

From: Michael McGann <>

Sent: Monday, April 10, 2023 9:59 AM

To: Doug Elmslie <delmslie@kawarthalakes.ca>; Emmett Yeo <eyeo@kawarthalakes.ca>; Pat Warren <pwarren@kawarthalakes.ca>; Mike Perry <mperry@kawarthalakes.ca>; Dan Joyce <djoyce@kawarthalakes.ca>; Eric Smeaton <esmeaton@kawarthalakes.ca>; Ron Ashmore <rashmore@kawarthalakes.ca>; cmcdonald@kawarthalakes.ca; Tracy Richardson <trichardson@kawarthalakes.ca>

Cc: Short Term Rental <str@kawarthalakes.ca>; Sarah O'Connell <soconnell@kawarthalakes.ca>; <>

Subject: Request for STR Registry and Improvements By-Law Enforcement Instead of STR Bylaw

Good morning Mayor Elmslie and Kawartha Lakes Councillors,

This is Michael McGann, I was the last deputation at the General Committee Meeting on the Short Term Rentals Item at last week's General Committee Meeting. Our Property Manager, Dave Haylock was also with me.

Firstly, thank you again for allowing the opportunity for the numerous deputations on this item. I thought City staff and the Mayor did an excellent job organizing the meeting and running through it efficiently, while allowing enough time for important discussions to occur around the Council table. I would also like to thank the 2 Councillors who took the time to introduce themselves to my wife and I after the meeting, especially considering you only had a few minutes for a bio-break and lunch before your next session.

I will try to keep this very short. I really learned a lot during the meeting about the proposed STR by-law, as well as gaining a better understanding of current by-law enforcement challenges.

I think it became very clear that the actual problem we are dealing with is an enforcement issue, and not a STR issue. Only 138 complaints (7% out of 1,993 total) were related to STRs. Even long-term rentals had more complaints (258 or 13%). This doesn't include the 'weekend warriors' who seem to cause as much grief, if not more, than short-term or long-term rentals.

I would like to commend your Manager of Municipal Law Enforcement and Licensing, Aaron Sloan. I can tell he's done his very best to try and address this issue with the resources he has available to him, but the proposed STR by-law will not address the actual cause of the problem. And as Councilor Perry stated during the meeting – we need to find the cause of the problem, and ensure that any new by-law will actually address that cause.

Enforcement is the key. It's the 5% or the 10% of negligent property owners who are causing all the problems. Most times they are repeat offenders. If this STR by-law is passed, this 5-10% will not comply or register in the program. They will continue to disregard all rules and will continue to be negligent. The noise complaints, trespassing, and nuisance complaints will not stop because of this by-law. The solution to our problem is to improve enforcement and enforce the current by-laws that are already in place. I believe some by-laws were also recently 'strengthened'? What was the point of strengthening the by-laws if they will not be enforced?

I understand there are many challenges with trying to staff Municipal By-Law officers to work weekends and nights, but this is what is required. I know it's not as simple as just 'hiring more people'. I understand these employees are unionized, and there would need to be changes to the Collective Bargaining Agreement (CBA). Changing the CBA will not happen overnight, and it may not be easy, but it can be done if we commit to doing it and making things better. There will also be a cost to this. I would be open to STR Registry and licensing fee for STR's to help pay for increased by-law enforcement. Long-term rentals could also contribute, since they are receiving more complaints than STRs.

I'm hoping that Council can see that this STR By-Law is not the solution. I think I can speak on behalf of all Short Term Rental property owners when I ask Council to please NOT approve the STR Council

Report and Recommendations on April 18th. Instead, I think we need to do a re-set and re-focus on the actual problem of enforcement. Again, I am not blaming Aaron Sloan, this is not his fault, he's done the best that he could, but we need a fundamental change.

I would request if City / By-Law staff can review the By-Law enforcement issue and report back to Council with a summary of what would be needed to bring 24-hr by-law enforcement on Weekends (including long-weekends) to Kawartha Lakes.

- If we need to change the Collective Bargaining Agreement, ok, then that's what we need to do. How does this process work? When can it start? When could the revised CBA realistically be in effect?
- If it means we need two officers on the night shift, ok, then that's what we need, lets figure out the costs and discuss it.
- What are the other implications? Let's discuss them and find ways to address them and make this work.
- Also, do we need to explore further with OPP?

The enforcement issue is a very difficult problem to address, but it is not going away. It will only get worse. We need to commit to trying to solve this problem, and in my opinion, the STR by-law will not solve the problem.

During the General Committee Meeting on Tuesday, there were many residents and property owners in the Council Chambers (and on Zoom) that had polarizing opinions on Short Term Rentals. However, the one item where I think 100% of people agreed on, was the need for 24-hr by-law enforcement on weekends.

Please recognize that the problem is a lack of adequate by-law enforcement, and that the proposed STR By-Law is not the solution.

A less-restrictive STR Registry could be created to help pay for improved by-law enforcement.

Thank you again for taking the time to read my email and listen to our concerns.

Michael McGann