



Request to Make a
Deputation/Presentation to
Council/Committee
City of Kawartha Lakes
City Clerk's Office
26 Francis Street, PO Box 9000
Lindsay, ON K9V 5R8
705-324-9411

Name: *

Harold Bartlett, President, Rolling Hills Estates Homeowners Association

Address: *

130 Peller Court

City/Town/Village:

Bobcaygeon

Province: *

Ontario

Postal Code:

K0M 1A0

Telephone: *

[REDACTED]

Email: *

[REDACTED]

There can be maximum of two speakers for each deputation. Please list the name(s) of the individual(s) who will be speaking. The names that are listed here will be included on the Council Meeting Agenda: *

Harold Bartlett, President, Rolling Hills Estates Homeowners Association

Please provide details of the matter to which you wish to speak: *

Licensing of Short Term Residential Rentals, Report Number LIC2017-001

What action are you hoping will result from your presentation/deputation? *

The Rolling Hills Estates Homeowners Association is requesting that Report Number LIC2017-001 be referred back to City staff to examine alternative cost effective means of regulating short term residential rentals in the City of Kawartha Lakes.

Signature:



Date:

October 4, 2017

**Please complete this form and return to the City Clerk's Office:
Fax: 705-324-8110 Email: agendaitems@kawarthalakes.ca**

The personal information is being collected by the City of Kawartha Lakes for the principal purpose of a request to make a deputation to Committee or Council pursuant to Section 10 of City of Kawartha Lakes By-law 2014-266. This information may be circulated to members of Council, staff and the general public. Questions about the collection of this information should be directed to the City Clerk or Deputy Clerk at 705 324-9411 ext. 1295 or 1322.



Rolling Hills Estates Homeowners Association

1570194 Ontario Inc.

130 Peller Court, Bobcaygeon, Ontario, K0M 1A0

October 4, 2017

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

Attn: Ron Taylor, Chief Administrative Officer and Acting Clerk
rtaylor@kawarthalakes.ca

Subject: Licensing of Short Term Residential Rentals, Report Number LIC2017-001

Mr. Mayor and Members of Council,

Thank you for giving the Rolling Hills Estates Homeowners Association the opportunity to address Council regarding short term residential rentals.

The Rolling Hills Estates Homeowners Association respectfully requests that Report Number LIC2017-001 be referred back to City staff to examine alternative cost effective means of regulating short term residential rentals in the City of Kawartha Lakes.

The Senior Licensing Officer, Ms. Hick, in her report to Council readily acknowledges the fact that the complaints resulting from activities at short term residential rentals are quite real and valid (i.e. noise issues, public disturbances, garbage, property trespass, disrespect for fire ordinances, animals running at large, traffic and pedestrian safety). The overriding consideration in her decision not to recommend further action on the part of Council appears to be that, in Ms. Hick's opinion, the issues are not pervasive enough to warrant the implementation of a costly regulatory framework. Irrespective of the pervasiveness of the problem, it is a very real and troubling issue for those established, low density, single family, residential communities such as Rolling Hills Estates that must contend with the constant shuffling of renters in and out and the problems associated therewith.

There is clear and convincing evidence that short term residential rentals in low density residential neighborhoods undermine the integrity and character of the communities in which

they are situated. Rolling Hills Estates is a high-end estate residential community consisting of seventeen estate single family residential lots located on the western shore of Pigeon Lake. Property values range from the high six hundred thousand to well over a million dollars. The subdivision was not designed nor was it ever intended to accommodate short term residential rentals. Rolling Hills Estates is somewhat unique in that all of the shoreline property in the subdivision is owned in common by the shareholders. The shoreline common areas accommodate passive and active recreational areas set aside for the exclusive use of the shareholders including an extensive common dock infrastructure, gazebo, fire pits, boat launch, walking trail, and designated beach area. By registered agreement, use of the common areas is restricted to shareholders and their accompanied guests. Unfortunately, the owner and absentee landlord of the short term rental unit located at 151 Peller Court in the Rolling Hills Subdivision insists on not publicizing this information in his rental ads causing all sorts of land use compatibility issues between uninformed renters and area residents. In addition, the common area infrastructure was designed to only accommodate shareholders and their accompanied guests. The use of the host's single family residence by four or five families at a time places unwarranted strain on the community's ability to accommodate their needs and expectations. As can be seen from the experience in Rolling Hills Estates, short term residential rentals give cause to instability and significant land use compatibility issues.

Obviously, based on the experience of the Rolling Hills Community and other established single family residential communities in the City of Kawartha Lakes there is a very clear and definite need to introduce legislation to effectively regulate short term residential rentals. Fortunately, based on the current situation in the City, there is no need at this time to implement a costly, sophisticated licensing program similar to that in the Town of Blue Mountains, Ontario. However, there is a definite need to regulate the activity from a nuisance prevention and consumer protection point of view while the problem is still manageable.

The Rolling Hills Estates Homeowners Association is convinced that with the expertise of City staff and the input of interested stakeholders the City of Kawartha Lakes can develop a regulatory framework unique to the City that responds to the needs of its residents. A licensing by-law that simply restricts short term residential rentals to certain pre-established zones may be an effective starting point. Legislation similar to that currently being considered by the City of Toronto that would restrict short term residential rentals to a host's principal residence would go a long way to curbing the problems associated with such land uses. Further, it is arguable that the operation of short term residential rentals in established single family residential zones does not comply with the current zoning by-laws of the City of Kawartha Lakes. Single family residential zones restrict land use within such zones to single family residences and ancillary uses. Permitting a home to be rented out as a "suite hotel" to multiple families and filling rooms with paying guests using Airbnb and other short term rental platforms is arguably not compliant with single family residential zoning. The properties are zoned for residential uses, not commercial purposes, under the City's zoning by-laws.

Established single family residential communities such as Rolling Hills Estates that are currently faced with the issue of short term residential rentals must turn to their local elected representatives for advice and assistance. Simply maintaining the status quo, while an option, does nothing to assist the residents or address the underlying problems. Considering the growing interest in the short term residential rental market the associated problems can only get worse unless positive proactive steps are taken now to curb this disruptive activity. The Rolling Hills Estates Homeowners Association is confident that by working with both elected and appointed officials of the City of Kawartha Lakes we can together develop an effective regulatory framework to control and regulate short term residential rentals that will not adversely impact the bottom line of the City and, at the same time, safeguard the wellbeing and interests of area residents.

Again, Mr. Mayor and Council, thank you for the opportunity of addressing you on this matter of urgent concern to our Association. We look forward to working with you to achieve a reasonable and viable outcome.

Respectfully Submitted,



Harold Bartlett
President
Rolling Hills Estates Homeowners Association

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