

## SHORT TERM RENTAL ACCOMMODATIONS

Short term rentals have been a fact of life in Tiny Township for many years. Often cottages were rented for part of the summer to raise money to pay for taxes and repairs. Recently some cottages have been purchased as rental properties. Some of these have been well managed; others have disrupted neighbourhoods, as they became party houses on summer weekends, noisy, unsupervised, drunken, untidy. There have been many deputations to Council urging Council to regulate the situation.

Eventually, Council struck a Short-Term Rental Accommodation Task force which met 6 times over a period of 6 months in 2021 and early 2022.

The draft Licensing By-law and enabling amendment to the Township's Official Plan take into account what the Task Force learned and how other municipalities manage STRs. The draft By-law defines STRs as rentals for 28 days or less (excluding various types of commercial accommodations). STRs are to be allowed in all residential zones, to have at least one parking space per rental bedroom, and are not to be located in an accessory building.

At the May 11<sup>th</sup> public meeting where the draft Licensing By-law and Official Plan Amendment were presented, Council heard deputations from at least 10 owners or representatives of owners. Their perspectives were all over the map from feeling the by-law was unnecessary as the township already had regulations in place that just needed to be enforced, or arguing that various details like the parking requirement, proof of insurance, fees were too stringent, to feeling that the proposed licensing regime was just what was needed.

The draft Licensing By-law is detailed, and it applies to every private landowner who rents in a residential zone, whether the rental is to family, friends or is a purely commercial arrangement. The By-law prohibits rentals for fewer than 6 consecutive days and for more than 92 combined days per

year. It establishes a Renter's Code of Conduct and an Owner/Licensee Code of Conduct. Among a long list of specific requirements for Licensees are a detailed site diagram and floor plan, proof of insurance and of current inspections, contact information where the owner/agent can be reached in a timely manner, evidence of safety precautions, and a demerit point system.

On May 18<sup>th</sup> staff presented a report on the implementation of a short-term rental licensing program, which involved entering into an agreement with Granicus to implement and manage the licensing program at a cost of \$39,824.72 per year, the cost to be covered by the annual license fees. On June 9<sup>th</sup> the maximum number of licenses to be issued each year was set at 300 and occupancy capacity was set at 10 people per STR or less depending on the capacity of the sewage system.

The Licensing By-law comes into effect early in 2023.

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