

The Corporation of the Township of North Kawartha

Minutes of the Regular Meeting of the Short-Term Rental Advisory Committee held on September 9, 2024 in the North Kawartha Council Chambers

Meeting held in hybrid format (in-person and electronic)

Regular Session 2024 – 09 – 09

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

Members Absent: RuthAnne McIlmoyl, Co-Chair

Staff Present: Kelly Picken, Deputy Clerk
Keely-Anne Johnson, Receptionist
Edward Hilton, Economic Development Officer

(all attendees participated in-person unless noted otherwise)

Others Present:

Call to Order and Welcome

Chair McLellan called the meeting to order at 1:00 p.m., welcomed everyone and informed those in attendance that the meeting will be recorded and uploaded to the Township YouTube Channel for public viewing.

Disclosure of Pecuniary Interest and the General Nature Thereof

No declarations.

Land Acknowledgement

Chair McLellan recited the Land Acknowledgement.

Adoption of the Agenda

Moved by – Janet Lambert
Seconded by – Ian Smith

That the agenda be amended to include the adoption of the minutes from the August 6, 2024, meeting and to include a deputation from Molly Moldovan. Carried.

Presentations / Deputations / Petitions

Molly Moldovan - Concerns regarding density and Quality of Life By-Laws

Ms. Moldovan stated her concerns with the Noise and Dog Control By-Laws. Catherine Moroz stated that enforcement of current by-laws is important and further that renters are not solely responsible for by-law infractions. John Lovatsis reiterated that by-law infractions are shared by renters and residents.

24 – 51

Moved by – Ian Smith
Seconded by – Janet Lambert

That Committee receive the deputation from Molly Moldovan. Carried.

Robert Kelly, Manager of Building and Planning, Township of Selwyn - Processes for Short Term Rentals

Robert Kelly detailed Selwyn Townships Enforcement Protocol in response to nuisance complaints.

Excerpt from Selwyn Township Short-Term Rental Information website page:

“In addition to By-Law Enforcement, Police, and Security Services, the Township has implemented inspection fees. Fees are intended to be charged against a property owner when enforcement personnel attend the site to respond to ongoing matters. If you are experiencing several By-Law violations, reporting to the appropriate authority is especially important. After the police attend, submit a complaint form to the township online or in person.

An enforcement working group has been set up that consists of Public Health, Police Services, Fire Services, and Peterborough Humane Society staff where complaints received from our ratepayers are shared amongst the group, and if By-Law infractions can be confirmed we start the enforcement protocol. The first confirmed violation results in a letter of infraction being issued to the property owner outlining the enforcement protocol. Subsequently, verified infractions are accompanied by an inspection fee starting at \$500.00 for the second confirmed violation within a year; and increasing by \$500.00 for each confirmed violation thereafter.”

Limited success of Protocol implementation. Largest issue is noise complaints and OPP are required to attend.

The Selwyn program is subsidized by the tax base via By-Law Enforcement.

24 – 52

Moved by – Ian Smith

Seconded by – Janet Lambert

That Committee receive the deputation from Robert Kelly Manager of Building and Planning, Township of Selwyn regarding Selwyn's Processes for Short Term Rentals. Carried.

Review of Municipalities Implementing a Phased in Approach

- Collingwood STR Phases
- Trent Lakes STR Phases
- City of Kawartha Lakes STR Phases

Discussion regarding Collingwood STR Phases which includes the various license classes, and no further action required by a Phase 2. Collingwood moved ahead with a phased approach with only 1 phase.

Discussion regarding Trent Lakes 3 Phased approach.

The enhancement of Quality-of-Life By-laws is an advantage to all residents/renters.

City of Kawartha Lakes had a soft roll out prior to phases.

24 – 53

Moved by – Shane Paquette

Seconded by – Janet Lambert

That Committee receive the Review of Municipalities Implementing a Phased in Approach discussion. Carried.

News Release and Survey Analysis of responses for information

24 - 54

Moved by – Janet Lambert

Seconded by – Ian Smith

The Committee receive the News Release and Survey Analysis of responses. Carried.

Quality of Life By-Laws:

Noise By-Law 2004-0017

Using a quantitative approach regarding decibels would eliminate the ambiguity of a new by-law.

Discussion regarding the process to make recommendations beyond the scope of the committee to recommend updates to quality-of-life by-laws.

Improving the noise by-law would require a review of neighboring municipalities.

A review of the parking by-law to clearly define the intent of the by-law. Consideration of municipal, county, provincial and private roads. A recommendation to council to revisit this

by-law is a potential.

- Dog Control By-Law 2022-0028

A discussion at a future council meeting will provide an orientation to council regarding the dog control by-law. Enforcement and response time needs to be reviewed. Deb Haigh, Animal Control Officer is scheduled to attend a future Council meeting to provide an orientation to Council.

An opportunity for outreach education regarding by-laws was discussed.

24 - 55

Moved by – Janet Lambert

Seconded by – Ian Smith

That Committee direct staff to prepare a report citing statistics surrounding the enforcement of the quality-of-life by-laws and further the Committee receive the Quality-of-Life By-Law discussion. Carried.

Hosted vs. Unhosted Properties

The definitions of hosted vs. unhosted. The distinction between is determined if the owner is physically on site or adjacent to the property to determine a “hosted” property. Future consideration of differentiating properties as hosted or unhosted in future phases was discussed. The complexity and complication of this process was discussed.

24 - 56

Moved by – Shane Paquette

Seconded by – Ian Smith

That Committee receive the hosted vs. unhosted properties discussion. Carried.

Responsible Persons

Discussion regarding a registry of responsible persons. Following a complaint the third party would be responsible. Responsible persons may address safety in response to issues.

24 - 57

Moved by – Shane Paquette

Seconded by – Janet Lambert

That Committee direct staff to prepare a report regarding highlighting potential challenges in implementing a responsible person’s system and provide examples of municipalities utilizing this program and further that the Committee receive the responsible persons discussion. Carried.

Density of Short-Term Rentals

A discussion regarding the implications of zoning and density of short-term rentals.

24 - 58

Moved by - Shane Paquette

Seconded by – Janet Lambert

That receive the density of short-term rental discussions. Carried.

Adoption of Minutes

24 – 59

Moved by – Janet Lambert

Seconded by – Ian Smith

That Committee approve the minutes of the regular meeting of Committee held on August 6, 2024. Carried.

Adjournment

24 - 60

Moved by – Janet Lambert

Seconded by – Ian Smith

That Council adjourn proceedings. Carried.

Council adjourned at 3:18 p.m.

Colin McLellan, Chair

Kelly Picken, Deputy Clerk