

The Corporation of the City of Kawartha Lakes

Committee of the Whole Report

Report Number LIC2019-02

Date: June 4, 2019

Time: 1:00 p.m.

Place: Bobcaygeon Service Centre

Ward Community Identifier: All

Title: Short Term Rental Update

Author and Title: Alix Scarr, Senior Licensing Officer

Recommendation(s):

That Report LIC2019-02 **Short Term Rental Update**, be received; and

That the implementation of Option #1 and Monitoring continue, as outlined in report LIC2018-005, to regulate short term rentals in Kawartha Lakes.

That this recommendation be brought forward to Council for consideration at the next Regular Council Meeting.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

At the Council Meeting of August 14, 2019 Council adopted the following resolution:

CR2018-512

That Report LIC2018-005, **Short Term Residential Rentals Follow-up Report**, be received;

That staff be directed to implement Option #1 and Monitoring as outlined in Report LIC2018-004;

That By-Law 2016-206 be amended to amend **General Inspections (all Regulatory By-law Inspections not including Property Standards and Clean and Clear)**;

That the necessary by-Law amendments be forwarded to Council for adoption; and

That staff continue to dialogue with residents and tax payers who experience ongoing issues with short term rentals and to monitor the effectiveness of implementing these changes with a report back to Council in Q2 2019.

This report addresses that direction.

Since the Regular Council Meeting of August 14th, 2018, staff has moved forward with the implementation of Option #1 and monitoring, of Short Term Rentals in Kawartha Lakes. The components of this option were to make necessary amendments to applicable by-laws, to implement a public education component, and to continue to improve processes for tracking complaints relating to properties being used as short term rentals.

By-Law Amendments

Amendments have been made to the clean and clear, animal, open air fires/burning fireworks, noise and fees by-laws to implement general inspection fees that will be charged to the property owner if Municipal Law Enforcement Officers are called to a property and observe a violation of a municipal by-law. These amendments put the onus on property owner to ensure that they are taking responsibility for the activities occurring on the properties they own.

Public Education

In partnership with our Communications Department team, staff has created two informational posters pertaining to short term rentals. The first posted, attached to this report as Appendix B, is intended to be displayed within short term rentals

and contains information to educate visitors about laws, by-laws, and other regulations pertaining to short term rentals. For example, staff has included the regulations for fire pits and open air burning, the requirement to package waste in clear bags, and parking. The poster also includes a space for property owners to fill in their information so that it is easily accessible to the renters in the event of an emergency.

The second information poster, attached to this report as Appendix C, is geared towards educating individuals who may have concerns regarding activities at short term rentals. The poster includes a chart outlining the appropriate contacts to report issues that were flagged as being common occurrences at short term rental properties such as operation of watercraft while intoxicated, noise, parking, and dogs at large.

Both posters were created with the intent of providing clarity of the regulations pertaining to common occurrences at short term rental properties. It is staffs expectation, that by educating renters fewer violations may occur and, that by educating concerned residents, there will be an increase in reporting of incidents. The reporting of incidents to the correct agency/department will enable staff to address them more efficiently. The posters will be available on the City's website, at municipal service centres, or can be sent directly to those who request them.

In addition to informational posters, staff has also created a page on our website specifically relating to short term rentals. The page is located at www.kawarthalakes.ca/str and contains information pertaining to short term rentals, links to applicable by-laws, contacts, a downloadable PDF file of the information posters, and other helpful information. The website will be promoted on social media, the information posters, and also on roadside portable signs placed in strategic locations throughout Kawartha Lakes.

Improving Processes

Municipal Law Enforcement staff has been trained on how to utilize the tracking tool on the complaint management form that identifies if the property that is the subject of the complaint is a short term rental. Staff has also received information regarding the general inspection fees.

Assisting other Municipalities

The approach Kawartha Lakes is taking towards mitigating negative impacts from short term rentals has been noticed by other municipalities; The Senior Licensing Officer has given presentations to the Peterborough County Clerks Association, Selwyn Township, and the Municipality of Trent Lakes outlining our unique approach to this multifaceted issue. In all cases, some parts of our approach are being implemented or considered by other municipalities. Staff have also

provided advice and comment to additional municipalities and citizen groups regarding short term rentals.

Rationale:

Other Alternatives Considered:

From May 1, 2018 – May 2, 2019, 10 complaints were received regarding incidents at short term rentals. The low number of complaints specific to short term rentals does not support the development of a by-law specific to short term rentals at this time. Although implementing a regulatory by-law remains an option, staff believes that the tools implemented will be effective at addressing the concerns pertaining to short term rentals and any violations of municipal by-laws at short term rentals.

Financial/Operation Impacts:

N/A

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

Goal #1 of the 2016-2019 Strategic Plan is “A Vibrant and Growing Economy.” Objective 1.1.1 speaks to bringing business to the City and to expand local employment. Legislation that supports the creation of tourism accommodation will increase the demand of businesses in the area and will have positive implication on creating employment opportunities. Objective 1.3.1 is to enhance tourism. Short term residential rentals play a vital role in enhancing tourism by providing accommodation.

By consulting closely with resident regarding this matter, staff have utilized a strategic enabler of providing exceptional customer service.

Review of Accessibility Implications of Any Development or Policy:

N/A

Servicing Implications:

N/A

Consultations:

N/A

Attachments:

Appendix A – Report LIC2018-005 – Short Term Rentals Follow-up Report



LIC2018-005 - Short
Term Residential Ren

Appendix B – Short Term Rental Poster #1



8.5x11 STR1.pdf

Appendix C – Short Term Rental Poster #2



8.5x11 STR2.pdf

Appendix D – Council Short Term Rental Presentation



Council STR
Presentation.pptx

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