

Short Term Rental Committee Meeting

October 18th, 2022

6:30pm

In person & Via Zoom

Committee Members Present (In person & Via Zoom): Peter Hopkins, Leanne Armano, Vanessa McBride, Doug Moore, Tony Best, Wanda Muirhead, Howard Sproxtton, Chris Everitt, Kim TenHoeve, Eric Klimstra, Brian Johnson, Axy Leigh, Douglas Hunt, Erik Holmberg

Committee Member Regrets: Owen Lennox, Leslie Rich, Don Gallagher, Dave Murray

Co-Chairs: Peter Hopkins & Douglas Hunt

Co-Secretaries: Vanessa McBride & Kim TenHoeve

Introductions: The Chair welcomed everyone and Committee Members Introduced themselves

Decorum issue resulting from last meeting: In alignment with decorum and the issue surrounding the public meeting that took place on October 2nd. A motion to the agenda was added to take a vote. Motioned by Peter Hopkins and Moved by Tony Best.

Committee members asked/stated:

- What will be done to fix the reputation with the committee? How do we move past the clouded judgements, the sabotaging of our efforts and move forward
- There was no clear apology provided, holding a position as a resource member, and told people not to settle for something that is not attainable. He created an unachievable resolution
- You stated to only vote for people that are for a full ban, it was not the forum for this
- Public meeting is not the place to do so. Better way to communicate
- Have a constructive attitude
- If the consensus doesn't go the way you hope it will with our recommendations to council, will you be able to work with this committee moving forward? Can you remain impartial? If not, then maybe you should step down
- Diverse opinion on STR's, opportunity to voice opinion. Everyone to provide input. Common sense, enforceable solutions. Find a consensus and move forward. Educational base in the future. Take input and revise. Present to council.
- the information is evolving speaking of bans, they are being overturned. Committee to find common ground, for or against both can't win. You got the community all riled up.
- Are you committed to the committee's work?

Brian's response:

- To say we can't get a blanket ban like Goderich and Carling is fairly weak.
- I received an email from Peter to address being out of decorum. I didn't respond. A follow up email then asked me to apologize, resign or the committee could request removal. I didn't feel I needed to apologize but I took the high road and did.
- opposing ends, drive to a solution, open to licensing. Apologized on decorum, want to continue, and move forward and will stick to decorum.

Peter discussed email votes received, asked those in person to vote.

Vote called: 5 to accept apology

Moved by Tony, Seconded by Wanda

Minutes from October 2nd meeting reviewed: Add Doug Moore as present

PowerPoint: Draft, present ideas, anything to act on, revisions and report for council

Report, presentation, differences of opinion

Addition of 2 bylaw reports (included in most recent update), more owners than renter complaints consistent over the years

- Respect Community term
- Educational program
- Bylaw revisions/definition
- Serious questions to ask
- Committee to continue
- Where we are

Most people blame renters

Numbers are comparable, situation where renters and multiple renters, more equalized owners/renters. If someone is not known to complain a definitive number is not possible.

Update given by Peter. The committee's work on Made in McKellar shows we want to show respect, have an atmosphere of community, and education is important. By-Law revision and defining Short Term Rentals will be continued with the new council should they choose to.

Power point to be updated to reflect stats received regarding from complaints to OPP

Axy: Consider weighting stats with current elections Owners/cottagers 1-2. Twice the number

Look at the value of each complaint: i.e., base line from noise, fire in red zone. Absolute values, Does McKellar have a problem compared to other communities? Is there a problem?

Peter: Mike Kekkonen shared the 2018 Home sharing guide that the government created as Airbnb's and uber started.

Douglas asked: Define the structure of collecting stats for noise complaints. What is the procedure? You have a contract with the township and parameters to work with. If it is found that there is no issue is anything recorded on the stat? Is every call recorded? My neighbour called and indicated you didn't attend because it was after hours. Stats are a problem, they are not firm. Be careful how we use stats. We need more than one avenue for council to go down.

Chris Everitt's response: All calls are responded to have an incident report, I respond to every call and don't pick and choose. I respond to all calls, do an investigation, validity of all, complaint valid and add to sheet. Nothing found adds to report to council as an occurrence. No, Report of calls/occurrences/incidents submitted to the clerk monthly I work 24 hours a day, 7 days a week, 365 days a year. I took a weekend off last year for personal reasons.

Tony: Problem neighbours need to be included, limits to hard data.

Other:

What were the indications from the reporting?

Do we have a problem?

Owner, reporting who complains

Guideline: How to form a complaint, send evidence if you have it. Understand the process

Request to add a footnote to the stat: how much weight do we put on them?

All in favour of hard data, won't call to complain their upset about the stranger next door. They want inclusion in the analysis

Why are communities grappling with? Limits on hard data.

Brian: Requesting changes to short term rental Pros. Statement: Adds needed income to offset rising costs "of short-term rental". We didn't have a bylaw officer from June 15th until August, include this in your stats. What's driving the Bylaw stats vs Numbers. There were 14.5 months relying on one person. There were 4-5 weeks during prime season last year that there was no bylaw officer, therefore the stats are skewed. There are less STR's than residents the stats are non reflective.

Vanessa: I won't change that statement. In the initial meeting where the public attended, you were there. We all sat down at tables and had each table provide the pros and cons. This is what a member of the public stated, the statement will remain as is, it is not mine to change. The stats commence July 2021, June is not included. The bylaw officer started July 1st.

Mike Kekkonen corrected and the resolution by council was July 13th.

Vanessa: Stats will be changed to reflect July 13th date. Current report indicates July 2021, revision will state July 13th, 2021. The stats provided were Chris's stats. I won't mention the time no bylaw officer was in place; the stats don't cover that period so

aren't relevant. We received stats from July 13th, 2021, until September 10th, 2022, included in our data.

Brian: Did anyone on the committee research how many STR's are in McKellar? There are dozens of companies, just on Airbnb I found 38. Remember STR #'s are crucial. estimate 100 STR's, think of the people negatively impacted. Consider all the numbers, did anyone reach out to cottages in close proximity. Positive/Negative. If you had 100 short term rentals, there's 100 of us here. 5 people impacted by proximity, over 18 months. Look at the numbers negatively impacted.

Vanessa: Yes, we did, but we didn't include the number as it was too hard to tell, and we felt it was higher. Through online sites we found 67, we believe it's more when you take into consideration those renting privately, on Facebook etc. Every meeting we have held has been open to the public. It has been posted on social media and through the township site. We have heard complaints/positive and negative.

MLCA lake association package

Not always hard & fact

We have issues that we need to resolve

Legislate respect in the community

Axy: Would like to see a year-by-year graph total for complaints

Peter: STR's will fall under new council

Kim: We have this committee because short term rentals are illegal, it is very unfair. Can we declare a conflict of interest

Brian: In any council meeting a conflict of interest needs to be declared, did this committee do this?

Vanessa: All but three of us went through a conflict-of-interest process last summer when Marco was chair. The only three that did not go through that process was you, Axy and David. There are people on this committee that have STR's, own commercial resorts, are against STR's, are in favour of STR's and that are in the middle.

Peter: How can we proceed with moving forward. We want the committee to continue until June 2023

Tony: We need to hold a public meeting and ensure seasonal residents have arrived. Need to extend committee until Fall 2023.

Procedural bylaw: expected or required

We are making recommendations; we don't have the power to make changes

Brian: Adjustments regarding str's, looking at other municipalities, listen to the people, don't offend people take out the statement "STR's are not really a concern"

Statement reads: **As a committee we committed to following an evidence-based approach; based on the evidence it appears Short Term Rentals are not as much of a concern as once thought.**

Tony: Include a budget in our recommendation to produce materials for education. For staff to support. Something like Haliburton's document

Howard has a sample also

Tony to develop a Respecting McKellar statement

We need more consequences, meaningful fines.

How is excessive noise determined: The mode of generating, electronic means, interferes with another resident. Applies 24 hours a day. Fine options? Graduated fine can be more costly. Current fine is 200+35+5Max POA is 5000. Municipal Max is 10K. Budget 30K for a STR person to manage

Bylaws need to be easy to understand with updated fees to reflect infractions

Vanessa: Revenue collected from licenses and fines could go into By-law enforcement funds.

Reg Moore: Heard very little about the planning documents since the committee started. Has this been reviewed? Short term rentals are not in the official plan, educate people instead of permitting them to break the law, should have focused on that.

Vanessa: One of the sub committees reviewed the documents. Short term rental is not defined. Cottage rentals are mentioned in commercial

Zoom Chat:

18:44:51 From Eric Klimstra to Everyone:

I do not see a blanket ban in Goderich. This is posted on the town website.

<https://www.goderich.ca/en/town-hall-and-services/notices.aspx#>

I did not hear the other town that was mentioned but as the other speaker said it is evolving and it is unlikely a blanket ban is a tenable position

18:46:33 From leannearmano to Everyone:

Carling was the town he mentioned.

18:46:45 From Doug Moore to Everyone:

Goderich and Carling

18:48:42 From leannearmano to Everyone:

Correct! A solution!

18:50:30 From Eric Klimstra to Everyone:

The issue is we came to a consensus as a group and presented that vision and then it was attacked by a member which is not proper.

18:51:13 From empppl to Everyone:

The pros suggested for STRs lack any studies or statistics to corroborate the statements. These are only opinions and should not be considered as valid points. It is obvious that STRs are a problem province wide as most municipalities are dealing with

this issue. A complete ban is really the only way to keep McKellar township from becoming a transient area with no sense of community.

18:54:16 From leannearmano to Everyone:

who is empppl? STR are a situation being address province wide. a problem is a judgment

18:55:03 From empppl to Everyone:

My name Is Ernest Poisson, and I am a cottgage owner in McKellar for seven years.

18:55:28 From Eric Klimstra to Everyone:

Ernest - And why can't I have a sense of community with people who I only see once or twice a year when they rent? That premise makes no sense

18:56:44 From leannearmano to Everyone:

Thank you, Ernest, for identifying yourself. I have the same question as Eric. We are cottgage owners, even if we didn't rent our cottgage a few weeks a year, we would still be "part time" Does that make us transient and therefor negative for the community? We rented cottgages for many years before purchasing in McKellar. We enjoyed every community we visited and couldn't wait to be a part (briefly) of everything it had to offer. We visited their markets, stores, cleaned their trails, picked litter off their streets. Made friends with other renters and residents alike!

18:58:51 From Eric Klimstra to Everyone:

Before buying here I rented a week a year in Seguin for 7 years. We shared the space with ten other cottgages and had many repeat renters and some owners and had a great sense of community and respect. I did not consider myself or my fellow renters transient

18:59:53 From leannearmano to Everyone:

The idea that all renters are transients looking to degrade a community is depressing and not true of so many. We currently have rented to the four families for two years and they have asked for next year as well. One family wants to come for the next ten years. Not everything is a garden hotel of 20 something's having bachelor parties.

19:03:18 From Doug Moore to Everyone:

I have had repeat renters for 6 or 7 years and they join the Facebooks pages as owners because they want to be part of the community, even if they only rent. And yes, I don't get this transient comment. We are all transient to a certain extent. And saying the positives of STRs have no basis for support, what about all the negative crap spewed about renters. They seem to be worse that the plague and are responsible for every negative thing that happens in McKellar.

19:22:06 From Glenn Jones to Everyone:

I think that you are missing the point. You cannot legislate what owners do with their own private property(s). That just not happen in a democratic country! Renters (and I am not one of them) will just work around what ever you deem appropriate! Too many reasons to mention here, but this is not going to fly! YOU CANNOT TELL PEOPLE WHAT TO DO WRT THEIR PRIVATE PROPERTY! WHAT ARE YOU THINKING??

19:42:26 From Eric Klimstra to Everyone:

Or bad owners! How about the bad owners Brian?

19:50:21 From Saira and Dan to Everyone:

I. Think it is very important to remember that we cannot legislate or enforce respect. We can however set rules for acceptable behaviour and enforce reasonable consequences for bad behaviour.

Meeting adjourned at 8:25pm

Next meeting: TBD by next council representative if committee continues

Presentation to council: November 1st, 6:30pm