

Short Term Rental Committee Meeting

September 20th, 2022

6:30pm

In person & Via Zoom

Committee Members Present (In person & Via Zoom): Peter Hopkins, Leanne Armano, Vanessa McBride, Leslie Rich, Doug Moore, Don Gallagher, Tony Best, Wanda Muirhead, Howard Sproxtton, Dave Murray, Chris Everitt, Kim TenHoeve, Eric Klimstra, Brian Johnson, Axy Leighl

Committee Member Regrets: Douglas Hunt, Erik Holmberg, Owen Lennox

Chair: Peter Hopkins

Co-Secretaries: Vanessa McBride & Kim TenHoeve

Introductions: The Chair welcomed everyone and Committee Members Introduced themselves

Approval of Agenda and addition to agenda of Chris Everitt's updated stats: Motioned by Vanessa McBride Seconded by Howard Sproxtton

Approval of Minutes from August 16th: Motioned by Don Gallagher Seconded by Wanda Muirhead

Approval of Minutes from September 6th: Motioned by Vanessa McBride Seconded by Dave Murray

Commercial issues: invitation extended to River Lake, Four Winds, Glenwood, Candlelight and Armstrong. Armstrong representative present. Discussed:

- Operating as a licensed commercial business
- Zoned for commercial
- Water treatment requirement through ministry with daily sampling taken
- Investment of 10-15K for water treatment
- Educational upgrading yearly
- Septic inspections as needed, regular pumping costing 4-5K per year
- Commercial insurance
- Cost & fairness for everyone
- No added expense for private STR's

Tony Best asked about defined limit for septic at trailer park.

Oversized septic with three tanks in total plus an outhouse. No limit restriction

Tony mentioned Glenwood has a limit on their septic.

Distance to lake may impact, believes it must be fifty yards away.

- Need a definition of what is considered commercial

What would level the playing field: Commercial rules

- If you are making an income, it is commercial.

Axy asked for further details. When you bought the property how many STR's were in McKellar?

- Property was inherited but originally purchased in 1968. Growing up does not recall any STR's except Chuck Brennan had rental cottages which is believed they were commercial at the time.
- Noticed a difference 5 years ago.

Prior to 5 years ago and now have you noticed a trend of decreasing income because of STR competition?

- No change, we are booked solid.
- Commerce is commercial in my opinion

Doug Moore spoke to his rental experience:

- Rents as an auxiliary use and personally uses it 40-45 weeks per year
- Need responsible landowners/renters
- Insurance that allows you to rent, most policies will permit for a period of time
- Often would have more people at the cottage personally then permitted by renters

Wanda asked Kim how many people based on septic capacity can she accommodate at the trailer park?

- No limit, continuous monitoring and regular pumping done

Leslie pointed out that looking at rezoning and commercial operations for STR's is not feasible in the near future. That would require a lot of cost and time that McKellar does not have the resources for. Let us see what other townships are implating and what they are successful with regarding the Ontario Land Tribunal outcomes.

Don Gallagher: We need to define what is commercial, surrounded by rentals something needs to be done

- If you are not personally using your property and only renting this should be commercial

Environmental committee concerns:

- How many people? What is the septic capacity? Size of Family?
- Unknown exposure
- Global warming
- Algae growth
- One property that was previously a rental North Bay had no records of a septic on site. Property was grandfathered.

Business Arising:

Clarifying our direction on immediate and long-term recommendations to council:

- Provide a report to the public
- Report to council
- Immediate actions
- Long term solutions

Axy: We are running around in the same circles. Based on the number of STR's in McKellar compared to the number of complained is there really a problem?

Doug: Looking at Muskoka Lakes, everyone can be the problem. Introduce a code of conduct for owners and renters. Look at enforcements and bylaws.

FAQ's

Document is being revised

Rental Data

Report circulated via email from 2018: Believed there was ninety plus STR's, most are not a problem. Recommendations made regarding noise and fire.

Previous report provided by the MLCA survey

Chris Everitt's initial report

Bylaw update

Since last report from August 10th to September 20th there were five noise complaints. Of those 5, 4 were STR's, three separate properties, all different renters. Most complaints were for too loud of music in the early morning or early evening. There were zero fire complaints.

Leslie Suggestion: education policy, we all have the capacity to be bad neighbours. Simple answer educate and then enforce.

Tony Suggestion: Earmark funds for educational materials to be distributed. Other townships have done this, lets use their templates and provide the information to everyone. Both print and online. Blanket coverage, Respect of McKellar introduction on website.

Graduated fines would need to be written into bylaw.

First offence \$\$ can write a ticket

Second offence \$\$ an information/appearance in court. Recommendation given on what fine should be, can be authorized or reduced.

Paralegal is used to represent McKellar in court.

Sub Committee reports:

Group A: no new update from last meeting

- **Quick implementation, Bylaw clarity, website, educational package**

Leslie comment: Difficult to assess the effectiveness of licensing/rules/bylaws. One hundred owners have already challenged the governance. We cannot rely on what others have done to determine effectiveness.

Muskoka lakes package approach

Group B: Education

- Noise and Fire Bylaws, increase fines and bylaws need to be improved
- Good neighbour issues
- Septic, Waste Campfire
- Longer term solutions

Too many warnings, reoccurrences with property owners.

Noise complaints: notice of violation warning

One location had six calls for one weekend, owner was fined.

Q&A's

McKellar does not have the resources, need to focus on short term and what can be done in court process

A regulatory scheme has pros and cons. It is a great value for data. Introduce a low-cost voluntary participation licensing program. Most people want to be legal; this will provide the data to compare to the number of complaints. Based on Oro Medonte and results from the Ontario Land Tribunal we need to balance and regulation. We need data.

Public member presented her position on STR's. If STR's are to be responsible and liable those complaining also need to be. Neighbour complained about a renter regarding noise, the following week the complainer had a number of guests up screaming, flying less than 5 feet by the dock on their sea doo. There needs to be a system for tracking complainers

Most STR's are responsible owners. 16 Garden view was a problem up until 4 years ago, new owner no issues according to one direct neighbour.

How are people managing their rentals, through a rental management company?

- Work of mouth, Airbnb, cottage vacations, Cottages in Canada, Serenity, Cottage rental management. Some have screening processes to try to avoid "party houses"
- At the end of the day the owner makes the rules

Properties are an investment; a responsible owner would want to protect it.

Action items:

- Groups to send their recommendations to Vanessa, Wanda, Howard, and Eric as soon as possible so they can prepare the PowerPoint presentation for the public meeting on October 2nd.
- Axy is organizing responsible STR's owners to provide feedback at the October 2nd meeting. Currently fifteen individuals have reached out to him.

Next meetings: October 2nd, 2022, 9:00am Public Meeting Community Centre

Date to be determined: Vanessa, Howard, Wanda & Eric to meet to revise PowerPoint with findings from the public meeting for future presentation to council.

October 11th Interim report presented to council

October 18th 6:30pm CC, Committee meeting to review revised PowerPoint with committee finalized recommendations to present to council

October 25th 6:30pm Committee to present PowerPoint recommendations to council