

# ST. EDMUNDS PROPERTY OWNERS INC.

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

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

## 2019 NEWSLETTER #3

### 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.

### Greetings and Welcome to Newsletter #3



This picture of Tobermory harbour in bygone days probably dates back to the late 30s or early 40s; it's reminiscent of days past when the local economy was based on fishing and forestry. Travelling to the area was a major undertaking and would have taken much longer than today's trip of a few hours.

# RESPONSIBLE RENTING

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

Short Term Accommodations have been a significant contributor to the Cottage Country economy for decades. Most municipalities recognize the economic contributions and facilitate this key segment of the local economy. "STAs" include Guest Homes, Bed "n Breakfasts, Private Camp Grounds, Hotels, Motels and Cottages; each one caters to a specific category of vacationer. They do not compete with each other for business; rather, the diversity of available accommodations brings numerous people to the area with money to spend. During their stay, they participate in various activities including tours, hiking, souvenir shopping, meals, snacks (including ice cream cones), buying groceries, kayak rentals and fuel for boats and vehicles. A recent survey conducted by the MNBP identified, at last count, 571 STAs in this municipality as revealed at this link: <http://sepo.ca/wp-content/uploads/2019/04/Short-Term-Accommodations-Survey-April-8-2019.pdf>



Short term visitors, "Pack In" as much as possible during their stay and at a greater frequency than the permanent or seasonal property owners who have the entire season at their disposal. Owners of rental cottages spend the revenue on maintenance, repairs and improvements which in turn supports the local economy. Typically, these waterfront cottages are occupied for eight to ten weeks and pay taxes for year round services including garbage collection, fire protection, police services and road maintenance.

Many owners came to the area as visitors; they liked the region and went on to acquire their own vacation properties. In many situations, it is not practical nor possible to spend the entire summer at the cottage and the cottage property potentially remains idle for part of the season. This leads many families to either invite friends or family members to use it or to rent it for part of the season; in return, rental income helps to offset expenses associated with owning, operating and maintaining the property. They share the enjoyment of living by the lake with responsible people looking for a memorable vacation experience. For years, the majority of these rented cottages seamlessly blended into the neighbourhood. The revenue assists with offsetting expenses; it's a myth that owning a rental summer cottage is a good investment and a source of easy and abundant funds.

The majority of situations go unnoticed because the owners and renters act sensibly with respect for the dwelling, their neighbours and the community. In recent years, negative attention has focused on a few short term cottage rentals. Unfortunately, in our evolving community, there is a small number of greedy and irresponsible landlords who

cater to tenants who choose to disrespect the privilege of staying in cottage. There appears to be little or no regard for the intended and permitted occupancy of the building including the often over used and abused septic system as well as fire and safety concerns. As a result, these objectionable situations are characterized by overcrowding, ruckus and inconsiderate behaviour, noise, partying, vehicles blocking the road, fireworks and no regard for fire bans. This results in legitimate ill feelings between occupants and owners of adjacent properties. **In most instances, an absentee, irresponsible and unresponsive landlord is the source of the problem.**

Reports abound in the Municipality of Northern Bruce Peninsula about the lack of response to complaints reported to the municipality with little or no follow up or consequences for the offending landlords and /or tenants. Enforcing and updating existing bylaws appears to be starting point in dealing with these few and unfortunate situations that are tarnishing the otherwise positive aspects of short term rentals. There is no need to burden the majority of responsible landlords with fees and unnecessary regulations. There must be a means to identify and deal with those rogue landlords who place profit ahead of safety, consideration and the enjoyment of our community.



Problematic Short Term Accommodations represent a small minority that is present in municipalities of all sizes; they are not unique and are not confined to the Municipality of Northern Bruce Peninsula. They give an otherwise viable tourist sector a bad reputation. Municipalities recognize the economic and social importance of STAs by working collaboratively with all stakeholders for viable solutions. Our Municipal Staff and Elected Officials have many practical examples from other Ontario Municipalities that can serve as a template towards a policy for the MNBP.

The problem situations need to be dealt with but not at the expense of imposing unnecessary fees or regulations on the majority of Responsible Landlords and their tenants. Let's not "Kill the Goose that Lays the Golden Egg"

### **These parameters should form the basis for RESPONSIBLE RENTING**

- Occupancy does not exceed the design capacity of the building and its Septic System
- Septic System is up to date, properly and regularly maintained and operating perfectly
- The landlord is aware of all provisions and the property conforms to all applicable requirements of the Ontario Building Code
- The landlord is on site, nearby or readily accessible 24/7 and is known to and readily accessible to the neighbours 24/7 in case of any emergency or tenant problems.
- Adequate on site parking for ALL vehicles associated with the property
- Tenants are apprised of all "house rules" including absolute respect and consideration for the neighbours
- No inconsiderate behaviour including no noise after 11:00 PM or before 9:00 AM

- Tenants are aware of and comply with all ordinances including applicable Fire Bans and NO Fireworks

The SEPO Website has more information at <http://sepo.ca/responsible-renting/>

## USEFUL AND IMPORTANT INFORMATION

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

### 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>

## 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:

- Additional Budget follow up.
- Septic systems
- Parking lots
- Planning

# MEETINGS IN 2019

## SEPO SPRING MEETING

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

**Mayor Milt McIver**

**John Festarini, Acting Superintendent**

Bruce Peninsula & Fathom Five Marine National Parks.

### TOBERMORY COMMUNITY CENTRE

**REMINDER:** *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.**  
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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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