

Population: 75,000 permanent residents increases to 100,000 in cottage season. 1,600,000 visitors / tourists annually who spend \$106,000,000.00 annually. Average stay is 2.4 nights, 51% stay in cottages, 23% stay in homes and 26% stay in hotels or motels.

Number of dwellings used as Short Term Accommodations: Difficult to determine exactly, somewhere around 250. They are an important part of the local economy.

Review was motivated by concerns over the usual issues: noise, fires, dogs, inappropriate waste disposal, fireworks, drugs, vehicle infractions. Came to head with an overdose fatality that coincidentally occurred in an STA but only one situation. (Drug overdoses were happening in owner occupied dwellings)

Licensing The City of Kawartha Lakes does not licence STAs due to the high cost of managing which was estimated at \$150,000.00 annually for staff to establish, record and update records. Instead, because of low enforcement demand, they enhanced the applicable bylaws, refined the complaint response process and reactively (only when called) enforce bylaws such as barking or off leash dogs and partying.

Regulation of Short Term Accommodations is not conducted; it would call for an onerous inspection program that would not be cost effective to administer.

Inspection of STAs is not done; responsible property owners take care of their places and abide by laws, inspection would duplicate existing bylaws. Instead, applicable bylaws are enforced with a zero tolerance policy. Inspection could make the municipality liable in some instances where owner neglect is litigated.

Renting of STAs Renting of an established single family cottage, if that is its primary use, should be when the owner is not there. Zoning would be required to prohibit this universal practice. Instead, strict bylaw enforcement is used to manage the very few reported complaints.

Bylaw enforcement Bylaws have been enhanced to deal with the very few problems attributed to STAs. One warning with zero tolerance for repeat offenders. The offender is issued a fine which they can either pay or contest in court. The property owner is charged a fee which they either pay or it is added to the property tax bill. They have eight Municipal Law Enforcement Officers and one Licensing Enforcement Officer. All staff are full time and they expand by 2 Municipal Law Enforcement Officers in the summer (May to Sept).

Review of policies Data is constantly being collected and assessed. At this time, no revisions or changes are deemed necessary or are being planned. This is the link to the Short Term Rentals website page. They have produced Printable Posters, scroll down the page to see them: <https://www.kawarthalakes.ca/en/things-to-do/short-term-rentals.aspx>

Municipal Accommodation Tax is not charged in this municipality.

Septic Inspections There are 20,000 systems in this municipality. 2000 Systems in the vicinity of municipal wells that are regularly checked in compliance with the Ontario Clean Water Act plus systems included in the Lake Simcoe Source Protection Plan watershed. Systems must be in compliance with regulations at time of installation.

JDA February 26, 2020 😊