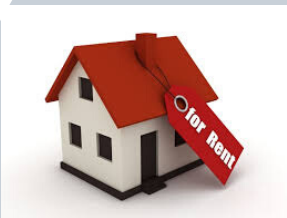


Strict Enforcement Policy

The Council of The Township of Tiny has reviewed and discussed the subject of Short Term Rentals based on Residents Concerns and Inquiries. Council has passed Resolutions to adopt a "**Strict Enforcement Policy**".

This means that the Municipal Law Enforcement Officers will operate a **zero tolerance mandate (ie. No Warnings)** relative to repeat by-law infractions issues related to Short Term Rentals where evidence supports a charge against the landowner and the renter.

Property owners renting their property and adjacent neighbour(s) are encouraged to discuss any concerns they may have with each other and must be aware of all applicable Township By-laws. It is advisable that each neighbour exchange their contact information to continue dialogue on any concerns that may arise in the future. Those affected by a Short Term Rental may wish to also contact the listing rental company and understand their Rental Standards and Feedback process.



Enforcement and Entry

Municipal Law Enforcement Officers enforce the Township By-laws. When a complaint is received, it is investigated to determine if a by-law violation exists or not. The appropriate action will then be taken to resolve the matter. An Officer may at any time, enter onto land for the purpose of carrying out an inspection to determine whether or not the by-laws are being obeyed.

Council has discussed additional regulations and weighed the benefits and drawbacks of Short Term Rentals. Council determined that a "**Strict Enforcement Policy**" is the best solution at this time for by-laws that are able to be enforced (Noise, Fire, Parking).

To submit a formal complaint to the Township you will be asked to provide the following information:

- Complete details of complaint.
- When? Where is the activity happening? (accurate address of property).
- Contact details for complainant (name, address, telephone). This allows the complainant to call in and follow-up with the action taken at the property at the property.

Complainants personal details provided to the Municipal Law Enforcement Department are kept confidential according to the *Municipal Freedom of Information and Protection of Privacy Act*.

Contact Information

This information brochure has been prepared for general information only. For specific information, please refer to the Township By-laws:

www.tiny.ca

If you have questions about the by-laws, please feel free to contact the By-law Department at:

Township of Tiny

130 Balm Beach Road West

Tiny, Ontario L0L 2J0

PH: (705) 526-4136 FX: (705) 526-2372

BylawComplaints@tiny.ca

Revised: October 31, 2019



TOWNSHIP OF / CANTON DE
Tiny

Short Term Rental Information



This Information brochure has been prepared for convenient reference only. For specific information, please refer to the Township By-laws.

Zoning By-law and Regulation

The Township of Tiny does not regulate and/or prohibit Short Term Rentals. Council understands that traditionally, many residents seasonally rent their cottage/dwellings or lend them to family and friends during the summer months. This has been common practice for decades. The Zoning By-law does not prohibit the use of a dwelling unit (e.g. entire cottage or home) for any length of time (e.g. short term or long term). The rental must be based on the **full dwelling unit** only. A room rental is deemed similar to a Bed and Breakfast, Boarding House, or Motel which is only permitted on properties with the specific zoning permissions to allow said use.

The Zoning By-law is available on our website for review.

Sewage System Information

The requirement for the sizing of onsite sewage systems are in the Ontario Building Code. The Code states that for residential dwellings, the size of a sewage system is based on the number of bedrooms, finished area or the dwelling and the number of plumbing fixtures.

If there is a concern that a sewage system is malfunctioning, anyone can contact the Township office and the complaint will be investigated. In addition to investigating complaints, all sewage systems that are more than 10 years old are inspected every 6 years as part of the Septic Re-inspection Program. Every sewage system requires regular maintenance to ensure it is operating efficiently and safely.

Noise By-law

The Township of Tiny Noise By-law is available on our website for review. It is recommended that property owners renting their property may wish to post a copy of the Township By-law or provide each renter with a copy when explaining the rental rules. In the past, this has been extremely effective in ensuring voluntary compliance.

A few by-law highlights include:

- The Noise By-law is in effect 24 hours a day;
- Loud music, yelling and shouting are prohibited;
- Ticket of Summons to Appear in Court could be issued with fines ranging between \$180.00 to \$100,000.00;
- Both the renter and property owner **will be** charged for any violations.

Open Fire By-law

In order to have an Open Fire (campfire) on a property, a Fire Permit **MUST** be obtained. The Terms and Conditions of the fire are outlined on the back side of the permit. Before you set a fire, it is your responsibility to know if a Fire Ban is in effect by calling 705-526-4204. You are able to purchase your Fire Permit at the Township Office, online, or at a number of convenience stores throughout the municipality.

A few by-law highlights include:

- Fail to obtain a Fire Permit - \$365.00 fine;
- Having a fire during Fire Ban or winds over 20 km/h - \$180.00 fine;
- Ticket of Summons to Appear in Court could be issued with fines ranging between \$180.00 to \$100,000.00;
- Both the renter and property owner **will be** charged for any violations.

Parking By-law

The Township of Tiny Parking Information is on our website for public viewing. Residents may obtain Parking Permits to park at our various beach accesses or may be necessary for on-street parking if permitted. Special Occasion Parking Permits are available for unique situations to provide residents with special exemptions.

A few by-law highlights include:

- Parking in a prohibited area- \$60.00 fine;
- Illegally parked cars will be re-issued a ticket every 3 hours;
- Resident Parking Permits and Special Occasion Permits are available online;
- Parking along most shoreline roads is prohibited or requires a Township of Tiny Resident Parking Permit.

Enforcement Coverage

The volume of complaints fluctuates on a seasonal basis, thus the department coverage also fluctuates. During the summer, the department hires a number of summer students to assist with the influx of complaints received. Please visit our **By-law Coverage** web page for seasonal hours of operation. It is advisable to call By-law when an issue is occurring to obtain the best evidence.

In order for the Township's Municipal Law Enforcement Officers to enforce and/or charge under the Township's By-laws, Officers are required to have documented evidence that a contravention of a by-law has occurred prior to proceeding. Unfortunately a number of complaints are received after the fact and therefore do not provide the Township staff the ability to gather the required evidence for proceeding with charges of a by-law infraction.