

Cottage Rental "A Made in McKellar Solution" Minutes

June 25th, 2022, 10am – 12:00pm

Committee Members Present (In person & Via Zoom): Peter Hopkins, Kim TenHoeve, Eric Holmberg, Scott Buckingham, Tony Best, LeAnne Armano, Owen Lennox, Howard Sproxton, Vanessa McBride, Wanda Muirhead, Leslie Rich, Douglas Hunt

Committee Member Regrets: Don Gallagher, Eric Klimstra, Doug Moore

Chair: Peter Hopkins

Vice Chair: Douglas Hunt

Co Secretaries: Kim TenHoeve, Vanessa McBride

Introductions: Committee Members that attended in person introduced themselves

Approval of Agenda: Motioned By Wanda Muirhead_Secoded by_Douglas Hunt_

Peter Hopkins spoke to the history of what has been happening in McKellar over the years.

In 2008 a condo application had been submitted for approval from the Township and was denied due to lake capacity concerns.

Shortly after the township decided to send letters to those individuals that had been renting and advised them to cease as they were not permitted.

In 2011 the township decided to impose fines for rentals and sought legal counsel. After 4 years and too much money spent the township withdrew the legal action. It was suggested by the legal counsel at the time that it was not clear that rental units were illegal/legal and Mr. Boggs was advised at that time that bylaw 95-12 should be amended. To date this has not occurred.

The environmental committee identified 10 issues including rentals, capacity and septic.

Rental Committee was formed in the summer of 2021 and then paused due to council resignations.

At the June council meeting it was decided to reconvene the committee and conduct a meeting to provide information and move towards a McKellar approach resolution.

It is important to note the committee and public meetings are to gather information, provide input; however the committee only has the capacity to make recommendations to council. Council will determine what if anything they will move forward with.

In 2018 the MLCA conducted a study on STR's which is available to be viewed online.

Group session:

Do you have an opinion on Short Term rentals: Majority of attendees said yes

Should Cottage Rentals be banned: approximately 23% indicated yes

Should Cottage Rentals be Allowed: approximately 36% indicated yes

Should Cottage Rentals be Controlled: Approximately 80% indicated yes

Table Work Session:

What are the issues/Concerns with Short Term Rentals:

1. Municipal expenses
2. Renters not knowing Fire Rating
3. Setting off fireworks
4. Property values .

5. Boating practices.
6. Party places
7. Environmental
8. Urination Outside
9. Capacity
10. Not respecting rental properties or neighbours property
11. Pollution
12. Littering, increase in garbage
13. Traffic
14. Loss of sense of Community
15. Decreasing property values
16. Septic Issues
17. Residential/Commercial
18. Taxes
19. Noise Levels
20. Property Manager not available
21. Complaints
22. Security
23. Trespassing
24. Private Road Liability
25. Safety
26. Lake impact

What are some positives of permitting Short Term Rentals?

1. There are none
2. Employment Opportunities (landscaping, property managers, cleaners, year round tourism businesses)
3. Tourism
4. Supporting local Businesses
5. Snowbird/Cottager income opportunity
6. Alternative to group cabins/camping
7. Trying before you purchase in the area
8. Chance to experience Cottage Life
9. Infrastructure
10. Cleaners
11. Business support
12. Offset costs of ownership
13. Increase property values
14. Future owners
15. Property improvements
16. Some renters become owners
17. Job creation
18. Family experiences
19. Tax help

What are some Solutions?

1. Clear definition of Short Term Rentals
2. Clear definition of Bylaws
3. Increased enforcement
4. Rezoning
5. Regulations, fee's and licensing
6. Survey what is/isn't wanted
7. Educate people
8. Identify good/bad landlords
9. Bylaw needs to answer the phone

10. Concerns with Garden view Hotel
11. By law enforcement
12. Septic checks
13. Fire Safety checks
14. Proper insurance coverage
15. Landlord/township, landlord/renter contracts
16. 3 stage fine system
17. More onus on owners
18. Rental guidelines
19. Additional enforcement officer
20. Strong bylaw
21. Higher fines for owner/renter
22. Seek legal council before creating new bylaw
23. Clear definition "This is not Scott McGillvary ownership"
24. Seguin Bylaw works....follow that!

25. Carling By law 4.132 reads Short Term Accommodations: means the use of a dwelling or structure or any part thereof that operates or offers a place of temporary residences, lodging, or occupancy by way of general concession, lease, rental agreement or similar commercial arrangement for any period of less than 30(thirty) calendar days, throughout all or any part of a calendar year. Short term accommodation shall not mean or include a motel, hotel, bed and breakfast, establishment, commercial resort unit, or similar commercial or institutional use

26. Bonnie Bier provided a letter to be included.

Public discussion:

8 municipalities have resolved this issue, why is McKellar so behind? Why are commercial companies permitted to promote breaking the law?

Renting to family and friends is okay but when it becomes a business it's not. A few weeks to offset costs is fine but if you rent more than you are at your cottage it's not

The proposed condo development was a time share. In 2008 an amendment was made to the official plan that no new commercial properties would be permitted. How many of these illegal rentals have approached the township to apply for a change of use?

This shouldn't be happening.

Definition of STR needs to be clear

A rental agent has been hired for a lakeshore property

A licensing program will help with enforcement

The Bier's are having an impact to their business, having previously rented all their cabins and now only have one rented.

What is the timeframe for a solution?

This needs to be resolved now.

Meeting adjourned Mayor Hopkins

Next Meeting July _14_th @ 6:30pm