

To All Council Members of the City of Kawartha Lakes

In response to the April 4 2023 Committee of the Whole Meeting I am writing this email.

As a whole I felt that the deputations both for and against short term rentals had their merits but I still left feeling concerned that the most problematic issues are still not going to be dealt with.

#### 1. Data & Research

Aaron & Samantha of Granicas' presentation & data were both very questionable as the validity of where, how and when the data was obtained. Per my deputation on the skewed numbers that Aaron reached per his survey and by-law complaints laws that do not include many other sources of data/information ie. OPP - Fire & Rescue calls; the ability to sign up to jump in surveys & do as many times and not even be a resident of kawartha lakes or owner of property in kawartha lake etc...leaves the truth of his information compromised. Samantha also had as much questionablity as to REAL numbers and information. ie. The only place she seemed to always reference to was Niagra region. That does not even come close to the geography or demographics of the City of Kawartha lakes. It is mostly a tourism area with tourist zoning. The geography does not sprawl over the same spance of area etc....and there other questionable pieces to her information & sources that need looking into with actual real research into how the other municipalites gained their data also as we have now witnessed how skewed the numbers / data/ information gathering by Aaron's method of research was. This could be the very case of other municipalities as well and so City of Kawartha Lakes should not rely on this gathering of information because it could very well be contaminated by inefficiencies also and therefore mis-leading with a very direct bias that was very obvious in Aaron's presentation.

I was not the only person at the meeting addressing the skewed numbers, I think it was Darl Crick who also spoke to this matter, so you heard from both side for and against short term rentals about the data being smoke and mirrors.

#### 2. Public Health and Safety

There seems to be alot of missing pieces to the puzzle. The proposed changes to by-law does not address alot of other problems that stem from short term rentals that fall under public health and safety rules that need updated and addressed

- hot tubs/saunas/pools-any business offering these spa like offerings are a health hazard per not being monitored and cleaned appropriately. In order to properly have them monitered as would be deemed by law of any other business the hot tubs would need monitoring numerous times pers day in order to make sure the ph and chemical levels were kept up to safe levels. Saunas need special cleaning otherwise mold and mildew become and issues and pools follow the same needs as a hot tub. None of this is being done as I called public health and safety and they have told me that there is nothing they can do because there is nothing in place by the municipality Dozens of guests at the new whitby Thermea spa ended up with skin rashes, ear infections, loss of hearing and other adverse health effects and currently in a 5million dollar law suit because of the stated above issues with its pool offerings due to malfunctioning UV lamps and disinfetant

that was not caught as well as operator failed to maintain required levels of bromine, a sanitizer in pools. So even with daily monitoring things go wrong very quickly. A concern for Kawartha Lakes if they don't regulate and instill proper health and safety over spa type offerings at short term rentals.

- ice rinks on waterways or not - who is monitoring the safety of the ice daily.
- boats- who is checking if person has capability to run/drive boat offered; even a canoe etc... how experienced are the people renting these STR's to go out on waterways; some of the waterways offered as swimming and boating safe are not. Property next to mine is a dangerous pit of rushing water at times if levels are high and there has been a lot of rain it forms a whirlpool like undertow that is not safe to swim in at certain water levels, a renter would not be aware of this and has proven fatal in the past
- life jackets-supplies of lifejackets can be on premise but like the one next to me they offer only 6 but rent to 10 or more people all the time and of these 6 how many are an actual fit for the people renting especially the children? Bad fitting life jackets are as much a detriment as no life jacket
- Cleaning of residence-this should be done by a professional crew that is proven with documentation
- All properties need to be subject to the same inspections /by-laws as with INN/B&B/Resort/Motel

### 3. Personal Health & Safety

The platforms that advertise short-term rentals don't guarantee who is the renter. There is no police check; criminal records, proof of age, proof of person paying is real or not. Anyone with a credit card can pretend to be someone and rent a rental. I bought in a residential area so that I knew who lived next door on a constant basis not have a revolving motel door that you never know who is showing up ever 3 to 4 days. Like I said in my deputation I have been assaulted, violated, both physically, verbally, and both my mental & physical health are suffering all because of the anxiety & fear of never knowing who lurks next door. Other neighbors are elderly and very stressed since the short term rental showed up and their health also is suffering with increased blood pressure, anxieties etc....They all moved here for a peaceful retirement existence and to belong to a community that helps each other not hinder their health.

As I mentioned in my deputation Fire Hazards; Already in effect fire by laws exist with regards to size of pit, size of fire, the distance needs to be from any building etc...and yet fire and rescue has been out to the STR next to me on a number of occasions (only I didn't know I had to call by law myself, I thought the report would automatically be handed to by-law but apparently not) because of fires & I have written to by-law about the illegal pit and yet it still exists. Tuesday April 4th was my deputation to address this issue and no sooner did Friday April 7th come and the actual owner who claimed he abides by all rules in his deputation on April 4 also shows up and starts a fire in a fire ban in his illegal fire pit. I called non-emergency fire and rescue and they attended. Upon their leaving I asked if they would be writing in their

report about the location & size of the pit never mind there being a fire ban on. The driver basically said they asked the owner to put out the fire end of story. I hoped this is not just going to be another warning. I called by-law and left message. A by-law officer whom I have addressed this issue with in the past retruned my call. I sent via email a very minimal pic that I could manage to take from the road as I was not going to trespass and much of the fire is blocked by the house. I also spoke to the point that this owner advertises on Airbnb that you can have a fire up to 6 feet & their are pictures of a fire burning and where it is. By law officer said he can't go by ads on airbnb. I would think this would prompt someone to go and have a look though; plus I should think fire and rescue attending a property where the pit doesn't met any existing by-laws as to locations size etc... should be writing a report that entails witnessing this also, not just that their was a fire during a ban and it was put out. What this tells me is that on all other occasions that fire & rescue came and saw the illegal pit that is a fire hazard, problematic etc.... that the choice was either to ignore the problem of what they saw &/or just get the fire out or they are reporting it and no one is acting on it.... I don't know as I don't have access to these reports. Either way there is a Problem with inaction or enforcement of right now already existing by laws for this issue

4. Per another deputation the person referred to her inability to have her friends gathering to her cottage for a reunion. She said that if this was a rental without her prescence then by the new regulations being proposed because of the amount of people she would not be able to accomodate this venue. She felt that not fair because she basically would be limited on the number of people. This is interesting because she basically said that she was not impressed because she would no longer be able to rent her cottage ( a 2nd income property- a luxury by most standards people can't even afford housing nowadays) to large groups of people that are for the most part are not vacationers they are renting a "VENUE" - this is problematic because we have now surpassed motel and are moving into venues. I have seen this more and more with the property next door to me. Just rented for one night / 2 days whereby large numbers of people show up in vans or SUVs so appears to be only 3 to 4 vehicles but 6-8 people per vehicle, then later in the evening more people and throw big birthday celebrations or re-unions etc... then party all night and the "renters" leave the next day the other mass of people leave in the wee hours of the morning. How is this not taking business away from Recreation / legion/ community halls that would normally be rented for venues and catered all the while being shut down at a reasonable hour, supervised and not in a residential zoning affecting other peoples lives.

#### 5. Proposed by-law changes

Basically the new minimalistic by-law amendments are okay but do not address the most problematic short term rentals For example a few of those are:

- having an 18 or older person managing the property; this is futile, no 18 year old has the experience to handle certian situations and no older person is going to walk into problematic unruly renters. all is just going to revert back to OPP or Fire and Rescue
- manpower and timelines are not realistic- in order for by-law to attend 24 hours 365 days per year there isn't the manpower to do this never mind given the vast area of Kawartha Lakes to attend within 60 minutes is unrealistic and also are not going to attend by themselves to a unruly rental situation in the middle of the night. Again nothing changes it is just going to revert back to the OPP

Overall the new set ammended by-laws proposed are simply a list of new rules that City of Kawartha Lakes hopes people will automatically abide BUT the list has so many flaws in it. One major problem off the top is the clear issue with regards to the ability of manpower to enforce these new by-laws. From finding all the short term rentals and gathering liscence fees etc.. to the attendance of on site issues/problems etc. Overall they are ineffectual in the ability to enforce and the only ones that are abiding are going to be the already well run, non-disturbing rentals as opposed to the bad apples causing havoc.

#### 6. Road Access

If the roadway to access a property does not belong or not maintained by the City of Kawartha lakes then Short term Rentals should not be allowed as an unassumed road is a liability and if it is a deeded road access it should be up to the owner of that roadway if they wish to grant access to renters.

#### Summary:

Short term rentals have morphed into Motels/Hotels/Venues that are unsupervised. I do not believe people against the short term rentals are also against the ma and pa renters for 2 weeks in the summer to cover taxes or let friend and family have a stay at their vacation property that only occurs 2 weeks in the summer and/ or a week in the winter as such. It is the crazy idea that you can run essentially a full on motel/venue with no regulations and accountabilities that come with any other type business such as liscencing costs, running costs, zoning restrictions, health and safety rules and regulations.

It is of my opinion that City of Kawartha Lakes is rushing the by-laws and zoning issues through in order to meet with the upcoming summer season which is upon us & for which I am grateful in one way but It is also coming at the cost of not doing a thorough job on all the issues in totality and needs more time/addressing of not just the primary surface problems of these short term rentals but many secondary issues that arise from them that have yet to reach the surface. I don't want to write a 40 page memo all about them. I think more time and effort needs to be placed on this issue with more community in person input from all. After the deputations I heard I believe there are good and bad operators and not all should be painted with the same brush, I also am not the person who wants a young peoples ambitions shut down or the average citizen trying a business adventure but they also have to realize running a business comes with typical running costs that are not up to to the tax payer to absorb. and that there is impact on the people surrounding them and the daily stresses it brings to their lives. When you suffer next to the bad opetators it is a stessing life.

If STR had to be owner occupied &/or on premises, it would address many of the problematic STR's

Thank-you

Cheryl Redfern

*C Redfern*

*APR 10/23*

*- Spoke @ Apr 4/23  
Deputations*

*- Burnt River, ONTARIO*