

What's currently in place for Short Term Rentals (STRs)?

By-law amendments:

- Amendments in 2019 include: Open Air Burning, Waste and Recycling, Parking, Noise, Pets, Fireworks and Property Standards
- Payment of Fees By-law updated to include service fees for occurrence inspections:

Occurrence	2021	2023
1 st	\$112	\$115
2 nd	\$225	\$232
3 rd	\$445	\$458
4 th	\$894	\$921
5 th	Fees Double	Fees Double

- Fees established for Orders \$113, Certificate of Compliance \$232.



For more information:
www.kawarthalakes.ca/str

Draft By-law highlights

What's in the draft By-law?

- Definitions and key terms
- STR: prohibitions without a License
- STR: use during disaster or emergency
- Renters and Owners Acknowledgement
- 2 renters per bedroom max occupancy
- Yearly License: expires Dec. 31
- Insurance requirements, site drawing
- Yearly Inspections: Licensing, WETT, HVAC
- Required contact person for 30 to 60 minute response time
- Site requirements: parking, floor plans, fire safety
- Appeal process: suspension, revocation, denial of License
- Compliance orders
- Licensing Fees (reflective of unhosted vs hosted STRs)
- Demerit Point System: potential to impact current and future license

Council Resolution: That Staff continue with current process, and bring back a report by March 31 2023, with budget considerations and options to regulate and license short term rentals in Kawartha Lakes.

What comes next?

March 2023

- Draft Council report
- Finalize By-law
- Continue to discuss Municipal Accommodation Tax (MAT)

April 2023

- April 4: Committee of the Whole – report, staff presentation (Host Compliance)
- April 18: Regular Council – report

May 2023

If the Licensing By-law is adopted, staff growth (start hiring process), soft rollout to public, marketing and advertisement plan, website updates, licensing application forms and process finalized.

- May 23: Additional By-law amendments to Council
 - Fees
 - Noise
 - Others?
- RFP Host Compliance (or similar organization) data mining of 164 rental platforms

Follow along on Jump In, Kawartha Lakes!

www.jumpinkawarthalakes.ca/short-term-rentals



Short Term Rentals
Next Steps

Kawartha Lakes
Jump In



How to sign up to speak before Council:

A **deputation** is an opportunity for a member of the public (or a group) to speak to Council or Committee directly about an issue either on an upcoming agenda, or a matter that has not been identified on an upcoming agenda.



Anyone who wants to speak at a Council, Planning Advisory, or Committee of the Whole meeting **must register as a deputation** to be able to speak at the meeting.



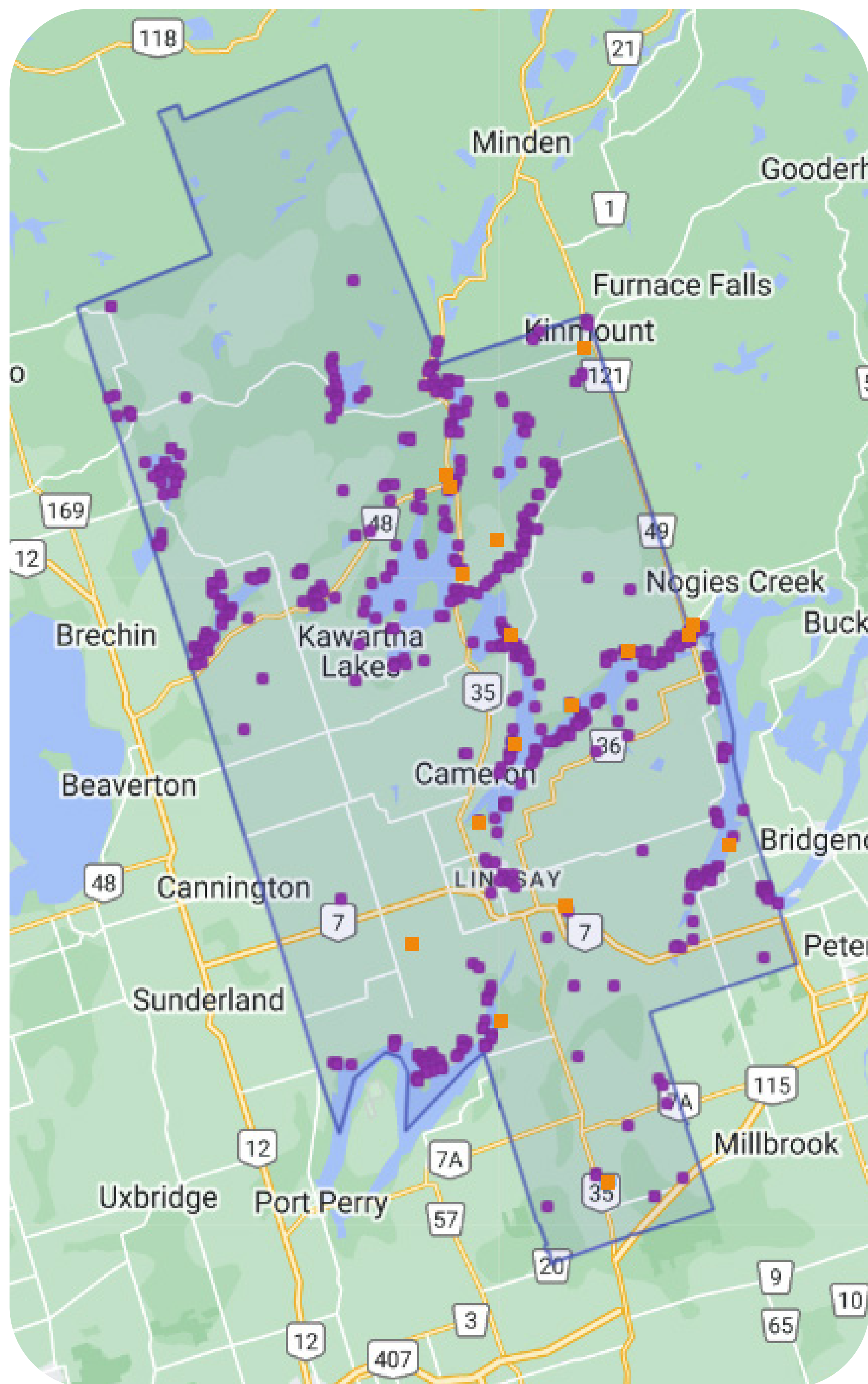
For more information or to sign up for a deputation, please visit:
www.kawarthalakes.ca/delegation

What options will Council have?

Staff will present Council with the following options in the report:

- **Continue with current practice:** education, track locations, provide general nuisance by-law enforcement (noise, parking, debris etc.) and invoice owners service fees for MLE response and investigation. Suggest enforcement staff increase (2024 budget):
 - Hire MLE Enforcement Officer(s) and/or Licensing Enforcement Officer(s)
- **Create & implement Licensing By-law**
- **Zoning By-law updates:** Wait for inclusion in Rural Zoning and General Zoning by-laws; general amendments to recognize STR use as permitted in certain areas and with specific criteria to the zone.
- **Create & implement Area Specific Prohibitions By-law:** STRs be banned or limited to specific areas and specific times of the year.

Short Term Rental Market in Kawartha Lakes



■ Entire Home ■ Private Room

Active Rental Listings:

(duplicate listings may apply)
600 to 800

Average Daily Rate:
\$310

Occupancy Rate:
43%

Rental Size:
3.3 Bedrooms
on average

Guests:
8.3 guests per stay
on average

Map & Stats provided by:
<https://www.airdna.co/vacation-rental-data/app/ca/ontario/kawartha-lakes/overview>

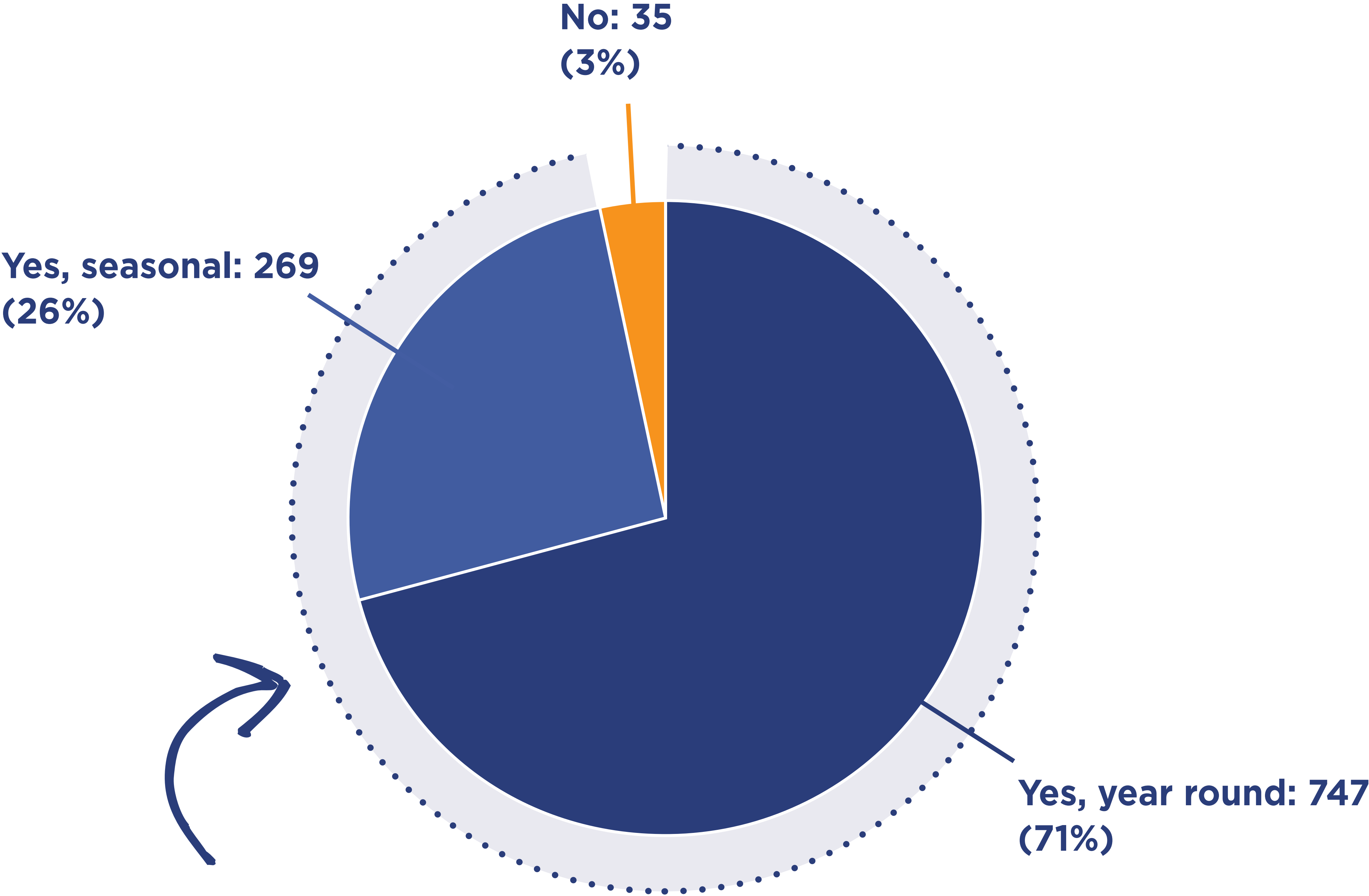
Short Term Rentals
Kawartha Lakes STR Market

Kawartha Lakes
Jump In





Are you a resident of Kawartha Lakes?



97%
of survey respondents are
residents of Kawartha Lakes

Source Data: Short Term Rental Survey results, Question 1, page 2 of 380. All percentages have been rounded up or down for clarity.

Q15

What is your relationship to the Short Term Rental market in Kawartha Lakes?

(select all that apply)



Stayed in a Short Term Rental **outside of** Kawartha Lakes: **168**



Stayed in a Short Term Rental in Kawartha Lakes: **121**



Operated a Short Term Rental in Kawartha Lakes: **155**



Live near a Short Term Rental in Kawartha Lakes: **613**



None of the above: **184**



Prefer not to say: **34**



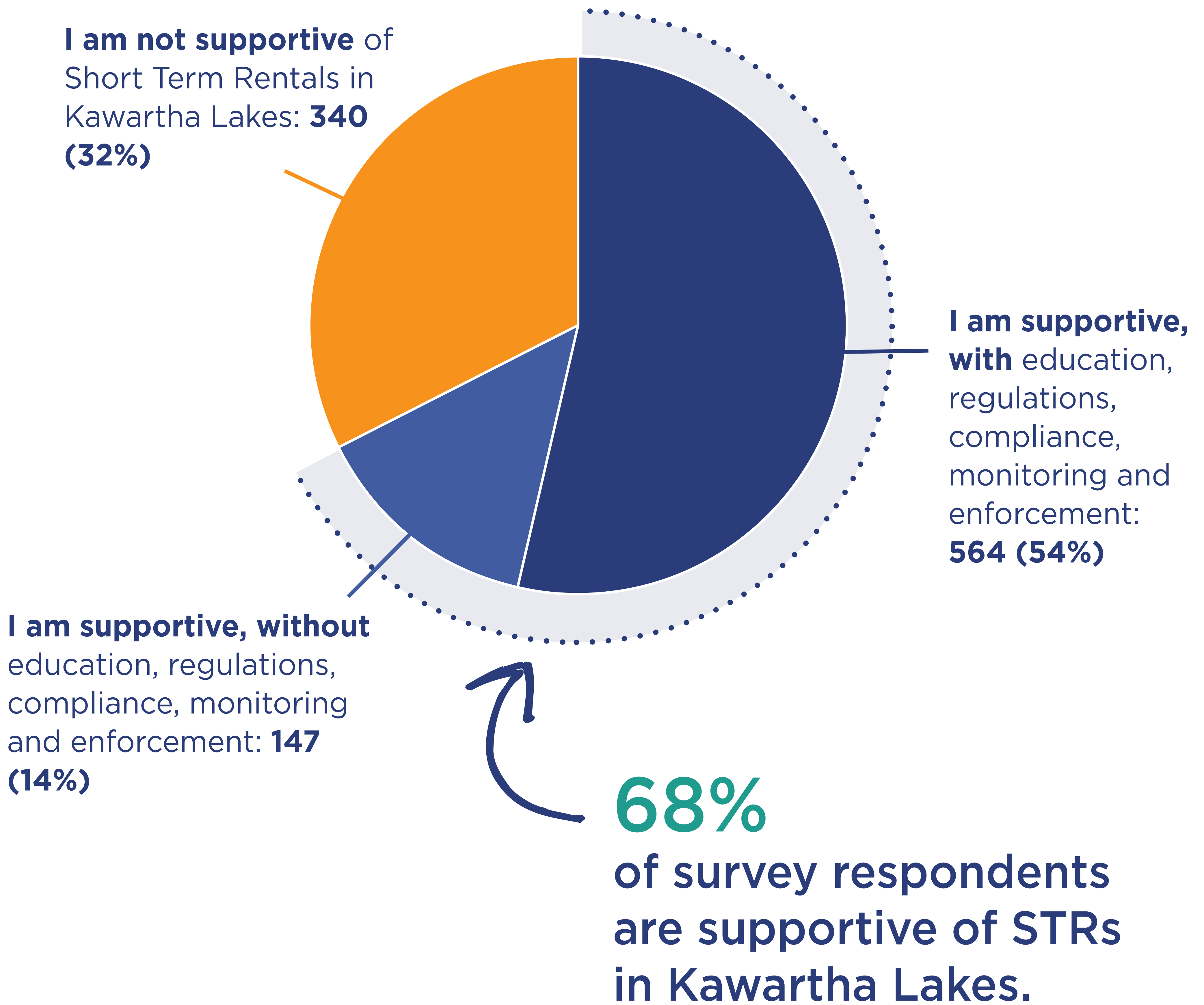
Other (please specify): **33**

58%
of survey respondents live near a STR.

Source Data: Short Term Rental Survey results, Question 15, page 69 of 380. All percentages have been rounded up or down for clarity.



Tell us how you feel about Short Term Rentals in Kawartha Lakes.



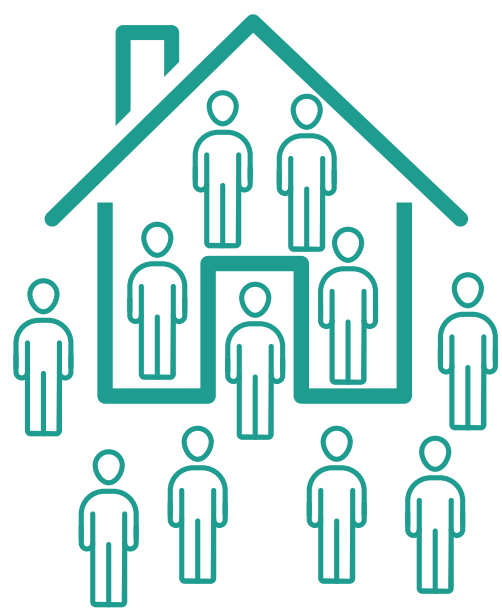
Source Data: Short Term Rental Survey results, Question 7, page 8 of 380. All percentages have been rounded up or down for clarity.

Q11

Top 5 negative impacts experienced regarding Short Term Rentals in Kawartha Lakes.



1. Loud Noise/Music: **559**



2. Overcrowding on properties: **452**



3. Inappropriate behavior (foul language/aggressive): **445**



4. Lack of enjoyment of my own property: **439**



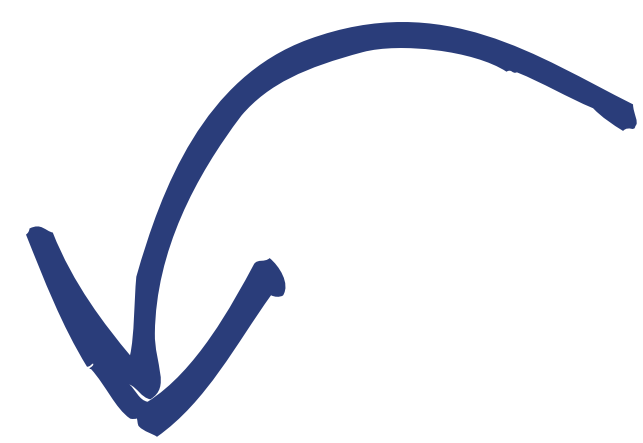
5. Trespassing on neighbouring properties: **422**

Source Data: Short Term Rental Survey results, Question 11, page 65 of 380.

Q18

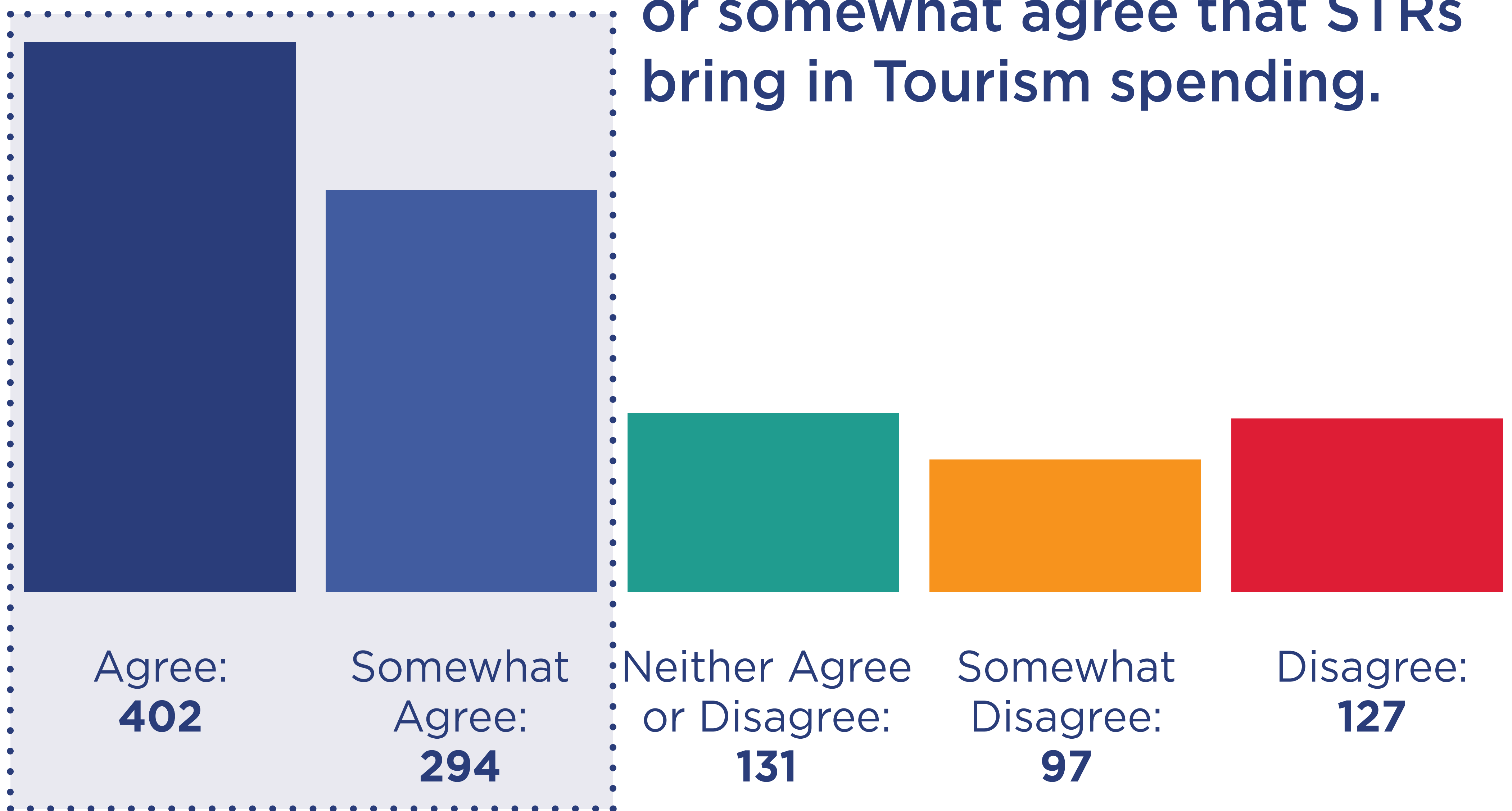
Do you agree or disagree with the following statements regarding Short Term Rentals?

“They bring Tourism spending to neighbouring shops and restaurants.”



66%

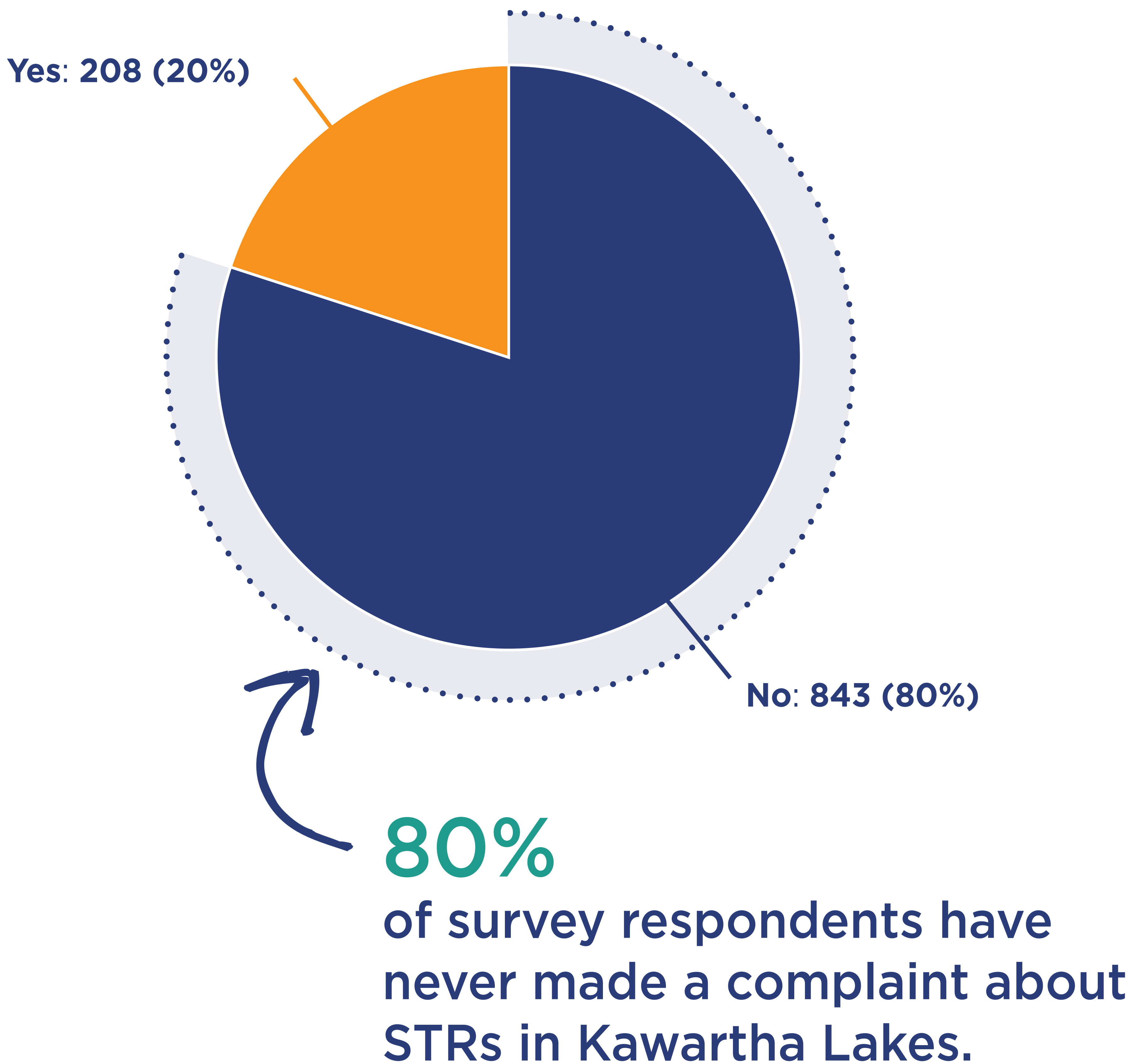
of survey respondents agree or somewhat agree that STRs bring in Tourism spending.



Source Data: Short Term Rental Survey results, Question 18, page 88 of 380.
All percentages have been rounded up or down for clarity.

Q13

Have you ever made a complaint to Municipal Law Enforcement, Fire Services, or Police about an issue regarding Short Term Rentals? (Complaint examples: noise, fireworks, domestic waste, parking, etc.)

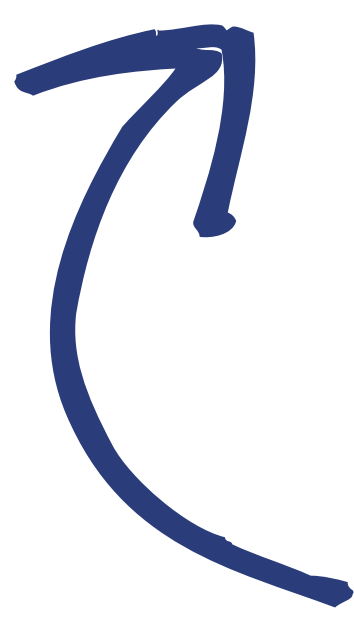
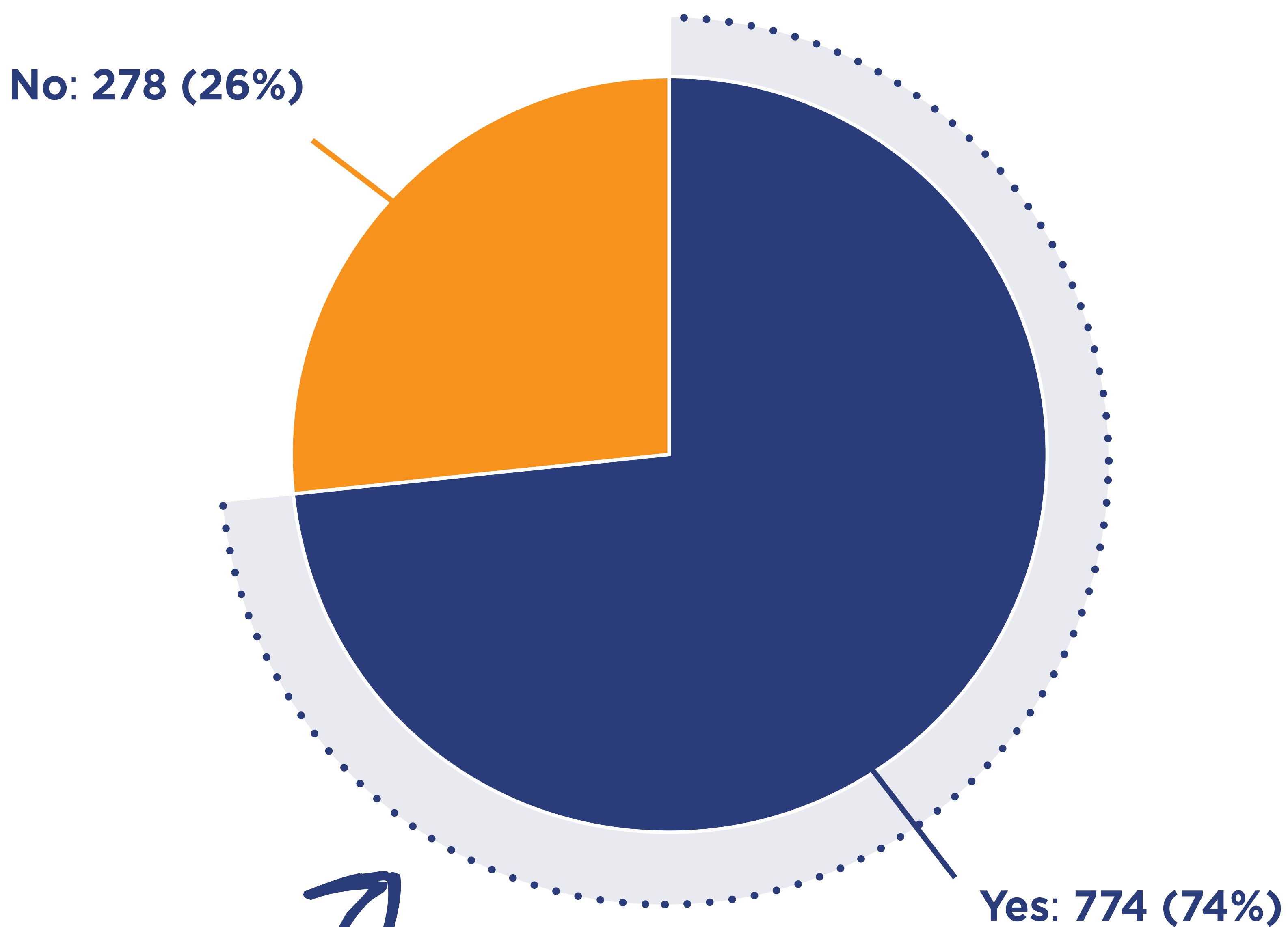


Source Data: Short Term Rental Survey results, Question 13, page 67 of 380. All percentages have been rounded up or down for clarity.



Q19

Do you think that Short Term Rentals (examples VRBO, Airbnb, etc.) should be regulated and licensed by the City of Kawartha Lakes?



74%

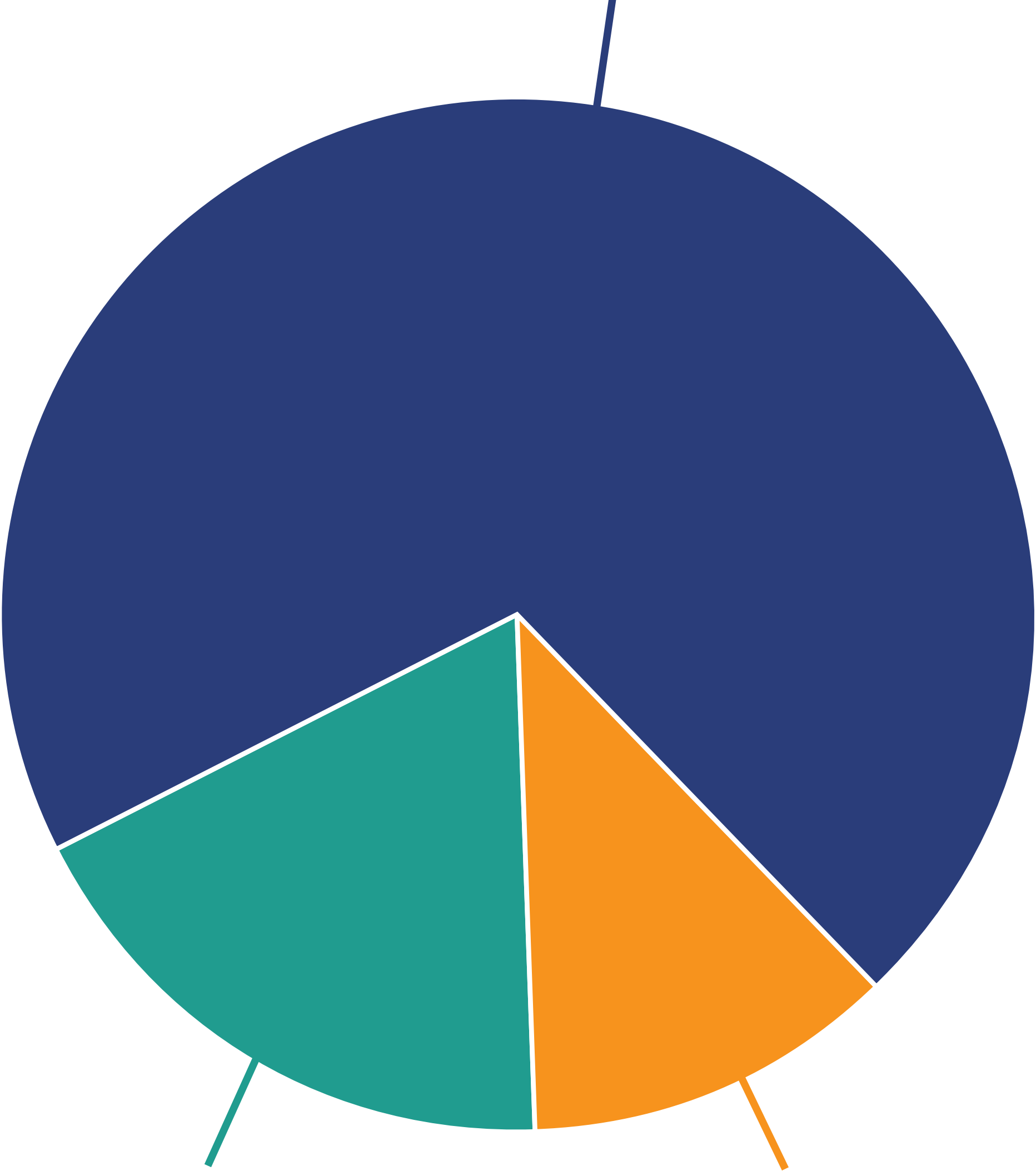
of survey respondents think STRs should be regulated & licensed in Kawartha Lakes.

Source Data: Short Term Rental Survey results, Question 19, page 97 of 380. All percentages have been rounded up or down for clarity.

Q32

If Short Term Rentals were to be regulated, how should costs of doing so be split up?

The program should be supported only by **fees paid by owner/operator**: **741 (70%)**



The program should be supported by a **combination of both**: **189 (18%)**

The program should be supported through **general taxation** paid by all property owners: **122 (12%)**

Source Data: Short Term Rental Survey results, Question 32, page 303 of 380. All percentages have been rounded up or down for clarity.



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- Follow along with the STR project progress on our engagement website: www.jumpinkawarthalakes.ca



- Follow us on Facebook: [@cityofkawarthalakes](https://www.facebook.com/cityofkawarthalakes)



- Follow us on Twitter: [@kawarthalakes](https://twitter.com/kawarthalakes)



- Report an Issue or Concern: www.kawarthalakes.ca/reportit



- Submit a Municipal Law Enforcement General Complaint: www.kawarthalakes.ca/MLEOComplaint