

# ST. EDMUNDS PROPERTY OWNERS INC.

P.O. BOX 152, TOBERMORY, ONTARIO N0H 2R0

[www.sepo.ca](http://www.sepo.ca)

## 2019 NEWSLETTER #4

### SEPO's GOALS

To lead collective action in support of the long term affordable enjoyment of our properties in an unspoiled natural environment.

To encourage responsible attitudes for sustaining the high quality of life on our St. Edmunds properties.

### Welcome to Newsletter #4



Despite the slow start to Spring this year, it is happening and Summer will follow and herald warmer weather. In a few short months we will be witnessing spectacular sunsets.

## LYME DISEASE

Blacklegged **ticks** are spreading to new areas of the province because of climate change. They can also spread by traveling on birds and **deer**. While the probability is low, it is possible to find an infected **tick** almost anywhere in **Ontario**. This Ontario Government website has detailed information about ticks and Lyme Disease.

<https://www.ontario.ca/page/lyme-disease>

# SPECIAL COUNCIL MEETING – APRIL 15, 2019

## Short Term Accommodations “STAs”

Mayor McIver and Council held a Special Council Meeting on April 15, 2019 to specifically talk about Short Term Accommodations. The meeting was well attended by citizens who were concerned about the future of STA's in the Municipality of Northern Bruce Peninsula. Councillor Megan Myles declared a conflict of interest and therefore did not participate in the meeting. The meeting was the result, in part, of complaints received about overcrowding and ruckus behaviour at some cottages that are rented part time. Exactly how many complaints were received last year? What was the nature of the complaints? What corrective action was pursued by the Municipality?

Interestingly but not a surprise, two consultants, were invited to the meeting. One Consultant had no experience with STA's and the other is currently engaged by a municipality with year round STA's and in sharp contrast to the situation in the MNBP. On four occasions, they inquired about the nature of the work and the desired outcomes. *This is akin to looking for a problem to fit a preconceived solution!* Why were they invited to the meeting? Their fees were quoted at \$25,000.00 and \$50 to \$60,000.00.

Why do our politicians and staff regularly hire consultants? We have capable and concerned landlords and citizens who are ready, willing and able to work towards a solution. A working committee comprised of a cross section of stakeholders would have a genuine interest in achieving a shared and mutually owned solution and at no cost to taxpayers! Success will be achieved when all parties share ownership for the outcome for this situation.



The predominant complaints associated with the majority of rented cottages everywhere are noise, ruckus behaviour and over-crowding. The workable solutions are appropriate bylaws that address the situation and are backed with bylaw enforcement. Similarly, there is a shared acknowledgement that “a few bad actors” are the culprits that have cast a dark shadow over an otherwise important social and economic sector of cottage country. At this time, it would appear that the MNBP lacks the bylaws and the resources to enforce them. Please see the links on our Responsible Renting page for additional information. <http://sepo.ca/responsible-renting/>



Let's educate renters and landlords. What exactly is expected from owners and occupants of rented cottages? This is a timely topic that could be communicated in the Municipality's next newsletter and posted on the MNBP website as a downloadable PDF that could be run off and displayed in all STAs. This cost effective initiative will clearly lay out the ground rules for acceptable behaviour.

By-law enforcement staff must be available at all times during the summer months. Attending to a situation is not always safe or practical but there is no reason not to have a live voice to receive calls on weekends and during the week. Messages left on answering machines should be answered and replied to the next morning including all summer weekends. In order for landlords to be held responsible for their tenants' actions they must be accessible "24/7". This municipality has no trouble contacting us with our tax bills; the same should apply to bylaw infractions. The proposed money to hire a consultant would be better spent on additional by-law enforcement.



The Municipality of Northern Bruce Peninsula needs to macro manage the current situation as outlined above; the logistics of micromanaging individual cottages that are rented is impractical and will serve no purpose that can't be achieved by working collaboratively and in good faith with all stakeholders.

**The short-term rental solution presents a challenge:** The issue must be finding a balance between those who want peace and quiet and those who object to over-regulation.



**Note:** *Although Rented Cottages are the focus of the current discussions, Short Term Accommodations include Guest Homes, Bed and Breakfasts, Private Camp Grounds, Hotels, Motels and Cottages.*

**St. Edmunds Property Owners, Inc. supports the concept and practice of RESPONSIBLE Short Term Rentals.**

These are links that are on the SEPO Website that contain further information about situations in other municipalities.

Kawartha Lakes STAs will be a challenge: <https://www.mykawartha.com/news-story/8587448-short-term-rental-solution-will-be-a-challenge-kawartha-lakes-mayor/>

Kawartha Lakes opts for more enforcement instead of additional bylaws: <https://www.kawartha411.ca/2018/08/15/no-new-by-laws-for-problematic-short-term-rentals-in-the-city-of-kawartha-lakes/>

Muskoka's report on and recognition of the importance of Seasonal Residences: <https://www.muskoka.on.ca/en/live-and-play/second-home-study.aspx>

The Home Sharing Guide for Ontario Municipalities: [https://www.ontario.ca/page/home-sharing-guide-ontario-municipalities?fbclid=IwAR0I7asy63VXMzkXte01MO-D3qiEht0vwpIWUySEb81gVQLiYG\\_DVZXHtRw](https://www.ontario.ca/page/home-sharing-guide-ontario-municipalities?fbclid=IwAR0I7asy63VXMzkXte01MO-D3qiEht0vwpIWUySEb81gVQLiYG_DVZXHtRw)

SEPO website page on Responsible Renting has links to local bylaws that are relevant to rental cottages: <http://sepo.ca/responsible-renting/>

## MORE ON THE 2019 MUNICIPAL BUDGET

The 2019 Municipal Budget was approved by Council at the Special Public Meeting on March 25, 2019. The average property tax increase is 4.93% which includes 1.77% increase to the tax levy. The remaining 3.16% increase is derived from MPAC's increases on assessed property values.



So, what is wrong with this picture? We reported in our Newsletter #2 following the review by Council of Budget Draft #1 on February 19, the finding of curious discrepancies in the Operating Expense Summary columns in which the 2019 budgeted amount was over \$1 million higher than 2018 actual total operating expenses. In fact, the actual total operating expenses have declined year over year for the last three years. We raised this discrepancy at the final budget meeting on March 25, but received no definitive answer from the Mayor or Treasurer except to look into the discrepancy for the 2020 budgeting process. No one else on Council engaged in the dialogue.

There are a few observations following the 2019 budgeting process:

- As SEPO has criticized in the past, the process lacked efficiency improvement targets for the express purpose of reducing tax dollars; *savings need to be found through efficiencies in all areas.*
- Following the presentation to Council of Budget Draft #1, the numbers essentially remained the same with only minor adjustments. The average tax increase of 4.93% was “cast in stone” at that early stage of the process.
- The issue we raised at the March 25<sup>th</sup> Public Council Meeting with respect to the 2019 Operating Expense Budget deserved a more definitive and more immediate response to what was offered given the discrepancy of over \$1 million increase! It raises the question of diligence in the entire process.



# FIRE PERMITS

**NEW** Fire Permits can be applied for and related information found online by following this link to the Municipality of Northern Bruce Peninsula website

<https://nbp.burnpermits.com/home>

# SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

It is a legislated requirement to have working smoke alarms and carbon monoxide detectors on every level of your home to give occupants the precious seconds they need to escape a fire. Please contact Fire Chief Wilf Barnes for further information – (519) 793-3522, X233

# DELEGATIONS TO COUNCIL

*Those wishing to appear as a delegation are required to submit a completed [Request for Delegation](#) form to the Clerk. Delegations are received on a first come, first served basis. Anyone wishing to view, discuss or provide written comments on any by-law (or agenda document) or submit Correspondence for the Council Agenda or submit a completed Request for Delegation form shall provide same to the Clerk no later than 12 Noon on the Wednesday preceding the scheduled Council meeting.*

# PARKING

A Paid Parking Program is in effect in Tobermory from May 15 to October 15 each year.

Please follow this link for more information:

<https://www.northbrucepeninsula.ca/en/municipal-services/parking.aspx>

For your convenience, parking tickets can be paid online at: <https://www.paytickets.ca/start>

# WASTE MANAGEMENT AND RECYCLING

Waste Management information is available at this site.

[https://www.northbrucepeninsula.ca/en/live/waste-management.aspx?\\_mid=16304](https://www.northbrucepeninsula.ca/en/live/waste-management.aspx?_mid=16304)

Guide to what can be recycled:

<https://www.northbrucepeninsula.ca/en/live/resources/Documents/Recycle-Often.-Recycle-Right.-Fact-Sheet.pdf>

# MUNICIPALITY'S FEBRUARY NEWSLETTER

<https://www.northbrucepeninsula.ca/en/municipal-services/resources/Newsletters/Municipal-Newsletter-February-2019.pdf>

## USEFUL AND IMPORTANT INFORMATION

The SEPO website [www.sepo.ca](http://www.sepo.ca) contains information that is frequently updated

### BENEFITS FOR SEPO MEMBERS.

- **Sparlings Propane** offers bulk rate pricing to members of St. Edmunds Property Owners, Inc.
- SEPO is a member of **FOCA** (Federation of Ontario Cottagers' Associations), as such, you as a SEPO member can benefit. Additional information is available on the secure section of [www.sepo.ca](http://www.sepo.ca). *Recently, you received an email detailing access to the secure section of the website. Please contact us at [info@sepo.ca](mailto:info@sepo.ca) if you need assistance accessing the secure section of the website.*

### Looking ahead

These are some of the topics to be addressed in future newsletters:

- Parks Canada
- Ontario Provincial Police
- Septic systems
- Parking lots

## MEETINGS IN 2019

### SEPO SPRING MEETING

SATURDAY, MAY 25, 2019 9:00 – 11:00 A.M.

### Mayor Milt Mclver

### John Festarini, Acting Superintendent

Bruce Peninsula & Fathom Five Marine National Parks.

### TOBERMORY COMMUNITY CENTRE

*The parking lot is pay per use; you will need a parking sticker or you will be required to pay to park. See parking information on the SEPO website. [www.sepo.ca](http://www.sepo.ca)*

# MEMBERSHIP

To join SEPO or to renew your membership, please click on <http://sepo.ca/> for our webpage containing information and a link to download a membership application form.

**NEW** The membership form can be completed and submitted **online** and the fee can be paid by Interac e transfer. Of course memberships can be renewed by mailing the form and cheque to: SEPO, P.O. BOX 152, TOBERMORY, ONTARIO N0H 2R0

## SEPO EXECUTIVE

<b>President</b>	David Almack	<b>Directors</b>
<b>Vice-President</b>	Udo Nixdorf	Kevin Doyle
<b>Secretary</b>	Udo Nixdorf	Barry Hatt
<b>Treasurer</b>	Jace Weir	Jack Schenk
		Bob Wilson

**Contact us at: St. Edmunds Property Owners, Inc.**  
**P.O. Box 152**  
**Tobermory, ON**  
**N0H 2R0**  
**OR at: [info@sepo.ca](mailto:info@sepo.ca)**

**St. Edmunds Property Owners, Inc.**

*Representing property owners in the former Township of St. Edmunds and  
the Municipality of Northern Bruce Peninsula*

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