

Nadine Heaslip
Resident & property owner
City of Kawartha Lakes

I am requesting that council address the following:

1. The obligations that Short Term Rental operators have when their STR license application is in progress or no application has been submitted.

The city outlined during the May 24, 2023 Task Force meeting (page 3 of the minutes) "once the bylaw has been adopted, the demerit point system will apply, even before a license is applied for, and points will accumulate. If a property accumulates 7 demerit points, the license will be denied"

Is the demerit system currently in place while an application is in progress/or not received?

Have demerit points been applied since the bylaw effective date?

Have STR operators been advised of this?

Has an occupancy limit been determined for this "in progress" period?

If yes, is the occupancy limit based on lawfully constructed bedrooms as per the Ontario Building Code & MPAC/CKL records?

Are all other STR obligations applied during the "in progress" period? ie. advertising the rentals maximum occupancy, health & safety, etc.

What action is being taken to encourage the STR owner to apply for the mandatory STR license?

2. Was the city report received by council at the Committee of the Whole meeting on April 9, 2024 in response to the commitment to provide council with a report (as noted on the CKL website June 30) " report on how the short Term Rental Application is being received in the community along with any necessary recommendations to amend the bylaw" ?

Will council be allowed the opportunity to specify the content for this report or future reports? If yes I ask that council consider requesting STR details by ward, how many known STRs, how many STR have not yet applied, summary of complaints by reason, service standards & response times, bylaw staffing summary, bylaw staffing coverage summary by month, summary of STR visits both complaints & licensing determination?

I would like to see a request be made by council for the city to provide a monthly report for the balance of 2024.

3. The city was consulted during a number of Task Force Committee meetings regarding the coverage of bylaw officers during the summer of 2023. The city committed to providing extended after hours coverage with either bylaw officers or arranging coverage with CKL police/OPP. It was shared on April 9, 2024 that this long weekend support did not occur.

Was council consulted in the reversal of this decision?

Will coverage be arranged for the peak summer months in 2024? Will a schedule be shared with council & residents to ensure that an adequate number of staff are available to respond to resident complaints.

4. The STR application does not appear to provide detailed instructions regarding the site plan, STR insurance requirements & fire alarms.

It appears that there is no requirement for the site plan/floor plan to display details regarding that the STR is in compliance with OBC bedroom requirements regarding windows. ie. egress, window location, sizes and styles. There is no direction to ensure that the insurance documents state that the insurance coverage is for a STR. There is no note regarding the type of smoke/CO alarms ie. hard wired, interconnected, strobe, battery etc.

I suggest that better & more detailed information for STR operators be provided at the point of application. This would likely reduce the number of applications requiring further fact finding by the various departments.

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