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To: delmslie@kawarthalakes.ca

Subject: Short Term Rentals - Need for Task Force to Continue

To All Concerned,

As the Task Force comes to a close for the Short Term Rentals, I am writing with some very concerning matters with respect to STR's that are still problematic

1. Grandfathering In - The **unfairness** to people who have a number of STR on their street &/or have them on both sides, or across the street as well as behind and beside; the saturation on many of the waterfront properties are not being addressed or considered in this allowance. The fact that Kawartha Lakes allowed this problem to go on for so long unaddressed and then cave to grandfathering in without consideration of the impact on its existing constituents is appalling. These leaves the Victims of STRs without acknowledgement or worth to the its councils.

---Aside Municipalities of Seguin, Oro-Medonte and even Wasaga have implemented a total ban on STRs operating on residential properties, insisting they be deemed commercial businesses and acquire proper zoning--- per Toronto star article Growing pains STRS prompting concerns around the world-----Residents bought in a residential zone as to not to have to live next door to a commercial business!

2. The by-law of 150 feet of linear footage is OK for in city but does NOT address rural farms that have STRs on each side nor the Rivers where you can have one across, diagonally and beside by this by-law of linear footage at 150 feet & will still allow an individual property to be suffocated by STRs as well many river frontages are 90 to 100 feet so that would allow pretty much every other dwelling on the street. The footage as to how many STRs in an area span need more addressing outside of the City limits. I'd suggest a different allowance outside city limits in rural and waterway areas be set at a diameter of for farms at least 3500, and on waterways such as rivers 1,000 at minimum.

3. A cap on the number of people to rent a property....

-much discussion was done on this and the concern here is the recommendation that an 18 year can rent an STR rental in Kawartha Lakes. First off an 18 year old can't even rent a car in Ontario, a person must be 21 years of age or older. Giving an 18 year old the ability to rent then invite unlimited youth 17 and under as kawartha lakes wants children seen as 18 and under and set no limits on amounts of children, well this becomes a free for all party central for teens.

-the conversation was that the allowance be 2 adults per bedroom with unlimited children (children being considered 18 and under) and an allowance of 2 Adult guests with again unlimited children. The view was that septic restrictions would take care of the influx of having

an overbearing number of people BUT that would then put by-law in a predicament of enforcing, in that building would have to be referred to and onward....becomes very unclear area of the numbers game and most knowingly go unaddressed overall in the moment and then owners and renters still get to stay. A scenario that took place as recent as this past long weekend at STR next door 18 plus KIDS showed up ; many under 18 that would be considered children and it became a guys gathering of drinking and partying (A VENUE) as well as 2xs having to call out fire department because they did not adhere to the day before when they were told no fires. The weekend became a party central of noise, intimidation, fires, verbal assaults etc....If 18 is considered the child and the adult at the same time this becomes problematic.

Now you have opened the door to 2 sides of the fence can be played and you are into entertaining Venues not family holidays

-NOT SETTING LIMITS ON CHILDREN---by definition a child is 1-12 years of age, Adolescents 13-17 years of age (an age by which courts see as an individual being able to make their own decisions). At 16 a child is not under any governance by any adult even their parents per family law. Not setting numbers that are inclusive of the number of children to be included as part of the rental as a whole is

a. Fire and Rescue safety concerns per code as single family residential; allowing unlimited people (kids or adults) leaves fire department on a call not knowing the allowance of how many are actually in the building and a recipe for disaster. It also opens Kawartha lakes should a fire happen as happened in Montreal airbnb to civil suits by way of not knowing the actual numbers of people in the building per the rental as unlimited kids could mean a count of unknown extremes.

Aside-I would suggest STR declarations not be relied on when it comes to Fire safety; this should be the one that actually needs and inspection per basements that don't have a proper escape exit in case of fire (Toronto banned all basement usage because of this – rentals can only be on the main floor of a dwelling) as well as all other safety fire concerns such as illegal fire pits that don't meet standards, electrical etc.....

b. On the note of unlimited children-children use the bathroom facilities even more than adults and setting unlimited children (basically 12 and up are essentially adults) stresses out the septic systems well beyond the capacity of what would show as acceptable on the site plan. As septic restrictions in rural and waterfront areas allow, that should be the limit of how many people are allowed at a rental per bedroom full stop no exceptions this is our environment and waterways that need to be helped. If the family outnumbers the number allowed in the rental then it is not up to Kawartha Lakes to subsidize a families vacation rental because of the number of kids they have. In any other scenario ie vacation, hotel, motel, resort etc... the family would have to rent an extra cabin, room etc...and this is essentially a motel setting and if the numbers don't align then rent a bigger accomodation because the family doesn't meet the acceptable septic

standards or fire and safety issues. There is no room for exception of number of children or including guests

c. On Guest allowances-This should not be allowed; In any other vacation scenario accommodations per motels, hotels, etc... Guest can visit the room but are not allowed to stay over or use any of the facilities (unless they pay) and here again you are seeing a problem of where to draw the line (in the conversations of exceptions on STR licensing the task force saw making exception to 1-4 week rentals not needing a license problematic & ruled not exceptions because where do the exceptions stop----this is the case here too). This becomes problematic in the rental becoming a venue for 12 hours per day of birthday parties etc... especially for kids as I have witnessed numerous times) and again we are into septic issues and actually knowing the number of people at the residence per guest, unlimited children, per what about safety of numbers....seems to be a free for all that isn't taking into account logical safety or environmental standards and Again has not addressed the fact that opens up gray areas and the ability for the rental to quickly become a venue for 12 hours a day.

4. Public Health and Safety- hot tubs/pools/saunas are problematic just having public health and safety phone # on an information sheet is not going to address the issues of public health. Is this going to be relayed back to by law for demerit points? Is there going to be something in place to monitor the calls coming in back to by-law? Why is council deflecting the Health of people as insignificant. This is a serious problem when people can become seriously ill from respiratory, hearing, skin, etc., problems that can affect a person for the rest of their lives. This has been seen in spas per Thermea spa in whitby and Haliburton shut down hot tubs at resorts Aug 2022. In conversation with Public Health and Safety they are also concerned by the problems arising from STR and also feel more conversation needs happen and be addressed about STRs offering pools, saunas and whirlpools because they are essentially unmonitored facility that does require daily maintenance. Once again where does the liabilities lay in this scenario when government has been made aware of the problem but did nothing to rectify it and then the 2million liability runs out on a persons claim against the owner/host.

5. Insurance is at 2 million liability this liability should also name the town as an additional insured and consideration should be given to needing 5 million per Bracebridge looking at doing. The liability insurance covers incidences on premises per the dwelling but does not cover boats, motorized or not, water toys/floats etc or any other recreational vehicle etc; these all require separate insurances if they are offered by the owners of the STRs and must be specified in the policy that they are offered to renters in order to have coverage. **The insurance policy for all the recreational boats toys etc needs also needs to be submitted for licensing if STRs is offering these items and the public should be able to look at the STRs license on line to know what the STR is covered for otherwise who is to know if the host has actually got insurance coverage for renters on their boats etc...**

6. The unfairness of allowing a 1 year or even 6 month rental without relief for the neighbors to have a break from renters. The residents of Kawartha Lakes should in all fairness get some relief from a

constant motel being next door. Many municipalities/cities and countries have limited the time lines for STR if they are not in a tourist or commercial zoned area to 180 days per year and those days can't be continuous for a whole season they are designated to times with breaks over the full year as to allow residents / neighbors to have proper enjoyment of their properties to which is part of the Tenancy Act and Law. If you start to look around many municipalities have started to have a change of tune per where how and how long STRs are going to be allowed; many including Toronto have put in effect only 180 days per; many have disallowed continuous rentals at 6 months and a year the # of days must be spread out . Kawartha Lakes needs to start being fair to the citizens of this community not the corporations running most of these STRs especially on waterways.

7. Crown land issues and Environment /shoreline issues --- these are tentacles of problematic of renters that needs further conversations as these departments are a mess....I know because I have been on the carousel of department to department not getting any answers to an array of problems. Also the council needs to begin with this as Float Houses are the next big problem coming this way on the Waterways (per problems on the waterways to the East of Us now –ottawa)

8. Noise by law needs to be amended to further reaching policy; people work shift work and weekends as well as elderly are suffering without proper and adequate sleep so weekends shouldn't be exceptions to later times

9. Conflict of Interest- this needs to be considered going further then if Council has one that they can't vote. If councillor can't vote then who is going to vote in their place to represent their constituents ? Also, a public notification of some sort of any City employees who run a STR should be on the website as I have run into issues especially with OPP whom have admitted they own STR and that my complaints are " harassment " per an OPP officer; this made way for my FOI requests on the reports that relayed all that happened to pretty much a MUTE complaint by way of how the officer wrote up the report (not remotely what happened)

10. Cap on number of STRs allowed in Kawartha Lakes

-As we are seeing the crisis of homelessness in Peterborough & other areas (Fenelon Falls motel full because of lack of affordable rentals-refer to CMHC-MIR and McGill). A set Cap on licenses handed out for STR should be in place. Cities do this on restaurants, motels, gas stations etc., and this should happen here too. It is being seen over in reports the impact STRs have made on the lack of housing especially in affordable long term rentals and seen youth driven out with the un-affordability. More and more the impact on housing is enormous & the negative impacts on neighborhoods and community as well as the youth of today. STRs are the havoc being allowed to happen in community destruction. Short Term gain of supposed "Tourism" (which is very debatable) is in reality not a reality. McGill is one of the few domains actually doing studies on STR impact but long term negative effects of community destruction, crime because of ghost travelers is a fact.

Reminder a lot of these STR rental sites per New York Times do not allow negative reviews....

Referring to “BAD ACTORS” as the problem with STRs is short sightedness.....many other impacts on people living next door with the stress of never knowing who is going to show up as a renter is if you don't live next to one that you can't understand until it happens. Good or Bad renters still leaves you feeling anxiety, fear and panic because you never really know who these people are. You never really can decompress from life! The environment, crown land, nature/animals, our roadways and waterways, the effect on community and taking/displacing citizens in order to accommodate STRs becomes hollowed out neighborhoods that increase crime and eventually tourism drops because the locals have given up, gone elsewhere/sold out to STRs and no one is available for community work/care; volunteer, make up the community network because it is a shadow of an existence. The actual economy made up of actual residences who are the real contributors, not the STRs depletes.

Summary

– In the end the ability to monitor and keep up with complaints per by-law and OPP etc., is still questionable. The manpower to do is not sorted and costly to the tax payer especially given the size of Kawartha lakes so the call centre is a data collector that is not doing anything different then what I as a citizen can't do which is call by-law and OPP---this clearly has not been a very well thought out process nor has any viable solutions been tabled.

The Task Force has accomplished putting forth more by-laws which is helpful but the Task Force or something still needs to be done via a dedicated email to STRs that can be monitored or the Task Force remain in place but this time with members of the community on the Force that is representative of both sides

-Actual data research needs to be looked into as to the Real Realities of STRs that is not by corporate profit making companies such as Grancius etc....

A lot has been rushed through because of the urgency to get a timeline set for new by-laws but much work and conversation needs to happen around this issue.

For Now

Cheryl Redfern