

Public Information Session, Short Term Rentals

February 22, 2023



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Short Term Rentals (STR)

What is a Short Term Rental Accommodation(STR): the use of a residential Dwelling Unit as a place of accommodation or temporary residence, or occupancy by way of concession, permit, lease, License, rental agreement or similar arrangement for fewer than thirty (30) consecutive calendar days with on or off-site management/owner throughout all or part of the year.

Short-Term Rental Accommodation: is not a motel, hotel, bed and breakfast establishment, tourist establishment (cabins or rentals accommodations permitted by specific zoning), or similar commercial accommodation use.

Problem/Negative Perception of STR's?

- **NIMBY's** – I came to the country or lakeside to retire to live a quiet life and do not want to live beside a **commercial** business.
- **Nuisance** – the property use creates issues that increase sensitivity to the use? (Garbage, Noise, Parking, Fire works and intoxication etc.)
- **Taxes** – The belief that the STR businesses should be taxed at a higher level than the adjacent residential use. Currently this notion is not controlled by the municipality or the Province.
- **Impact on the Natural Environment** – Reduces area tranquility, increase strain on septic systems and non-municipal water supply, building code issues, heavy water use (boats), littering and environmental noise.

Benefits of STR's

Tourism – promotion of the City of Kawartha Lakes and the greater area as an area destination, across a number of social media platforms and indirectly via the booking services websites. (This is free promotion of our area)

Economy – STR's bring tourist people to the area, which supports local businesses, such as tourism support (rentals), entertainment, food, retail (clothing, specialty stores)

Job Creation – During peak season many businesses take on additional staff to serve the tourism industry and other local business service these STR properties (lawn care, cleaning, property management).

STR booking platforms

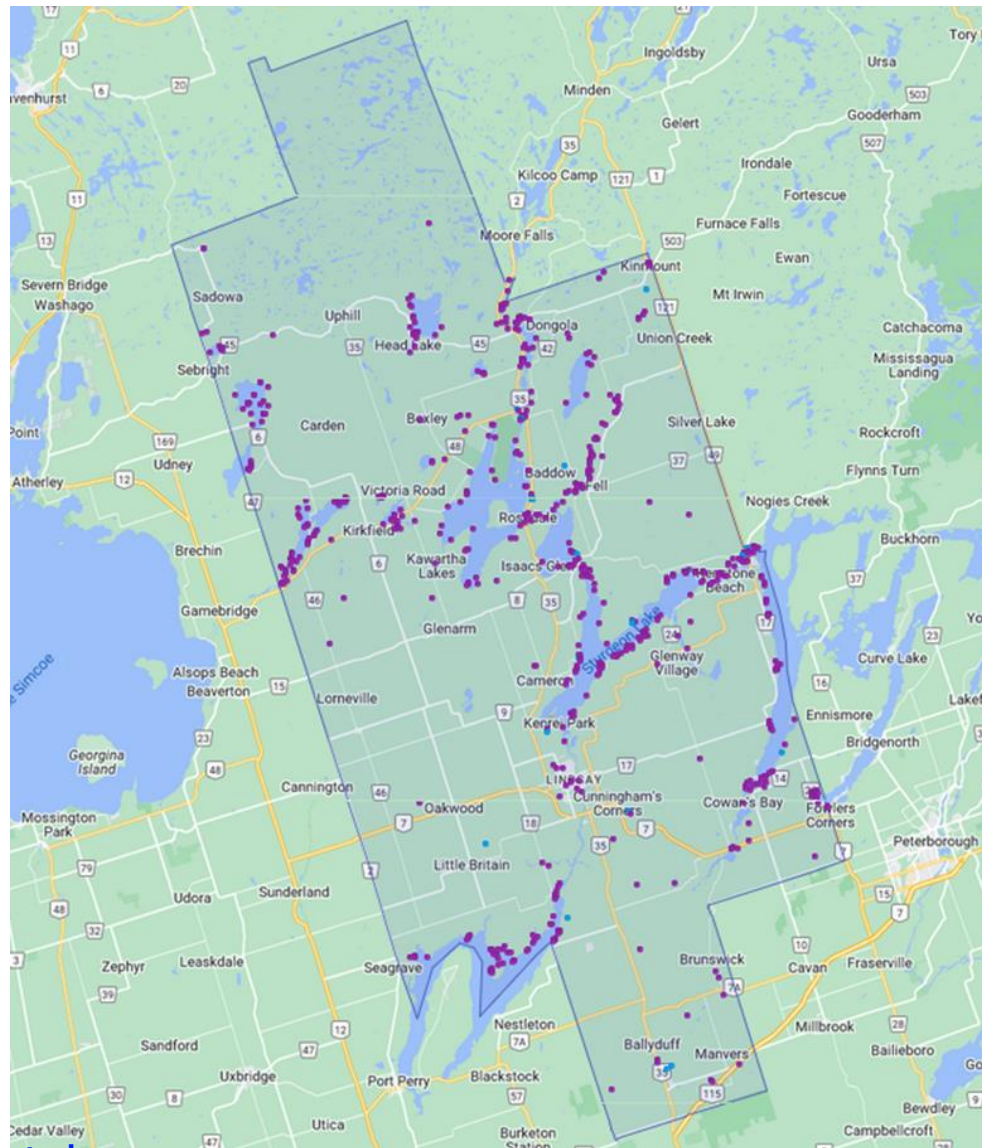
STR's have increased in popularity for many reasons, and electronic access and promotion makes it easier for renters to locate and book.



Estimated **160**
Electronic, web-
based rental
platforms

STR Locations

600 to 800 STR
Locations in the City of
Kawartha Lakes



<https://www.airdna.co/vacation-rental-data/app/ca/ontario/kawartha-lakes/overview>

Short Term Rentals – Brief History

- **2017**
 - Homeowners Association/Public request for regulation, Council received staff report outlining alternatives and implications. Public meeting.
- **2018**
 - Staff develop options to regulate, survey and monitor.
- **2018/19**
 - Staff created/options to track locations and established service fees for nuisance related issues, by-laws updated, created public education component.
- **2022**
 - Council requests **Q1 2023** staff report with options to regulate and license short term rentals.
 - Engaged Host Compliance Services, reporting and datamining across rental platforms.
 - On-going research

What other Municipalities are doing?

There is no standardized approach to this...

Viewing Ontario's 444 municipalities, many do not view STR's in a way that contemplates regulation, however **85** are directly regulating or in stages of study and consultation, moving towards regulation.

Licensing Bylaws: registered owners, appeals, fees, mechanism to address nuisances, designating specific areas, only permitted certain times of the year, suspension and revocation etc.

Prohibition Bylaws: out right ban in all or specific areas,

Zoning By-laws: expanded land use provisions and/or prohibition in specific areas, special zones to limit STR's to specific areas (away from lakes or in proximity to Agricultural or Commercial areas)

Some have **strengthened existing nuisance bylaws**, implemented investigative fees.

Comparators

- ✓ City of Brampton
- ✓ Town of Bracebridge
- ✓ City of Belleville
- ✓ Town of Aurora
- ✓ Township of Ramara
- ✓ Township of Tiny
- ✓ County of Haliburton

Consultations

- ✓ Township of Tiny
- ✓ County of Haliburton
- ✓ Various people & Cottage Associations
- ✓ Granicus - Host Compliance
- ✓ Internal – Legal, Planning, Ec. Dev. Fire, Building, Human Services
- ✓ Tourism Industry Association of Ontario (TIAO)

Provincial Regulations

The Province does not directly regulate STR's but does provide some guidance both to Municipalities and Owners

The Province has released a Home Sharing guide:

[home-sharing-guide-for-ontario-municipalities.pdf](#)

Additional Provincial information:

[NavigatingTheSharingEconomy.pdf](#)

Impactful legislation

- Municipal Act
- Building Code Act
- Planning Act
- Fire Code
- Accessibility For Ontarians With Disabilities Act; Integrated Accessibility Standards
- Others?

What we have done so far

- 2x **Public Survey** (2018 and December 2022 – Feb. 15, 2023)
- Public consultation 2018
- Created an information **webpage**
- Amended **Nuisance by-law** types
- CAMS Media support to encourage public communication (Jump in & Website), Council has received **deputations and public correspondence**.
- **One on one** conversations, emails, phone conversations
- **Complaint tracking** tool - location data, issue tracking (CityWorks) and analyzed legal issues.
- Created a **service fee** system to charge fees for repeat MLE response for nuisance issues
- **Internal**, on-going consultation with various divisions including Planning, Building and Septic, Ec. Dev, Fire Prevention, Legal
- **External** on-going consultation with various agencies including the Health Unit, Police Services, other municipalities (Tiny, Haliburton), Tourism Industry Association of Ontario TIAO, Private Land Associations
- **Agency Consultation**, Granicus - Host Compliance Engagement HQ, other municipalities, on-going research
- 2023 2x – Public information sessions (Feb. 28 in Lindsay, Mar. 6 Coboconk)
- Draft **Licensing bylaw**

Survey Results

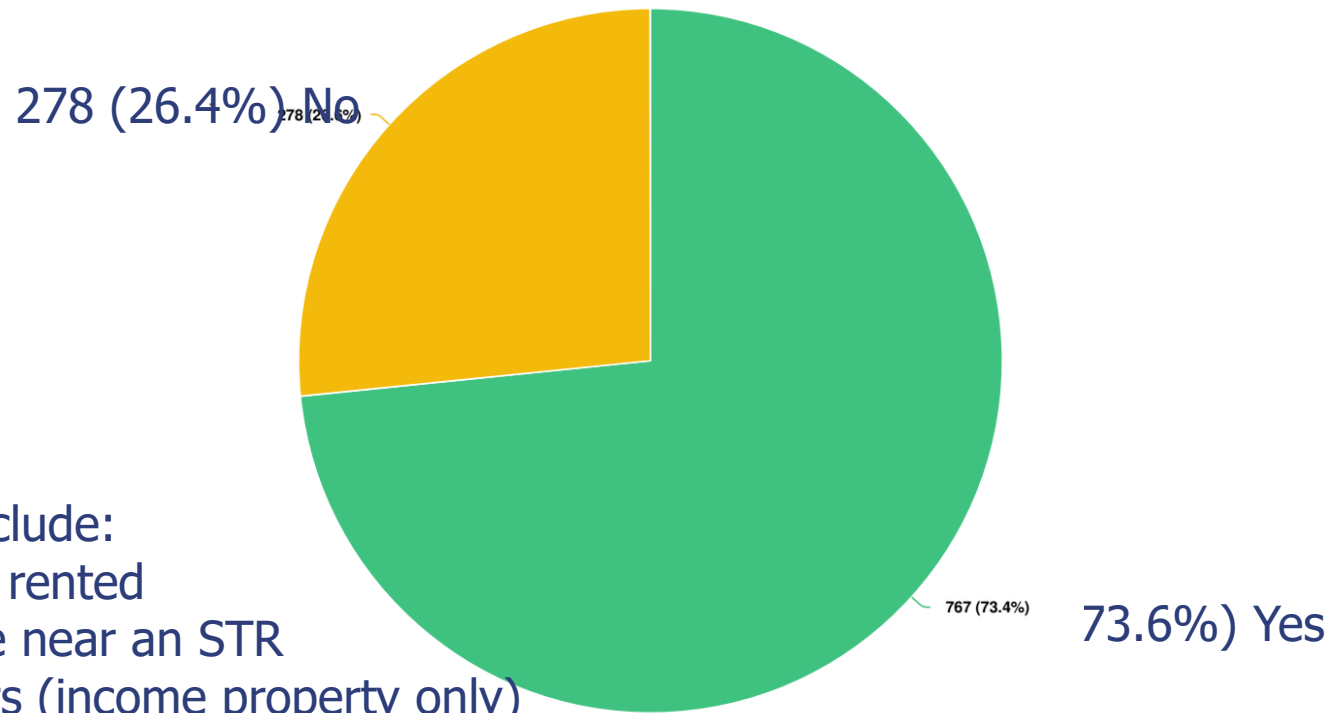
2018 - 607 responses

- 71% believe that an STR should be limited to an entire property
- 25% impact the CKL (community) in a negative way
- 73% STR's play an important role in tourism
- 67% STR's play a positive role in investment and business growth in CKL
- 50% STR's do not require regulation

2023 - Greater than 1000 responses

- 54% STR's support education, regulation, compliance enforcement (Q7, pg9)
- 38% STR's should be allowed in any area in CKL (Q16, pg71)
- 38% bring Tourism spending to neighbouring shops and restaurants (Q18, pg89)
- 24% STR's play a positive role in investment and business growth in CKL (Q18, pg89)
- 61% impact the CKL (community) in a negative way (Q10, pg65)
- 80% have never made a complaint (Q13, pg68)(Q11, Q12 noise/loud music response)

Do you think that Short Term Rentals (examples VRBO, Airbnb, etc.) should be regulated and licensed by the City of Kawartha Lakes?



Yes, responses include:

- 22**, have rented
- 391**, Live near an STR
- 2**, Owners (income property only)
- 14**, STR owners
- 345**, own non-STR property

Nuisance Bylaws Amendments

- **By-law amendments:**

- Amendments in 2019 include, **Open Air Burning, Waste and Recycling, Parking, Noise, Animals, Fireworks and Property Standards**

- Payment of **Fees** bylaw updated to include service fees for occurrence inspections:

	2021	2023
• First Occurrence	\$112	\$115
• Second Occurrence	\$225	\$232
• Third Occurrence	\$445	\$458
• Fourth Occurrence	\$894	\$921
• Fifth Occurrence	Fees Double	Fees Double

- Fees established for Orders \$113, Certificate of Compliance \$232.

Complaints and Location Tracking

Complaints are tracked using CityWorks

P01 :	Classification Code P01	Group Sum	Sum Flag	<input type="checkbox"/>
M-RENTAL :	RENTAL STATUS	Group Sum	Sum Flag	<input type="checkbox"/>
	*RENTAL STATUS	--select--		
		--select--		
M-COMMUNIT :	Community	Short Term Rental Under 30 days	Sum Flag	<input type="checkbox"/>
	Communities	Long Term Rental Over 30 Days		
		N/A		
M-WARDS :	City of Kawartha Wards	Unsure	Sum Flag	<input type="checkbox"/>
	*Wards	--select--		

Occurrence STR Totals - Period: 1/1/2022 - 12/31/2022

Long Term Rental Over 30 Days – **258**

Not Applicable Rental Status (owned) - **1,019**

Unsure of STR Status **578**

Short Term Rental Under 30 days – **138**

Sample Data Tracking

Short Term Rental Under 30 days			TOTAL	138
ML2022-0753	27-May-2022	RENTAL STATUS	Short Term Rental Under 30 days Long Grass Clean and Clear	Mcgill Dr, Janetville
ML2022-1009	20-Jun-2022	RENTAL STATUS	Short Term Rental Under 30 days By-law Query	Alexander Ave, Kawartha Lakes,
ML2022-0417	18-Apr-2022	RENTAL STATUS	Short Term Rental Under 30 days Property Standards	Alexander Ave, Kawartha Lakes,
ML2022-1124	04-Jul-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	W Bay Blvd, Kirkfield, Kawartha I
ML2022-1271	14-Jul-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	West Bay Blvd, Kirkfield
ML2022-0638	16-May-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	Grills Road, Little Britain
ML2022-1728	12-Sep-2022	RENTAL STATUS	Short Term Rental Under 30 days Solid Waste	Shankland Road Fenelon Falls
ML2022-1426	02-Aug-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	O'reilly Lane, Kawartha Lakes, (
ML2022-1427	02-Aug-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	O'reilly Lane, Kawartha Lakes, (
ML2022-1424	02-Aug-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	O'reilly Lane, Kawartha Lakes, (
ML2022-1151	05-Jul-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	O'reilly Lane, Kawartha Lakes, (
ML2022-1153	05-Jul-2022	RENTAL STATUS	Short Term Rental Under 30 days Fireworks	O'reilly Lane, Kawartha Lakes, (
ML2022-1228	12-Jul-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	Oakdene Cres, Little Britain, Ka
ML2022-1246	12-Jul-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	Oakdene Cres, Little Britain, Ka
ML2022-1384	27-Jul-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	Oakdene Cres, Little Britain, Ka
ML2022-1711	08-Sep-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	Oakdene Cres, Little Britain, Ka
ML2022-1682	01-Sep-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	Aneva Crt, Kawartha Lakes, Ont
ML2022-1582	22-Aug-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	Trent View Rd, Kawartha Lakes,
ML2022-1075	24-Jun-2022	RENTAL STATUS	Short Term Rental Under 30 days By-law Query	Trentview Rd
ML2022-1028	21-Jun-2022	RENTAL STATUS	Short Term Rental Under 30 days Noise	Trentview Road Kirkfield
ML2022-1013	20-Jun-2022	RENTAL STATUS	Short Term Rental Under 30 days Fire By-Law	Trentview Road Kirkfield

Data is specific to **46**
unique locations

• Public Education Component

- Info Sheets
- Website
- Media

<https://www.kawarthalakes.ca/en/things-to-do/short-term-rentals.aspx>



Short Term Rentals
Information sheet for renters and property owners.

Property Address: _____
Property Owner Name: _____
Contact Information: _____

Welcome to Kawartha Lakes!

When you rent a short term rental, you are responsible for the property and its contents. Please read this information carefully to ensure you understand the rules and regulations. If you have any questions, please contact the Kawartha Lakes Police Service at 705-324-6471.

What is a Short Term Rental?

A short term rental is a property that is rented out for a short period of time, typically less than 30 days. It can be a house, apartment, or any other type of accommodation. Short term rentals are often used for vacation homes, event spaces, or temporary housing.

So, what do I need to know?

Fire Pit and Open-Air Burns

- Fire pits may be used on properties with a fire permit. Fire pits must be used in a safe manner and must be attended at all times.
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Waste

- Waste must be disposed of properly. Do not dump waste in the street or in the woods.
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Noise

- Noise must be kept to a minimum. Do not play loud music or have parties.
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Parking

- Parking must be done in a safe manner. Do not park in the street or in the woods.
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Fairs

- Fairs must be held in a safe manner. Do not have fairs in the street or in the woods.
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Report an issue

If you have any issues with your short term rental, please contact the Kawartha Lakes Police Service at 705-324-6471.



Short Term Rentals
Information sheet for resident and property owner complaints.

If you've noticed that a Short Term Rental or a Short Term Rental property owner is violating a By-law or regulation, please let us know.

Who do I call to make a complaint?

Issue	Contact Information
For long grass and weeds, tented structures, garbage on the property, a dog on the loose or a noise complaint, please call Municipal Law Enforcement.	Monday to Friday 9am to 4:30pm 705-324-6471 extension 1212
For structural alterations, additions, covering over, or building without a permit or illegal contents, please call the Municipal Building Department.	Monday to Friday 9:30am to 4:30pm or Saturday and Sunday 9am to 4:30pm 705-324-6471 extension 1235
For all emergencies, including but not limited to, impaired operation of a motor vehicle or watercraft, out of control burning, dangerous misuse of fireworks or fireworks, please call the Kawartha Lakes Police Service.	24/7 705-324-6471 extension 540

For information on filing licenses, filing limits, rules and more, visit www.kawarthalakes.ca/filing.

Kawartha Lakes By-Laws You Should Know

Open Air Burning

Kawartha Lakes By-Law 2015-101 outlines all open air burning regulations in the City. You must read these regulations when burning.

- Fires must be kept to a minimum.
- Fires must be supervised by an adult at all times.
- Fires must be fully extinguished at the completion of a burn event.
- Firing devices may not be used or used within the City. Visit www.kawarthalakes.ca/filing to read the full By-law.

Fireworks

As part of Fireworks By-Law 2007-020, you do not need a permit to use consumer fireworks. Requirements to follow when using consumer fireworks include:

- Children must not discharge fireworks.
- Fireworks may not be discharged into any motor vehicle, building or structure.
- Fireworks must be discharged a minimum of 30 metres from any structure or property line.
- Fireworks may not be discharged during a storm or visit www.kawarthalakes.ca/filing to read the full By-law.

Parking

Parking By-Laws vary depending on which area of the municipality you're in. Visit www.kawarthalakes.ca/filing to learn more about Parking By-Laws.

Noise

Noise By-Laws vary depending on the time of day, but the most important regulations to note are:

- Amplified noise such as stereo is prohibited from 10pm to 11pm.
- Noise, including the playing of musical instruments is prohibited from 10pm to 11pm.
- Persistent noise made by any cell, such as a dog barking, is prohibited at all times.

Property Standards

The Property Standards By-Law focuses on the maintenance and appearance of property in the municipality. Visit www.kawarthalakes.ca/filing to read the full By-law.

Survey results:

<https://jumpinkawarthalakes.ca/short-term-rentals>

Draft Licensing By-law: <https://jumpinkawarthalakes.ca/33750/widgets/146014/documents/99458>

Email: str@kawarthalakes.ca

Licensing By-Law

Council Resolution - That Staff continue with current process, and bring back a report in Q1, 2023, with budget considerations and options to regulate and license short term rentals in Kawartha Lakes.

Draft Licensing By-law High-lights

- Definitions – Key terms
- STR – prohibitions without a License
- STR – use during disaster or emergency
- Renters and Owners Acknowledgement
- 2 renters per bedroom max occupancy
- Yearly License – expires Dec. 31
- Insurance requirements, site drawing
- Yearly Inspections – Licensing, WETT, HVAC
- Required contact person 30/60 mins response
- Site requirements – parking, floor plans, fire safety
- Appeal process – suspension, revocation, denial of License
- Compliance orders
- Licensing Fees (hosted-\$1000 and un-hosted \$1500)
- Demerit Point System – potential to impact current and future license

Why Licensing?

Licensing provides the following:

- **Safe** accommodations in terms of fire and building safety.
- Licensees to maintain rental health.
- **Establish responsibilities** for all owners and users, enhanced consumer protection and complaint processing.
- Premises and property **consistently maintained, acceptable conditions** as per by-laws.
- Protecting the character, values and quality of existing **communities/neighbourhoods**.
- Promotes **economic development**, while placing limits on the STR activity.
- Enhances **enforcement** efforts to address short-term rental concerns/problems.
- Holds the **owners directly accountable** and responsible for the operation of their business.
- Licensing program funded by short-term rental **operator fees** and not the taxpayer.
- Ability to close the STR business in combination with **legal process**.

Next Steps – Time lines

February 2023:

- Survey Analysis – release to public (concludes Feb.15)
- Consult with CAMS (on-going)
- Create and review draft licensing bylaw
- SMT presentation (Feb 22)
- Public Information Session, draft by-law, survey results (City Hall, Feb. 28 and Coboconk Service Centre, March 6)

March 2023

- Draft Council report (options)
- Finalize by-law
- Continue to discuss Municipal Accommodation Tax (MAT)

Next Steps – Time Lines, continued

April 2023

- COW – report, staff presentation (Host Compliance) April 4
- Council – report April 18

May 2023 – if Licensing By-law is adopted, staff growth (start hiring process), soft rollout public, CAMS, website updates, licensing application forms and process finalized.

- Additional bylaw amendments to Council May 23
 - Fees
 - Noise
 - Others?
- RFP Host Compliance (or similar organization) data mining of 164 rental platforms

Options to Council - April

Continue with current practice — education, track locations, provide general nuisance by-law enforcement (noise, parking, debris etc.) and invoice owners service fees for MLE response and investigation. Suggest enforcement staff increase generally — 2024 budget.

Licensing By-Law — implement a licensing by-law, education, license fees, enforcement options, demerit point system, appeal system for owners, license suspension revocation process. Licensing staff increase, 2023 budget implications — licensing fees to cover.

Area specific prohibitions By-Law — STR's be banned, limited to specific areas and specific times of the year. For example, an STR shall not be located in a residential area, or shall be limited to LSR zones

Zoning — Wait for inclusion in Rural Zoning and General Zoning by-laws general amendments to recognize STR use as permitted in certain areas and with specific criteria to the zone i.e. specific area, use of structures, set backs and floor area (bedrooms)