

ST. EDMUNDS PROPERTY OWNERS INC.

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

<https://sepo.ca/>

2020 NEWSLETTER #3



Credit: Kevin Chisholm

Greetings and Welcome to 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.

SUMMER 2020



before this subsides.

The summer of 2020 will go into history as the world continues to struggle under the impact of this pandemic. Covid-19, the long hot summer with unprecedented numbers of people discovering the Bruce Peninsula and flocking to this pristine area were part of the summer experience. Fortunately, we could escape to our cottages, even though we had to restrict who visited and shared our vacation properties. The summer of 2020 is behind us but the end of pandemic is yet to be defined. We will be well into 2021

Following what is shaping up to be a long winter lockdown, the draw to our area will exceed 2020 with increased numbers of people surging to the Northern Bruce Peninsula in 2021. Day trippers wanting a change may possibly travel to “The Peninsula” all winter, weather permitting or not. The area could see more activity all winter than during a “normal” winter. In addition, our Snowbirds who normally travel south will augment the winter population. 2021 again could indeed be a year for unprecedented numbers of tourism visitors.

2020 CHRISTMAS TOY DRIVE

The Northern Bruce Peninsula Firefighter’s Association is pleased to announce that they are once again doing a Christmas toy drive for children within our community. This year the need is greater. Your support allows the Association and Food Banks to purchase toys, gift cards and/or food for children under the age of sixteen.

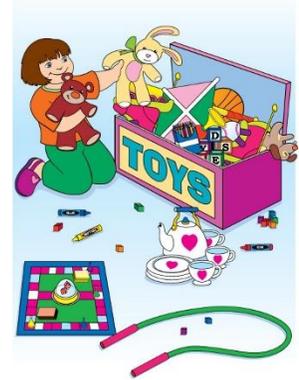
The campaign will commence **November 12, 2020 until December 12, 2020** and donations over ten (\$10.00) dollars will be provided with a tax receipt. More information regarding locations of donation depots please check the municipal website under [Fire and Emergency Services](#).

The funds can be forwarded to the Municipality

Please make your cheque payable to: **Northern Bruce Peninsula Fire Association.**

Please mail to:

The Municipality of Northern Bruce Peninsula,
56 Lindsay Rd 5,
Lion’s Head, Ont. N0H 1W0
Attention: Cathy Addison



2021 MUNICIPAL BUDGET



The final tax bills for the Municipality of Northern Bruce Peninsula were sent out in July with the first installment due July 31, 2020 with the fourth and final installment due on September 30, 2020. The year over year change in the amount that you pay in taxes is determined by several factors, starting with the increase in the municipal budget plus the educational and county levies. In addition the year over year change in your real property assessment as determined by MPAC affects the amount of taxes that you pay.

The time line for the 2021 budget process will occur earlier than in previous years.

- January 25, 2021 9:00 AM Council Meeting, review of first draft,
- February 8, 2021 9:00 AM Council Meeting, review of second draft

MPAC 2020 Assessment Notices

MPAC, the Municipal Property Assessment Corporation, traditionally, mails out revised property assessment notices every four years. Property owners across Ontario should have received the updated information during 2020 that was based on property values as of January 1, 2020. Instead, due to Covid-19, the 2020 Notices of Assessment were delayed.



From the MPAC website: “The Ontario government has announced that the 2020 Assessment Update has been postponed. The province has indicated that property assessments for the 2021 taxation year will continue to be based on the fully phased-in January 1, 2016 current values (i.e., the same valuation date in use for the 2020 taxation year). In 2016, we mailed a Property Assessment Notice to every property owner in the province – assessing more than five million properties in Ontario. Your 2016 Notice reflects the assessed value and classification of your property as of January 1, 2016 and this will be used as the basis for calculating your 2021 property taxes”.

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? <https://aboutmyproperty.ca/>. Having this information now, will help you, after receiving your revised assessment, to compare changes to your property assessment with neighbouring and similar properties.

STRATEGIC PLAN REVIEW

The Municipality of Northern Bruce Peninsula is currently in the midst of a strategic planning process to update its 2015 plan. As part of this exercise, NBP has been surveying the local community on their high priority issues; the early results have shown that there has been a shift in priorities from the 2015 results. As a result of these preliminary findings, staff will be recommending to Council additional discussions with the public.

Memo #3, that SEPO distributed on November 25th details the online meetings, Follow this link to learn more: <https://sepo.ca/wp-content/uploads/2020/11/Memo-3-2020.pdf>

ELECTRICITY RATES ARE CHANGING

The Ontario Electrical Board has ordered Hydro One to eliminate the Seasonal Rate Class. Some key points:

- total number of reassigned customers from Seasonal class: 147, 649
- once the move to all-fixed distribution rates is completed, the roughly 70,000 seasonal customers moving to the R1 (medium density) residential class will see a *reduction of about \$5/month*; for the roughly 78,000 seasonal customers that move to the R2 (low density) residential class there will be an *increase of about \$54/month*
- effective date of these new rates may not be until January 1, 2023 (subject to OEB review and approval)
 - if phased-in (at the OEB-mandated 10% overall bill impact / year), these rates may not fully be in effect for 12 years.



You will have the choice to switch from Time-of-Use to Tiered Pricing:

<https://www.hydroone.com/rates-and-billing/rates-and-charges/customer-choice>.

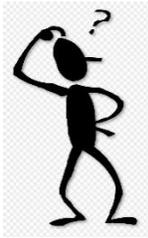
FOCA has ongoing information of the Hydro One electricity pricing including a link to email updates. <https://foca.on.ca/electricity-pricing/>

SHORT TERM ACCOMODATIONS

Many readers of this newsletter visited this area, liked it, returned, rented a cottage and then decided to purchase. Without the availability of a cottage to rent, they might not have been able to stay and ultimately purchase property. Subsequently, these same readers possibly rent out their vacation home to offset ownership expenses.

Historically, people in Ontario, have spent vacations in cottages by the water “forever”. Originally, only the affluent could afford to own a vacation home by the water where they would spend summer holidays. In their absence, friends and family enjoyed these summer residences. Today, with the proliferation of online rental platforms and increased affordability, anyone can search online to rent a waterfront vacation property. This has led to numerous people renting cottages who, regrettably, in rare instances, display objectionable behaviour in contrast to the majority of **responsible vacationers** who respect the property and the neighbourhood. Property owners themselves are not exempt from exhibiting inconsiderate behaviour towards their neighbours, the community and the environment.





The Municipality of Northern Bruce Peninsula's present dilemma regarding STAs, in large part, can be attributed to previous laid-back bylaw enforcement and a handful of absent and/or delinquent landlords whose sole motivation is money with disregard for accountability. Regrettably, this situation continued unchecked, casting a bad light on the scores of dutifully rented and managed seasonal residences. Meanwhile, tourist numbers increased almost exponentially with resultant issues that were often, unjustifiably blamed on Short Term Accommodations.

Increased numbers of visitors boosts the economy; while simultaneously presenting associated complications, including noise, crowding, parking, trespassing, fireworks, etc. Addressing the situation with full time, year round, 24/7, zero tolerance bylaw enforcement, especially during the tourist season would be a good starting point. To that end, this past summer, in response to unprecedented multitudes of visitors, additional bylaw enforcement staff was hired to primarily deal with illegal parking, trespassing, etc. At this time, there has been no report of increased, disproportionate or significant bylaw enforceable concerns attributed to Short Term Accommodations.



Municipalities everywhere are grappling with managing the proliferation in the availability of rented accommodations. The majority recognize the economic benefits to their communities while acknowledging the need for a relevant information and enforcement framework. Cottage ownership is expensive often resulting in the need to offset ownership expenses with rental income. Simultaneously, two income families which are now the norm to "make ends meet" have limited family vacation time. Instead of the cottage being unoccupied all summer, it may be shared with reliable people in turn for rental revenue. Top priority for these folks is sourcing dependable tenants who will look after, enjoy and leave the place in the excellent condition they found on arrival.

For Ontario Municipalities, managing STAs runs the gamut from outright banning new STAs, to extensive, cumbersome bylaws and administrative fees to many smaller jurisdictions employing zero tolerance bylaw enforcement. These same municipalities, upon investigating the cost of licencing and regulating, have concluded that the expense does not warrant any perceived benefits and potential liability. In fact, data collection and tabulation about STAs, continues to disclose, minimal problems such as noise, fires, etc. Their preferred solution is Zero Tolerance Bylaw Enforcement with ongoing monitoring and reviewing.



The Town of Blue Mountains, which has year round fifty two week tourism, which has few, if any, similarities to the MNBP, introduced stringent Short Term Accommodations Regulations and fees eight years ago. Their “STA Department” presently employs six staff; one person just “snoops out” hidden STA operations. Eight years later, The Town of Blue Mountains STA management approach continues to lose money.

Tiny Township, City of Kawartha Lakes, Municipality of Whitestone, Township of Selwyn, Hastings County, Township of McKellar, Muskoka and Haliburton recognize the economic and social importance of Short Term Accommodations. Overall, they explored various options with respect to rented cottages. At present, most continue to collect specific bylaw data with ongoing monitoring.

They attract people to their areas due to the availability of family friendly accommodation. These municipalities report and experience few complaints attributed to rented dwellings. They provide information with expectations and consequences that are enforced with Zero Tolerance Bylaw Enforcement. Following a written warning, the offender is fined with the option to contest in court or pay the fine; in some municipalities, the property owner is levied a fee which can either be paid or added to the property tax bill. They continually gather data pending modifying their approach to STAs. They welcome and understand the economic importance of Short Term Accommodations.

Zero Tolerance Bylaw Enforcement proves to be effective, as one bylaw official said about the few cases that went beyond a written warning, “when you hit peoples’ wallets, they know that you are serious and they change their behaviour”

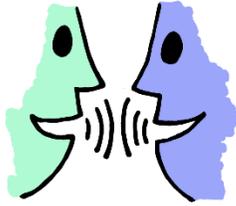
The Ontario Fire Code and The Ontario Building Code clearly state the safety, fire and building enforceable requirements. These Province wide codes negate any requirement for a municipality to draft specific and repetitive bylaws.

Contrary to opinion, rental cottages **do not detract and take business** from motels, hotels, guest homes and Bed ‘n Breakfasts. There is a market for each; they do not cross over.

Facts about cottage rentals; <https://sepo.ca/wp-content/uploads/2020/11/Facts-about-cottage-rentals-003.pdf>

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 in order 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: Please read the information in order to know what items can be recycled in The Municipality of Northern Bruce Peninsula, it may be different to what you are accustomed to recycling where you live.

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

MUNICIPALITY'S 2020 NEWSLETTERS

February 2020 Newsletter <https://www.northbrucepeninsula.ca/en/municipal-services/resources/Newsletters/February-2020-Municipal-Newsletter.pdf>

2020 Final Newsletter <https://sepo.ca/wp-content/uploads/2020/12/MNBP-Final-2020-newsletter.pdf>

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.*
- Reduced price (\$20.00) for an annual subscription to "**Cottage Life**" magazine which includes weekly emails with interesting and helpful information.

2020 SEPO SPRING MEETING

Cancelled due to Covid-19 restrictions

LOOKING AHEAD

2021 SEPO SPRING MEETING

Saturday May 29, 2021 (Tentatively)

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

ST. EDMUND PROPERTY OWNERS, IN. 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.
P.O. Box 152
Tobermory, ON
N0H 2R0
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*

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