

ST. EDMUNDS PROPERTY OWNERS INC.

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

<https://sepo.ca/>

2020 NEWSLETTER #1



Entrance to Tobemory Harbour, February 14, 2020

Credit: Kevin Chisholm

Greetings and Welcome to Newsletter #1

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.

COMMUNITY SAFETY AND WELL-BEING PLAN SURVEY

Cathy Addison, Deputy Clerk/Accessibility Coordinator/Community Emergency Management Coordinator (CEMC) for the Municipality of Northern Bruce Peninsula, is helping the Municipality, along with Grey and Bruce Counties, to establish a Community Safety and Well-Being Plan.

Cathy reached out to SEPO to enlist our assistance. Your contribution will be appreciated, the survey can be accessed at this link:

<https://cswbp-brucegrey.ca/>



2020 MUNICIPAL BUDGET

As we prepare this newsletter, the concern remains; why was there a one million dollar discrepancy between the actual 2018 operating expenses and the 2019 budgeted operating expenses? We have yet to see the complete 2020 Budget in order to review and comment on whether a similar discrepancy has been carried forward or if the practice has been resolved.



You can help by writing to Mayor Milt McIver, mayor@northernbruce.ca advising him to hold the line on any tax increase for 2020. Following years of budget increases exceeding the rate of inflation, it's timely to provide improved services through greater productivity.

MPAC 2020

MPAC, that dreaded acronym for Municipal Property Assessment Corporation, will be surfacing in the latter part of 2020. Every four years, property values in Ontario are re-assessed based on selling prices of comparable properties in the neighbourhood.



Have you checked "About My Property" on the MPAC website to verify the assessed value of your property and how it compares to other properties in your neighbourhood?

SHORT TERM ACCOMODATIONS

Historically, people have spent vacations in cottages for the past century in Ontario. Originally, only the affluent could afford to own a vacation home by the water where they would spend summer holidays. In their absence, they let friends and family enjoy these summer residences. Today, with the proliferation of online rental platforms and increased affordability, anyone can search online for a desirable waterfront vacation property. This has led to a flood of folks renting cottages who regrettably, in a few isolated instances display objectionable behaviour in contrast to the majority of responsible vacationers who respect the property and the neighbourhood. In a few instances, property owners themselves are not immune from exhibiting the same inconsiderate behaviour towards their neighbours.



Short Term Accommodations in the Municipality of Northern Bruce Peninsula continue to prompt debate with people taking sides. One thing is certain: total agreement is unlikely and our municipality needs to move forward with a policy that is agreeable to the majority of property owners in this municipality. Large urban centres to small rural municipalities have adopted a variety of policies. Several small municipalities have elected to strictly enforce their bylaws while continually gathering data pending modifying their approach to STAs. The City of Kawartha Lakes and The Municipality of Tiny Township are two such municipalities. Complaints reported in both municipalities, were the usual ones associated with large numbers of people, including noise, open fires, fireworks, barking dogs, garbage, parking, etc. Both have a significant seasonal residential component.

Neither Kawartha Lakes nor Tiny Township licences or regulates STA's. Both regard Short Term Accommodations as very important components of the local economy. They report a low rate of complaints similar to our (61 over 3 years of unclassified renter or owner complaints) reported by the MNBPN. In both jurisdictions, when investigated, even fewer complaints were attributed to STA's and the few were satisfactorily resolved. Owner occupied places were equally responsible for the few bylaw infractions.

Licensing leads to regulating that necessitates inspections; how can you license without understanding and knowing what you are licensing? Possible legal action against the municipality is always possible in the case of overlooked owner negligence. Instead, zero tolerance bylaw enforcement is used. Kawartha Lakes and Tiny Township amended the applicable bylaws to include one warning followed by zero tolerance enforcement. In both municipalities, with bylaw infractions, the offender is fined with the option to contest in court or pay the fine; the property owner is levied a fee which can either be paid or added to the property tax bill.



In both municipalities, when they investigated the cost of licencing STAs, the estimated \$150,000.00 annual cost in Kawartha for staff to establish, record and update records was a poor investment and a poor use of resources. Maintaining records on the estimated 500 places in the MNBP would be a major undertaking and to what end? Both municipalities enforce their bylaws rigorously with additional summer time staff. The problem in our municipality is the lack of consistent bylaw enforcement! Remember the illegal use of dumpsters? Were there any reported follow ups when infractions were reported?

Our present situation can be attributed to a handful of absent and / or delinquent landlords. It has deteriorated unchecked over a number of years while tourist numbers have increased dramatically. Increased numbers of visitors boosts the economy; at the same time introducing problems associated with larger numbers of people. This predicament transpired mostly unchecked; unfortunately, it will not be resolved overnight. As with the aforementioned municipalities, full time, 24/7, zero tolerance bylaw enforcement year round and especially during the tourist season would be a good starting point; practical examples exist literally on their our steps with Kawartha Lakes and Tiny Township.

Kawartha Lakes has Short Term Rental information at:

<https://www.kawarthalakes.ca/en/things-to-do/short-term-rentals.aspx> Links to two printable information posters are available towards the bottom of the page.

Tiny Township has Short Term Rental Information at:

<https://www.tiny.ca/Pages/Short-Term-Rental-Information.aspx> including a two page brochure by clicking at "[Short Term Rental Information](#)" on the webpage.

The SEPO Website has more information about Short Term Accommodations at

<https://sepo.ca/responsible-renting/>

RESPONDING TO A NEIGHBOUR'S DISRUPTIVE BEHAVIOUR



Dealing with a “troublesome” neighbour can be awkward; ideally, the first step should be addressing the situation in person prior to filing a formal complaint. If resolution on a personal basis fails, then complaints about noise or disruptive behaviour should be directed to the Ontario Provincial Police, non-emergency call line 1 888 310 1122. If a situation is potentially life threatening, 911 should be contacted without hesitation. Fire infractions, namely large campfires, fireworks or burning during a fire ban, should be reported to 911 in order for the Fire Department to respond. Barking, vicious or running at large dog incidents should be reported directly to the By-law Officer at 519 793 3823 x235.

USEFUL AND IMPORTANT INFORMATION

The SEPO website <https://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>

Guide to what can be recycled:

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

MUNICIPALITY'S FEBRUARY 2020 NEWSLETTER

<https://sepo.ca/february-2020-municipal-newsletter-003/>

CURRENT AND PAST ISSUES OF THE BRUCE PENINSULA PRESS CAN BE VIEWED AT:

<https://brucepeninsulapress.com/category/archives/>

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 <https://sepo.ca/> *Recently, you received an email detailing access to the secure section of the website. Please contact us at info@sepo.ca if you need assistance accessing the secure section of the website.*

Looking ahead

MEETINGS IN 2020

SEPO SPRING MEETING

SATURDAY, MAY 9, 2020 9:00 – 11:00 A.M.

Mayor Milt McIver

TOBERMORY COMMUNITY CENTRE

MEMBERSHIP

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

REMINDER 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

President	David Almack	Directors
Vice-President	Udo Nixdorf	Kevin Doyle
Secretary	Udo Nixdorf	Dave Hartney
Treasurer	Carrie King	Tom McAfee
		Jack Schenk

Contact us at: St. Edmunds Property Owners, Inc.
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OR at: info@sepo.ca

St. Edmunds Property Owners, Inc.
*Representing property owners in the former Township of St. Edmunds and
the entire Municipality of Northern Bruce Peninsula*