

Information Meeting In Council Chamber on April 4,2032.

April 8,2023.

The meeting brought further insight to the short-term rental issues. It was great to hear all the different opinions. There were STR's that showed a very positive side.

Concerns:

- All existing short-term rentals and bed and breakfast operators must apply for a license.
- All short-term rentals and bed and breakfasts must be registered.
- Existing neighbors to STR property to be notified by mail.
- Neighbors have opportunity to respond in letter form before a license is granted.
- Proof of insurance to be in place.
- Appeal procedures to CKL for the STR's if application is not approved.
- License fee for hosted and not hosted good idea and suggested costs seem appropriate.
- There should be a cap on the number of STR's allowed in CKL.
- Should cap the number of rental weeks allowed.
- Procedure for handling of complaints from owners and neighbors.
- If an STR is sold the license does not move on to the new owner.
- STR's should be separated by a minimum number of properties.
- No rentals allowed side by side
- Owners' responsibility to keep all required permits up to date, such as health unit approval, septic permit, fire inspection, final building inspection if alterations were made.
- The number of bedrooms presently listed on building department papers is it.
- Licenses and Code of Conduct must be posted

How do we respect the rights of existing property owners.

- Adherence to code of conduct to be followed.
- Paper work showing the renters, weeks rented, person charge and phone contact
- Number of people allowed over-night stated on license.
- Number of guests allowed.
- Allowable parking spots post on license.
- Cost of enforcement to be absorbed by STR fees and not existing tax base.

By-law Enforcement

- All noise and bad behaviour complaints written-up, with action taken. Visit could be in order.
- Alcohol problems can lead to fine, ban and possible loss of license. Visit could be in order.
- All other complaints to police, fire department, EMS., Building department or other must be recorded.

- Whatever discipline system is used will be documented.
- A demerit point system will be adhered to.

Owner/renter Responsibilities

Responsibility of owners to post License to operate, code of conduct to be followed, do vetting of tenants prior to renting and verbally consult with the renter so they are aware that not adhering to permit requirements can lead to termination of the rental agreement. Non compliant renters will be kept on file as being ineligible for future rentals in CKL and this information will also be made accessible to other municipalities.

How can we Respect the Rights of all current property owners.

This is a real the catch 22 position to be in. Times will always keep changing and it is very difficult to take past rights and privileges away. The short-term rentals have been operating as though they control the scenario and the municipality has no alternative but to allow it as a status-quo. We must show our long-term permanent residents that they are heard. I am suggesting that short-term rentals be allowed to function within a time frame of 12 to 17 weeks per calendar year, as the allowed maximum. The number is in keeping with either one quarter or one third of a year. The feeling is that our long-term residents deserve a certain amount of privacy. Furthermore, these properties are zoned residential not commercial. During the months from mid-May to mid-September 10 rental weeks will be allowed, with at least a three-week non rental period between two four-week periods. The balance of the year will be 1- or 2-week periods.

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