

The Corporation of the Township of North Kawartha

Minutes of the Regular Meeting of the Short-Term Rental Advisory Committee held on December 10, 2024

Hybrid Meeting in the North Kawartha Council Chambers, 280 Burleigh Street, Apsley

Regular Session 2024 – 12 – 10

Members Present: Colin McLellan, Chair
Councillor McIlmoyl
Janet Lambert
Shane Paquette (electronic)
Ian Smith

Staff Present: Connie Parent, Clerk
Kelly Picken, Deputy Clerk
Edward Hilton, Economic Development Officer

(all attendees participated in-person unless noted electronic)

Call to Order and Welcome

Chair McLellan called the meeting to order at 1:00 p.m. welcomed everyone and advised the public that the meeting will be recorded and uploaded to the Township YouTube Channel.

Disclosure of Pecuniary Interest and the General Nature Thereof

No declarations.

Land Acknowledgement

Chair McLellan recited the Land Acknowledgement.

Adoption of the Agenda

24 – 69

Moved by – Councillor McIlmoyl

Seconded by – Janet Lambert

That the agenda be adopted, as presented. Carried.

Presentations / Deputations / Petitions

Dave Koch, Northern Comfort Cottage Rentals

Mr. Koch, operator of a TICO certified licensed cottage rental agency, attended the meeting to share his knowledge and 28 years of expertise in cottage rentals.

He explained that the vast number of property owners are renting to keep their family cottage and not solely for an income or business. Any arbitrary restrictions will do nothing to address the concerns of short-term rentals but may make it more difficult for owners to keep their cottages.

Mr. Koch questioned the number of complaints received by the Township and how many are the result of short-term rentals. He reviewed various restrictions used to address short-term rental concerns and suggested more effective ways to address concerns. He mentioned that other municipalities have found licencing to be costly due to the need for additional staff, liability issues, and legal defense. In contrast, Selwyn Township's strategy of using education campaigns and imposing fines for quality-of-life By-law violations is both cost-effective and successful.

Access to the internet was lost at 1:13 p.m. The meeting continued with the delegation as there was a quorum present. Mr. Paquette temporarily was unable to participate electronically due to the loss of internet.

Motion to Table Discussion

24 – 70

Moved by – Councillor McIlmoyl

Seconded by – Janet Lambert

That discussion be tabled and a five-minute recess be taken to attempt to regain the internet. Carried.

Committee recessed at 1:26 p.m. and reconvened at 1:32 p.m.

There was an opportunity for questions from Committee members to Mr. Koch.

Deputation from David Koch

24 - 71

Moved by – Councillor McIlmoyl

Seconded – Janet Lambert

That Committee receive the deputation from David Koch. Carried.

Adoption of Minutes

24 – 72

Moved by – Councillor McIlmoyl

Seconded by – Ian Smith

That the minutes of the regular meeting of the Short-Term Rental Committee meeting held on November 12, 2024, be adopted, as presented. Carried.

Recess

Committee recessed at 1:59 p.m. and reconvened at 2:08 p.m.

Mr. Paquette rejoined the meeting.

STR's and Planning Implications

24 – 73

Moved by – Ian Smith

Seconded by – Shane Paquette

That Committee receives the Short-Term Rentals Planning Implications Report and instructs Chair McLellan to highlight for Council, during the approval of the minutes at the next meeting of Council, the concerns of members. Carried.

Administrative Monetary Penalties System Report

24 – 74

Moved by – Councillor McIlmoyl

Seconded by – Janet Lambert

That Committee receives the Administrative Monetary Penalty System report and requests a report regarding the different options for internal enforcement versus external enforcement for the Municipality and the advantages and disadvantages of each option. Carried.

Review of Surveys

The Committee reviewed the survey findings with a focus on what the public wants. It was noted that the main concerns relate to fireworks, garbage, burning and capacity limits as threats which require a real time response. There is a mixed response on licensing but generally stronger enforcement and strengthening the by-laws to address complaints equitably and equally.

There was discussion on a “Good Neighbour” approach and education outreach followed by enforcement of by-laws. People want enforcement dealt with at the time and not the day after with minimal financial impact.

24 – 75

Moved by – Janet Lambert

Seconded by – Ian Smith

That Committee receives the discussion on the survey results and next steps for the Committee. Carried.

Next Committee Meeting 2025

24 – 76

Moved by – Councillor McIlmoyl

Seconded by – Janet Lambert

That the next meeting of the Short-Term Rental Advisory Committee be scheduled for Tuesday, January 21, 2024, at 1:00 p.m. in the North Kawartha Council Chambers. Carried.

Draft Work Plan

The Chair utilized the white board to record a draft workplan.

24 - 77

Moved by – Councillor McIlmoyl

Seconded by – Ian Smith

That Committee approves the draft work plan. Carried.

Adjournment

24 - 78

Moved by – Councillor McIlmoyl

Seconded by – Shane Paquette

That Council adjourn proceedings. Carried.

Council adjourned at 4:32 p.m.

Colin McLellan, Chair

Connie Parent, Clerk