

**Rolling Hills Estates Homeowners Association – 1570194 Ontario Inc.
130 Peller Court, Bobcaygeon, Ontario, K0M 1A0**

June 15, 2017

**Mayor Letham and Members of Council
City of Kawartha Lakes
P.O. Box 9000
26 Francis Street
Lindsay, Ontario, K9V 5R8**

**Attn: City Clerk
jcurrins@city.kawarthalakes.on.ca**

**Subject: Short Term Property Rentals, Rolling Hills Subdivision, Registered Plan 57M-759,
Township of Verulam now City of Kawartha Lakes**

Your Worship and Members of Council,

At the annual general meeting of the Rolling Hills Estates Homeowners Association held on June 4th, 2017, the Association unanimously passed the following resolution dealing with short term property rentals in the City of Kawartha Lakes and, more specifically, the Rolling Hills Subdivision:

**“That the Rolling Hills Estates Homeowners Association request that the City of Kawartha Lakes enact a by-law to govern short term property rentals in defined areas of the City, including the Rolling Hills Subdivision, Plan 57M-759, similar to by-laws passed by other Ontario municipalities; and,
That the City of Kawartha Lakes, as an intermediate measure, be requested to pass an interim control by-law to prohibit short term property rentals of thirty days or less in the Rolling Hills Subdivision.”**

The Rolling Hills Estates Homeowners Association is a legal entity composed of the shareholders of 1570194 Ontario Inc.. The purpose of the Association is to maintain the common areas within the subdivision (i.e. Blocks 18, 19, 22 and 23, Plan 57M-759) and to represent the common interests and concerns of the Association members in relation to the Rolling Hills Subdivision. Rolling Hills Estates is a high-end estate residential community consisting of seventeen estate residential lots located on the western shore of Pigeon Lake in the former Township of Verulam, now the City of Kawartha Lakes.

Short term property rentals, which are typically less than thirty days, became an issue for the Rolling Hills homeowners last year when the property municipally known as 151 Peller Court (Lot 9, Plan 57M-759) was purchased for use as a short term rental property. Almost immediately, the Association began receiving complaints from neighboring homeowners regarding noise issues, public disturbances, garbage, property trespass, disrespect for fire bans, animals running at large, and traffic safety. The peace and quiet that our Association members had become accustomed to was immediately and abruptly ended.

In response, and at the request of the Rolling Hills Estates Homeowners Association, His Worship Mayor Letham, Councillor Seymour-Fagan and appropriate City staff met with representatives of the Association to discuss what actions could be taken by the City and the Association to minimize disruption to neighboring residents caused by the constant shuffling of people in and out. To the Association's surprise and amazement we were informed that the City of Kawartha Lakes has no rules or regulations governing short term rentals. By-law enforcement is substantially ineffective as the majority of problems occur outside of normal working hours. The police will not respond to noise complaints and appear to consider the problems associated with short term renters to be of a low priority.

In a last ditch effort to restore some civility to our community the Homeowners Association approached the owner of 151 Peller Court, Mr. Bashir Somani, and implored him to remove his property from the short term rental market. To our pleasant surprise, Mr. Somani ultimately agreed to the Association's request.

Unfortunately, as of today, the residence at 151 Peller Court continues to be offered for short term rentals on Airbnb (<https://www.airbnb.ca/rooms/14111780?>). The booking calendar indicates that the property is rented out for the majority of weekends in June, July and August, 2017. Once again the Rolling Hills homeowners are preparing for a summer of discontent! The disruption to the community created by the renters has already caused one of our homeowners to sell his residence!

There is clear and convincing evidence that short term property rentals in low density residential neighborhoods such as Rolling Hills Estates undermine the integrity and character of the community in which they are situated. The continued use of 151 Peller Court as a short term rental property gives cause to instability and significant land use compatibility issues. A major concern is the lack of appropriate supervision by an absentee landlord.

In light of recent developments in the short term property rental phenomena, a number of Ontario municipalities have taken legislative steps to safeguard and protect the well being of their residential communities. The Rolling Hills Estates Homeowners Association requests that the City of Kawartha Lakes follow the progressive and positive lead taken by these municipalities and enact a by-law (or by-laws) to govern short term property rentals in defined areas of the City, including the Rolling Hills Subdivision. As an intermediate measure, the Association requests that the City pass an interim control by-law to take effect

immediately to prohibit short term property rentals of thirty days or less in the Rolling Hills Subdivision.

Thank you for your time and consideration.

Respectfully Submitted,

***Harold Bartlett
President
Rolling Hills Estates Homeowners Association***


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Bashir Somani
