwelling unit in a detached accessory building. Under the Comprehensive Zoning Bylaw No. 4316-09, as amended, Section 6.10(e), notes that;

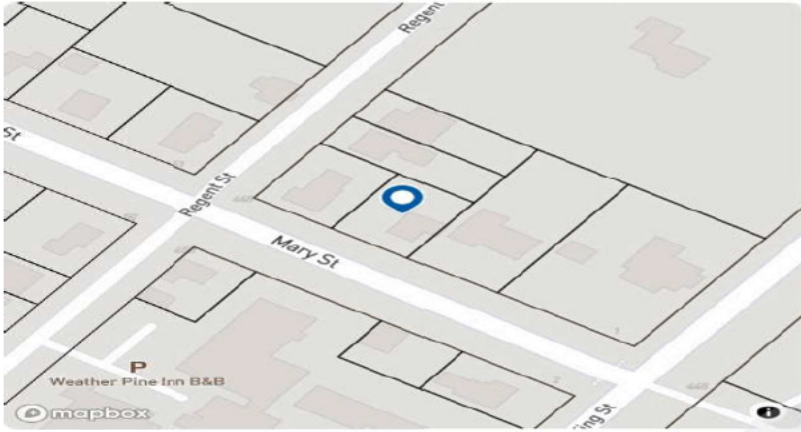
*A maximum of one “Cottage Rental” per lot is permitted and no other use of the property is permitted, including secondary residential units or suites, a second “Cottage Rental”, “Villa”, or secondary uses;*

On March 06, 2024, an email was sent to Mr. Feener regarding deficiencies with the application, including multiple open build permits and outstanding taxes.

On May 09, 2024, a letter was issued via electronic mail stating that the application to license a Cottage Rental at 33 Mary Street had been denied due to zoning issues.

In this document, the denial letter has been provided along with email communication with Mr. Feener regarding the process to appeal the denial to Council. Please note; Mr. Feener had also been given to option to apply for a Bed and Breakfast for the main use of the property. The accessory dwelling would not be included in the licensing and therefore could not be used as a Short Term Rental.

CMV - Current Maintenance View



Municipal Address  
 33 MARY ST

Property Code  
 Single-family detached (not on water)

Legal Description  
 PLAN 119 PT LOT 3 PT LOT 4

### Property Summary

Property Status	Property Series	Roll Create Date	Tenant Tax Liabile	Apportionments	Assessment Office	Upper Tier	Municipality	BIA
A	Residential	1979-07-08	No	-	St. Catharines	NIAGARA REGION	Niagara-On-The-Lake Town	-
SRA1	SRA2	SRA3	SRA4	SRA5	SRA6			
-	-	M	-	-	-			

### Mailing Address

[Redacted Mailing Address]

### Owner(s)

[Redacted Owner Name]

FEENER, DARREN BRADLEY

**From:** [Darren \(SlipperyCoin\)](#)  
**To:** [April Smith](#)  
**Subject:** Re: Short Term Rental Application - 33 Mary Street  
**Date:** Thursday, May 9, 2024 5:14:02 PM

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Well, I'm not satisfied with this decision and would like to initiate a notice of appeal. I would like to start this process tomorrow Friday May 10th. Please respond to me ASAP with further Instructions on how to proceed. It was never stated that the secondary residence would be occupied by anyone. The reason for applying and building the secondary suite was to increase the value of the property and in the future remove the property from cottage rentals and possibly use it as an inlaw suite. We only intend on renting the main house and that would be the only people on the I need to address this situation asap as I can't afford to have a house sitting empty.

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**From:** April Smith <april.smith@notl.com>  
**Sent:** Thursday, May 9, 2024 4:17:27 PM  
**To:** Darren (SlipperyCoin) [REDACTED]  
**Subject:** Short Term Rental Application - 33 Mary Street

Hello,

Please see the attached document regarding your Short Term Rental application for your property located at 33 Mary Street.

Thank you,

**April Smith**

**By-law Enforcement Officer- Short Term Rentals**

[april.smith@notl.com](mailto:april.smith@notl.com)

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