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# **Options Report**

## **Haliburton County Short-Term Rental Review**



# Options Report

## Haliburton County Short-Term Rental Review

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### 1.0 Introduction

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Short-Term Rentals (STRs) are private, residential dwellings that are rented to provide temporary accommodation. There has been a considerable increase in STR market with the emergence of platforms such as Airbnb and VRBO. Haliburton County is a well-known tourist and cottage area, so much so that the population exhibits a significant increase in the summer months, fueling the economy and waterfront development of the area. As such, this puts Haliburton County in a unique position of balancing the advancements in the tourism industry with the need to create a regulatory framework to manage these new age vacation rentals.

In the summer of 2021 County Council directed staff to begin a special project involving the study of STR policies and regulations with the intent of implementing a STR management program to be in effect County wide and enforced by the County. On July 28th, 2021 County Council directed staff to engage a third party to undertake this review and development of draft Policies & Regulations for Short-Term Rentals in the County. Subsequently, J.L. Richards & Associates Ltd. (JLR) was retained for this project.

J.L. Richards & Associates presented the Background Report to County Council at the May 25, 2022, Council Meeting. The Background Report (included as Appendix A) provided an overview of legislative context at various levels for STR regulation, academic research on STRs, precedent review and the results of the community survey which received approximately 1500 responses over a period of three weeks from April 3, 2022, to April 25, 2022.

County Council received the report and provided direction to include additional municipalities with a rural focus in the precedent review and seek input from municipalities who have short term rental regulations in place to understand their experience with regulation. Additionally, County Council directed JLR to provide enforcement options as it related to rules, by-laws, zoning and associated fees.

The Addendum to the Background and Directions includes the four remaining Sections, as follows:

- Section 2: Precedent Review (additional municipalities)
- Section 3: Stakeholder Perspectives
- Section 4: Framework Options for Consideration
- Section 5: Conclusions

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### 2.0 Precedent Review

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Short-Term Rental regulations in municipalities are generally tailored to their unique circumstances and concerns. In review of the feedback and direction received from County Council during the May 25 Meeting, this Section further explores regulation approach of four (4) additional rural municipalities which have a character and location similar to Haliburton County. These additional precedents provide a focused overview of strategies adopted by rural municipalities.

#### 2.1 Municipalities Selected for Comparison

The Background Report presented to Council at the May 25 meeting discussed 9 municipalities based on the similarity with County of Haliburton in terms of tourism potential. The selected municipalities are spread across Ontario and include two in the province of British Columbia to diversify the sample set. The selected municipalities were:

- Town of Blue Mountains
- Resort Municipality of Whistler
- Town of Huntsville
- Town of Niagara-on-the-Lake
- Township of Lake of Bays
- County of Prince Edward
- City of Vancouver
- City of Kingston

As per Council, direction, short term rental regulations in four additional rural municipalities were reviewed. The regulatory approaches in these four (4) additional municipalities, together with nine (9) other precedents previously discussed in the Background Report (Appendix A) serve as a 'benchmark' for proposed approaches in Haliburton.

The four (4) additional municipalities shortlisted based on Council direction are:

- Town of Bracebridge
- Municipality of Trent Lakes
- Municipality of Lambton Shores
- Town of Fort Erie

#### 2.2 Overview of Regulatory Approaches

For each municipality, we conducted a desktop review of information available on-line to document the mechanisms and the approach taken by each municipality to address STR. This included the Official Plan, Zoning By-law and STR By-laws where applicable.

##### *i. Town of Bracebridge*

Short-Term rentals are regulated in the Town of Bracebridge through By-law 2022-032 (By-law to license and regulate STR). As a part of the Application, the applicant is required to declare if the STR is the Applicant's primary or Secondary property. Additionally, the STR operator is required

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to keep a record for up to 6 years for each concluded short-term rental, including the number of nights the Short-Term Rental was rented, and the nightly and total price charged for the STR. The By-law further provides that the license may be refused or suspended if, among other reasons, the Chief By-law Enforcement Officer determines that location of STR may create or has create public nuisance or if the operation is contrary to public interest. Enforcement measures include fines as provided by the *Provincial Offences Act, 1990*

Regulation Tool	Licensing
Fees	\$250 per location (Annual licensing)
Implementation:	Through existing By-laws: Noise, Parking, Burning Control, Zoning/Land Use, and Property Standards/On-site Sewage Systems, Ontario Building Code
Other considerations	2 million dollars public or general liability business insurance required, naming the Town as additional insured.

Further Information on Bracebridge's Short Term Rental Policies can be found at:

<https://engagebracebridge.ca/short-term-rentals>

#### ii. Municipality of Trent Lakes

The Municipality of Trent Lakes approved a 3-year phased approach to Short Term Rentals. The public consultation on Licensing of STRs in the Municipality yielded a divided response, with 59% supporting the program and 41% in opposition to it. To allow for the accommodation of all diverse perspectives and addressal of issues raised by the community, a multi-year roadmap for STR policy was devised.

The first phase in 2022 pertains to understanding the existing policy framework, issues, best practices, and enforcement measures. The recommended measures for Phase 1 include:

- Review of existing by-laws, adjustment of fines, escalators, and extension of accountability to owners.
- Engagement of OPP to further assist in after-hours by-law enforcement.
- Review of current by-law enforcement processes and practices.
- Review of call centre processes and reporting.
- Staff to follow up with repeat offenders - conversation, warning letter.
- Development and general mailout of a Short-Term Rental information document to outline by-laws, enforcement, recommended guidelines, and best practices.
- Explore other after-hours by-law enforcement options.
- Track and report on Short-Term Rental complaints.

The second phase, scheduled for 2023 focuses further on preparing a database of STRs in the Municipality and development of enforcement tools and measures available to the municipality. This phase includes:

- Budget for enhanced by-law administration and enforcement.
- Introduce comprehensive new nuisance by-law (noise, parking, swearing, shouting, trespassing, littering, unlawful burning or fireworks, etc.)
- Implement an Administrative Monetary Penalty (AMP) system for non-parking offences.

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- Possible changes to by-law enforcement.
- Possible engagement of third party to prepare curated list of Short-Term Rentals in Trent Lakes.

The third phase, scheduled for 2024 is the last step which includes:

- Council will revisit the implementation of a Short-Term Rental licensing program.
- Budget for, and add staff, as necessary, to support any new programs.

Further Information on Trent Lakes Short Term Rental Policies can be found at: [Short Term Rentals - Municipality of Trent Lakes](#)

### *iii. Municipality of Lambton Shores*

#### **Registration By-law**

The Municipality of Lambton Shores completed a public consultation to make an informed decision on licensing and zoning regulation options for Short Term Rentals. The Municipality passed a By-law to register STRs (By-law 29-2022). A Licensing By-law (By-law 43-2022) to regulate and license STRs in the municipality will take effect from February 1, 2023.

The Registration By-law provides that all Short-Term Rental accommodations in the Municipality must be registered to continue operating. The Following Short-Term Rental accommodations are exempt from registration:

- where the accommodation is offered in a primary dwelling where the owner or tenant is permanently residing;
- a single accessory dwelling on the same property as a primary dwelling where the owner or Tenant is permanently residing; or,
- Bed & Breakfast establishment.

The By-law was brought forward for Consideration in April, and the deadline to register STRs was June 1, 2022. This is no fees associated with the registration process. Additionally, the municipality has developed an online portal for easy registration by operators. Operators who fail to register are subject to penalties in the form of fines of up to \$25,000 for individuals and \$50,000 for corporations for first offence with further increase for subsequent offences.

Further Information on Lambton Shores' Registration By-law can be found here: [Short-Term Rental Registration - Lambton Shores](#)

#### **Licensing By-law**

Licensing is the next step in regulation of Short-Term Rentals in Lambton Shores. Owner-Occupied Short-Term Rentals are exempt from licensing. A demerit point system is outlined in the By-law to address contraventions. A total of 7 demerit points may lead to license suspension of up to 6 months. Additionally, penalties for first offense include fines of up to \$ 25,000 for individuals and \$50,000 for corporations.

Regulation Tool	Licensing
Fees	\$500 (annual fee)

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Occupancy	2 Persons per room to a maximum of 10 persons Children underage of 12 not counted in occupancy determination
Parking	1 Space if STR is occupied by 1 – 4 renters; 2 spaces if STR is occupied by 5 – 10 renters; Dimensions: 2.7 m x 5.5 m Parking Spaces should be provided on hard paved surfaced, and not grassed or landscaped areas.
Other considerations	Complete Application includes among other things: <ul style="list-style-type: none"> <li>• Parking Management Plan;</li> <li>• Site Plan;</li> <li>• Plan for Fire Safety;</li> <li>• Requested Occupancy for STR;</li> <li>• Proof of Septic Maintenance, Inspections, and pump-out servicing in last 3 years;</li> <li>• Proof of liability insurance of note less than \$2 Million;</li> <li>• Declaration that the property is not subject to an order made pursuant to the Building Code Act;</li> <li>• Declaration that the STR contains functioning smoke alarms, carbon monoxide alarms, fire extinguishers and exits;</li> <li>• STR operator shall required renters to comply with Renter's Code of Conduct.</li> </ul>

The Municipality is proposing to engage a third party for monitoring of STRs effective February 1, 2023. This compliance monitoring system includes identification of STR properties, a 24/7 hotline for STR complaints, and ongoing communication with an STR's Responsible Person to address complaints or issues that arise in relation to their STR.

Further Information on Lambton Shores' Licensing By-law can be found here:  
[https://www.lambtonshores.ca/en/our-government/short-term-rental\\_licensing.aspx](https://www.lambtonshores.ca/en/our-government/short-term-rental_licensing.aspx)

### *iv. Town of Fort Erie*

The Short-Term Rental program for Fort Erie was launched in 2020. In 2022, various changes were implemented to the original program which include:

- Maximum number of Short-Term Rental licenses that can be issued per year are capped at 250. 2021 license holders were provided first opportunity to renew their licenses for 2022 if they complied with all rules in the previous year.
- Maximum number of bedrooms in a Short-Term Rental shall be 3.
- STRs with more than 3 bedrooms are allowed to operate, with additional rooms closed off with appropriate signage. Maximum occupancy is 8.
- Annual fire and building inspections shall be carried out for each STR premises.
- Time limit for guests visiting STR shall be 11 pm each day.

The Municipality has prepared a list of available STR accommodations and included it on their website. Additionally, operators failing to obtain a license are subject to \$1,500 fine and 15 demerit points. Additionally, the license for an STR with a total of 15 or more demerit points is deemed suspended. A guide for Short-Term Rental guests has been published on the Municipality's website which includes rules pertaining to noise, parking, open air burning, garbage disposal and tent/trailer use.

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Regulation Tool	Licensing
Fees	1 or 2 Bedroom: \$750 3 Bedrooms: \$1,250
Occupancy	1 Bedroom Unit: 4 persons 2 Bedroom Unit: 6 persons 3 Bedroom Unit: 8 persons Young children and babies count towards total occupancy amount.
Other considerations	Complete Application among other things Includes: <ul style="list-style-type: none"><li>a. Proof of Insurance</li><li>b. A Fire Safety Plan</li><li>c. Declaration from the applicant that:<ul style="list-style-type: none"><li>○ all garbage will be stored in garbage can with lids</li><li>○ the abutting property boundary neighbours have been advised of the STR;</li></ul></li><li>• Acknowledgement of a functioning septic system as of the date of first rental application;</li><li>• Certificate of proof that the well water is safe, and a new certificate shall be provided annually;</li><li>• Proof that fire extinguishers are maintained by a certified person/company once every 12 months.</li></ul>

Further Information on Fort Erie's Licensing By-law can be found here: [Town of Fort Erie - Short-Term Rentals](#)



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### 3.0 Stakeholder Perspectives

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Community consultation is an integral part of the policy development process. This section of the report describes the consultation and engagement undertaken as part of the second phase of this assignment and summarizes the feedback received from stakeholders on short-term rentals and the possible regulations that Council may choose to enact.

#### 3.1 Consultation and Engagement Approach

The second round of stakeholder consultation and engagement focused on gathering perspectives on how to address the issues associated with short-term rentals, as identified through the first round of consultation

As part of this round of consultation, we have:

1. Had discussions with Airbnb, Haliburton Kawartha Lakes Housing Corporation, and Environment Haliburton
2. Organized and led focus groups with members of the local cottage rental and maintenance industry, and the economic development and tourism industry
3. Presented project status and initial findings to lower-tier municipalities, as per Council direction
4. Met with Lambton Shores and Lake of Bays, as per Council direction, to gather insight on implementing short-term rental policies and regulations

It should be noted that the project team tried to schedule a discussion with VRBO but have not received a response from VRBO to date.

#### 3.2 Summary of Key Themes

##### 3.2.1 Stakeholder Discussions

###### *a. Airbnb*

The project team met with a representative from Airbnb's Public Policy department on June 22, 2022. The following is a summary of key items from this discussion:

- Airbnb supports the regulation and licensing of STRs;
- Licensing helps to build a database of owners and operators;
- Recommend keeping a potential by-law simple and flexible, and advise against using re-zoning;
- Support the use of a demerit point system, which goes beyond a simple fine;
- Airbnb policies have a complete ban on parties;
- Airbnb hosts an online platform, called [City Portal](#), where municipalities can access information about STRs in their community; and,
- Airbnb will work with communities to provide education about municipal policies once a by-law is passed.

###### *b. Haliburton Kawartha Lakes Housing Corporation*

The project team met with a representative from the Haliburton Kawartha Lakes Housing Corporation on June 29, 2022. The following is a summary of key items from this meeting:

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- Due to the ongoing housing crisis in Ontario, rentals are hard to come by and there has been a significant depletion in rental housing stock;
- There has been an increase in rental unit conversion to short-term rentals;
- If there is to be a fee associated with operating short-term rental units, suggest using these fees to assist with rental affordability or availability; and,
- There is a greater demand for municipal-owned market rental stock with the current wait list sitting at 10 to 15 years, and 10 to 14 years for social rental units.

### *c. Environment Haliburton*

The project team met with representatives from Environment Haliburton on July 12, 2022. The following is a summary of key items from this discussion:

- Provided two examples of problems associated with STRs that have been brought to their attention
  1. A STR unit that has their holding tank pumped weekly, but is only accessible via their neighbour's driveway;
  2. Complaints of an increase in the use of road salt and runoff into lakes and waterways due to increased year-round rentals;
- They have seen exponential growth in the number of year-round STRs;
- Building of large buildings on existing footprints also seems to be increasing, especially on some of the bigger lakes;
- Environmental stewardship, and protection of the natural environment, seems to be going to the wayside;
- Any legislation needs to have a distinction between those who rent their cottage a couple of times a year to cover property and maintenance costs, and those who operate as commercial rentals; and
- They are concerned about the effects of increased lakefront property usage on water health and quality.

### *d. Focus Groups*

The project team organized and facilitated two focus groups. The first group involved the cottage rental and maintenance industry and took place on June 23, 2022. Representatives from Cottage Care Rentals, Kennisis Cottage Rentals, and All-Season Cottage Rentals were present at the session. Attendees of this focus group were members of the Ontario Cottage Rental Managers Association, a group of TICO registered cottage rental agencies. The key themes from this discussion include,

- Short-term rentals have been in Haliburton for decades, but more issues have arisen with the rise of investment and commercial units;
- There seem to be a few common offenders' year after year;
- Unlike the local cottage rental companies, there is no pre-screening of tenants associated with short-term rental platforms like Airbnb and VRBO; With rental companies, you know who to contact for complaints and concerns, unlike online platforms where it is not so clear;
- The STR framework should not be so restrictive that other parts of the community feel the impacts;

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- Registration of STR units is favoured over licensing
- Interim control by-laws are not supported
- At minimum, a registry of units and owners would be beneficial; and,
- Education about local policies and procedures is also an important element.

The second focus group involved representatives from the economic development and tourism industries. Representatives from the Haliburton Chamber of Commerce, Downtown Haliburton BIA, Haliburton Tourism Action Committee, Adventure Haliburton, and Haliburton County Development Corporation were present at the session. The key themes from this discussion include:

- STRs are essential to tourism and economic development in Haliburton and should not be banned;
- Regulation is essential to allowing STRs to continue, while negating some of the problems associated with them;
- Could the County develop a website where all STR units in Haliburton must be listed?
- Need to have a stronger definition of short-term rentals
  - Could the definition have a set number of days that would be considered a STR?
  - Could the definition include revenue before it was considered a STR?;
- Blue Mountains has a large number of by-law enforcement, this is the key to resolving issues;
- Need a Responsible Person in place that is liable for what happens at a rental unit;
- Should explore the use of a Municipal Accommodation Tax; and
- At what point does a commercial STR become a business venture?

### 3.2.2 Lower-Tier Presentations

Under direction from County Council, project staff reached out to each of the lower-tier municipalities. JLR also had the opportunity to present to Minden Hills and Dysart et al. Councils. JLR will continue to seek opportunities to present to Algonquin Highlands and Highlands East Councils as the study progresses.

Project staff presented to Minden Hills Council at their June 30<sup>th</sup> meeting. The project team discussed the ongoing status of the project, gathered comments from Council and answered any questions. The following comments and questions were noted:

- Why are some places zoned residential but being used as commercial rentals?
- Zoning is giving lenience to commercial STRs and creating a shortage of affordable rental and purchase properties
  - There are individuals in Haliburton County living in precarious living situations that are left out of the housing market due to these high-end rentals;
- There is a significant impact of the STR market on available rentals; and,
- We don't have 24/7 by-law enforcement, so a Responsible Person is the best solution

Project staff presented to Dysart et Al Council at their July 26<sup>th</sup> meeting. The format was similar to the Minden Hills presentation. The following comments and questions were noted:

- Regulation and enforcement are needed to handle disruptive guests if you are renting a STR unit; There should be a fee associated with these units to cover the associated costs

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- Can there be controls over who you can/cannot rent with? (i.e., only allow STR through local cottage associations or rental companies)
- Need to ensure that residential STR units are covered in any policy, in addition to cottage-type rentals
- The Municipality may consider ZBL changes to address commercial STRs

### 3.2.3 Discussions with Municipalities who have STR policies

Under direction from County Council, the project team met with members of staff from the Municipality of Lambton Shores and the Township of Lake of Bays. The project team analyzed each of the municipality's policies regarding short-term rentals and asked clarifying and explanatory questions to municipal staff.

#### 1. Municipality of Lambton Shores

The Municipality of Lambton Shores enacted By-law 29-2002, Short-Term Rentals Registration, in April of 2022 with the intent to register all STRs in the municipality before June 1, 2022. The Municipality is utilizing a two-phased approach to implementing a full licensing program for STR units. The following are main points from the project team's discussion with municipal staff,

- The Municipality chose a two-phased approach, with registration this year and licensing next, as Council wanted a short-term solution and didn't have the resources or framework in place to implement the full policy;
- Have had good compliance with registration; More STRs have been registered than they anticipated;
- Utilize one by-law for all municipalities;
- They opted not to change the OP or ZBL at this time, however once the full program is in place, they will review this;
- Used a third-party monitoring company, Granicus, to assist with registrations which created a database of owner/operators and Responsible Persons; and,
- They have no intention to implement a Municipal Accommodation Tax.

#### 2. Township of Lake of Bays

The Township of Lake of Bays enacted By-law 2021-092, Short-term Rentals Licencing By-law, in September of 2021. The Municipality utilizes a third-party monitoring company to monitor the number of STR units available at any time in the Township. In addition, they have a full-time STR coordinator on staff, in addition to a by-law officer. The following are main points from the project team's discussion with municipal staff:

- During their best practice research, they found that it was not recommended to amend the ZBL to permit or not permit STR units in certain zones;
- Municipal staff noted that their current license classification system requires clarification, and they are looking into modifying it;
- Since implementation of the regulation and licensing program, a larger number of owners than anticipated have voluntarily put in applications;
- Most complaints are received via email or phone through the complaint's hotline;
- Current fees are just enough to cover costs of third-party monitoring; Fees will be increased to cover the costs of having a full-time STR coordinator; and,

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- Municipal staff recommend Haliburton have up to two dedicated staff members who the understand the framework in place prior to launching the framework, rather than hire a new individual to learn as the program is starting up.

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### 4.0 Framework Options for Consideration

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The County has several options available to it when considering how to proceed with managing Short-Term rentals. This includes the definition of short-term rentals and associated provisions such as residence type, duration of stay, applicable fees and taxes, health and safety standards and enforcement measures. This section describes the various framework options for STR regulation in further detail and recommendations in context of the precedent review and feedback received from the residents and other stakeholders.

#### a. Extent of Regulation

The first optional element of addressing Short-Term Rentals is the extent of regulation to be adopted by the County. The precedent review found that there is a spectrum of regulation which starts at education and awareness and leads all the way up to licensing and regulation through zoning. The three major options are set out below. These options are not mutually exclusive, but represent a series of services and service level choices:

Option 1: Education and Awareness	<p>Education and Awareness include:</p> <ul style="list-style-type: none"><li>• engaging with the community and discussing the potential issues arising due to Short-Term Rentals;</li><li>• advising the operators on the existing by-laws that they need to comply with which may include existing Parking By-laws, Noise By-law, Waste Collection By-law.</li><li>• Preparation of 'good neighbor guidelines' which contain general best practices for STR tenants to minimize potential disturbance due to operation of STR.</li><li>• Advising the community on avenues for complaints addressal by the municipalities (Contacts for By-law and Enforcement Departments).</li></ul> <p>Education and awareness can be implemented through the County's website or websites of partner municipalities. Brochures at municipal offices or open houses may also be considered.</p>
Option 2: Registration	<p>Registration entails issuance of a certificate under the Registration By-law. This enables development of a database for STRs in the Community to identify the characteristics such as:</p> <ul style="list-style-type: none"><li>• Number of STRs in the community;</li><li>• Distribution of STRs in the lower tier municipalities;</li><li>• Percentage of primary or secondary residences being used as STRs;</li><li>• No. STR run by each operator;</li></ul> <p>This information informs the resources required for the implementation of regulations, if any. This is the</p>

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	database development phase, typically at no cost to the applicants.
Option 3: Licensing	Licensing entails issuance of a license under the Licensing By-law. This By-law includes all provisions applicable to operation of an STRs in the County such as maximum occupancy, parking, appeal rights. Typically, the STR License is accompanied by a fee for the operator/applicant. The details of provisions to be included in Licensing By-law are discussed further in this section.

The County could choose to adopt one or a combination of the above noted options. For example, the Council could adopt a phased approach, starting with registration for 2022, and eventually licensing in 2023. This will enable the County and the lower tier municipalities to allocate necessary resources to enforce the provisions of the licensing by-law, as well as prepare additional By-laws or review existing by-laws to identify necessary amendments, as necessary. These include:

Legislation (By-law)	Algonquin Highlands	Dysart et al	Minden Hills	Highlands East
Noise/Nuisance Control	2013-30	2019-42	20-61	2006-45
Parking	2016-31	2011-94	15-168	2008-10
Property Standards	2001-26	2014-29	11-61	-
Waste Management	2012-15	2021-29	18-32	2019-114
Fireworks	2020-72	2020-54	20-104 (Open Air)	2021-07
Open Air Fires	2019-31	2019-25	20-104	2019-57

### Considerations

Based on the above information, Council should consider:

1. Which regulatory option, or a combination of options is preferable for adoption in the County?

### **b. Types of STR & License Fee**

The precedent review shows that the fee associated with obtaining STR License can range anywhere between \$100 to \$1200. Some municipalities such as Blue Mountains and Huntsville charge an additional application fee in the amount of \$55.

An emerging theme which has been identified through the literature review and public consultation is the importance of distinguishing between the different types of STR operators. This means that the proposed regulatory option should account for existence of host types, from home sharers to professional STR businesses. As such, the Council can consider levying different fees for different types of STRs.

Additionally, Niagara on the lake presents an interesting method of controlling 'commercialization' of the housing stock, as a dwelling is required to be occupied for 5 years before being used as an STR.

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Licensing Fee as noted in precedent municipalities around Haliburton County are:

- Huntsville: Application Fee: \$55; Annual Licensing: \$500 for Primary Residence and \$750 for Secondary Residence
- Bracebridge: Annual license: \$250 per location
- Lake of Bays: STRs are divided into Class A, B or C based on:

Class	No. of STRs operated by the same Owner	No. of nights rented per year	No. of consecutive nights of stay	Max. no of occupants	Application Fee (1 time)	Renewal Fee (Annual)
A	1	1-30	6	8	\$250	\$125
B	1-2	31-90	3	8	\$500	\$250
C	3 or more	91 or more	N/A	>8	\$750	\$500

### Considerations

Based on the above information, Council should consider:

1. Should STR be limited to primary residences only, or be permitted in both primary residences and secondary dwellings (whole unit rentals)?
2. Should there be a difference in licensing fee for primary unit STRs and whole unit STRs (secondary residences)?
3. Should a dwelling (in case of whole unit rental) required to be occupied by the owners or long-term tenants for some time before it can be rented as an STR?
4. What will be the fee structure for licensing? Further, will there be a separate application fee and a separate annual licensing fee?
5. Which regulatory option, or a combination of options is preferable for adoption in the County?

### **c. Density**

The precedent review shows that some municipalities such as Blue Mountains and Prince Edward County regulate densities of Short-Term rentals. Blue Mountains requires a separation of 120 m between STR units and Prince Edward County permits a maximum density of 15% of existing dwelling units as measured within 120 m in residential zones. There are separate provisions for other zones as described in Section 4.2.vi of this Report. As such, County Council should consider the following options:

### Considerations

Based on the above information, Council should consider:

1. Should STR density be regulated? If yes:
  - a. Should density be regulated based on general radius separation?
  - b. Should there be density regulations for different zones?

### **d. Occupancy**



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Precedent review shows that generally across municipalities the maximum permitted occupancy is 2 persons per bedroom, with some municipalities allowing for 2 additional persons. There are also examples (such as prince Edward County and Lambton Shores) which cap the maximum permitted occupancy.

### Considerations

Based on the above information, Council should consider:

1. What should be the maximum permitted occupancy for STRs?
2. Should children (under the age of 12) account towards occupancy?
3. Should maximum occupancy of STRs capped, irrespective of the number of rooms in the dwelling?

### **e. Parking**

Precedent review shows that generally across municipalities, the minimum parking requirement is 1 space per bedroom. Lambton Shores has a different approach, where the number of parking spaces are based on the number of renters occupying the STR. Parking requirements for a Bed & Breakfast, which is a similar use to STRs is as follows:

Municipality	Parking Requirements for B&B
Algonquin Highlands	1 space per guestroom
Dysart et al	1 space per guestroom + 1 for 4 persons that may be legally accommodated at any one time
Minden Hills	1 space per guestroom in addition to requirement for the dwelling unit
Highlands East	1 parking space per guestroom (Hotel/ Motel/ cabin/ campsite etc.)

Parking should be permitted only on paved surfaces and in compliance with the respective municipal parking by-laws.

### Considerations

Based on the above information, Council should consider:

1. What should be the minimum parking requirement for STRs?

### **f. Landscaping and Amenity Areas**

Precedent review reveals that landscaping and amenity provisions are provided for STRs in some municipalities (Blue Mountains and Prince Edward County).

### Considerations

Based on the above information, Council should consider:

1. Should provisions for landscaping and amenity areas for STRs be included in the STR By-law, or if they should be regulated based on the existing applicable Zoning By-law provisions?

# Options Report

## Haliburton County Short-Term Rental Review

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### g. Accessory Dwelling Units

Precedent review shows that some municipalities, such as Blue Mountains and Prince Edward County permit STRs in accessory dwelling units, while bigger and urban municipalities such as Vancouver and Brampton do not. Council should consider if STR shall be permitted in Accessory Apartments or Secondary Dwelling units.

#### Considerations

Based on the above information, Council should consider:

1. Should STRs be permitted in accessory dwelling units – such as a legal duplex or an accessory apartment on the same lot as the primary dwelling unit?

### h. Setbacks

Precedent review shows that some municipalities contain considerations for minimum interior side yard setbacks in their respective STR regulations. Lake of bays, for example, requires minimum side yard setback of 4.5 m for any STR. The nature of STR is similar to a Bed and Breakfast use, with the major difference being that the houseowner is always present on site in case of the latter, while that may not always be the case for STR. Below is the summary of B&B provisions in applicable municipal By-laws:

Municipality	Zones Permitted	Setback
Algonquin Highlands	Rural (RU), Hamlet Residential (HR), Shoreline Residential Type 1 (SR1), Shoreline Residential Type 2 (SR2)	As applicable to development in respective zones
Dysart et al	Waterfront Residential (WR) 1,2; Rural Residential (RR), Suburban Residential (RS); Urban Residential (R) 1& 2	
Minden Hills	Residential (R) 1,2; RR, HR, SR	
Highlands East	Included as Home Occupation in the following zones: RR, R1, Hamlet Residential (R2), RU	

The setback requirements for each development (dwellings) are different in each of the above noted zones in these municipalities. No specific setbacks are required for dwellings which operate B&B establishments.

#### Considerations

Based on the above information, Council should consider:

1. Should STRs be subject to specific setback provisions, or the existing provisions of the Zoning By-law should apply?

### i. Enforcement

- a. Responsible Person

# Options Report

## Haliburton County Short-Term Rental Review

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Municipalities have adopted various mechanisms for enforcement of STR regulations. Generally, across municipalities, a 'responsible person' is required for all STR accommodation. A responsible person is usually required to respond to a complaint within a pre-determined amount of time which ranges from 30 minutes to 60 minutes.

### b. Fines and Penalties

A demerit system and fines are methods commonly adopted for regulation enforcement. Examples are:

Municipality	Fines/ Demerit System										
Huntsville	<ul style="list-style-type: none"> <li>• Violate the renters code of conduct: \$ 400.00</li> <li>• Fail to permit an inspection of any land: \$ 500.00</li> <li>• Hinder or obstruct any person from performing their duty: \$500.00</li> <li>• Licensee fail to provide contact information: \$350.00</li> <li>• Fail to park a vehicle on a hard surfaced driveway: \$350.00</li> </ul>										
Lake of Bays	<ul style="list-style-type: none"> <li>• 1 Demerit point for every contravention.</li> <li>• License Suspension (1 year)</li> </ul> <table border="1"> <thead> <tr> <th>Offence</th><th>Remedy for renewal</th></tr> </thead> <tbody> <tr> <td>3 confirmed by-law violations on 1 STR property</td><td>1 year by-law violation free from the date of last offence on this or any other property owned by the same owner.</td></tr> <tr> <td>3 orders issued on 1 STR property</td><td>1 year by-law violation free from the date of last offence on this or any other property owned by the same owner.</td></tr> <tr> <td>3 demerit points confirmed on 1 STR property</td><td>1 year violation, order and demerit point free on the same property</td></tr> <tr> <td>3 demerit points confirmed on 1 STR Owner (locations may differ)</td><td>1 year violation, order and demerit point free on the same owner</td></tr> </tbody> </table> <p>License Revocation, with no remedy for renewal</p> <ul style="list-style-type: none"> <li>• One (1) additional confirmed by-law violation or order on a property under suspension</li> <li>• One (1) additional confirmed by-law violation or order against an Owner under STR suspension</li> <li>• Three (3) demerit points confirmed against a property while on STR suspension</li> <li>• Three (3) demerit points confirmed against an Owner while on STR suspension</li> </ul>	Offence	Remedy for renewal	3 confirmed by-law violations on 1 STR property	1 year by-law violation free from the date of last offence on this or any other property owned by the same owner.	3 orders issued on 1 STR property	1 year by-law violation free from the date of last offence on this or any other property owned by the same owner.	3 demerit points confirmed on 1 STR property	1 year violation, order and demerit point free on the same property	3 demerit points confirmed on 1 STR Owner (locations may differ)	1 year violation, order and demerit point free on the same owner
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3 demerit points confirmed on 1 STR Owner (locations may differ)	1 year violation, order and demerit point free on the same owner										
Lambton Shores	<p>Lambton Shores has a demerit system, where different contraventions carry different weight, for example:</p> <ul style="list-style-type: none"> <li>• Exceed Permitted occupancy: 4 demerit points</li> <li>• Non-availability of responsible person: 4 demerit points</li> </ul>										

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## Haliburton County Short-Term Rental Review

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	<ul style="list-style-type: none"><li>• Infraction from Property Standards/Fireworks/Noise By-law: 5 demerit points</li><li>• Infraction from Fire Protection Code/Building Code: 7 points</li></ul> <p>License is suspended for 6 months after 7 demerit points are collected License is revoked after 15 demerit points are collected.</p> <p>Penalties</p> <p>An Operator who contravenes the provisions of the STR By-law is subject to penalties of up to \$25,000 for individuals and \$50,000 for corporations for first offence. Subsequent offences for individuals are subject to penalties of up to \$50,000 and corporations are subject to penalties of up to \$100,000.</p>
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### c. Inspections

All precedent municipalities provide for inspections in their short-term rental regulation by-laws. An inspection is required to ensure compliance with:

- Provisions of STR By-law
- Ontario Building Code
- Ontario Fire Protection and Prevention Act
- Property Standards By-law;
- Zoning By-law;
- Electrical Safety Code; and,
- Any other legislation that may affect the status of the application

Inspections are generally undertaken by Chief By-law Enforcement Officer, Chief Fire Office, Chief Building Official or their delegates. The need for additional resources to support inspections for STR licenses can be determined through the database obtained from the registration process. Some municipalities require mandatory inspections for license renewal while others provide for them on a as-needed basis. The examples of both frameworks are provided below:

#### Mandatory Inspections

Prince Edward County levies licensing fee based on whether an inspection is required in that year. Primary Residence STRs require inspections every 4 years and fee for license renewal for that year is \$200, while for non-inspection years it is \$100. In the case of who house rentals, Inspections are required every 2 years and the license renewal fee for inspection year is \$325 while for non-inspection year it is \$162.50.

#### As-needed Inspections

Lambton Shores requires the applicant to provide proof of compliance with all applicable by-laws such as:

- proof of ownership of property
- photograph of short-term rental
- site plan showing dimensions and surfacing of parking area, landscaping, all buildings and structures on the land, septic and well locations;
- Parking Management Plan;

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## Haliburton County Short-Term Rental Review

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- Requested Occupancy for STR;
- A Plan for fire safety;
- Proof of septic maintenance, inspections and pump out servicing within last three years;
- Sworn declaration from the applicant (among other things) that:
  - The STR is not subject to an order made pursuant to the Building Code;
  - The STR contains functioning smoke alarms, carbon monoxide alarms, fire extinguishers and exits;
  - The owner and tenant will require each renter to abide by the Renter's Code of Conduct.

The By-law states that an inspection may be required prior to issuance of a license. Inspections may be conducted before or after the issuance of the permit at the discretion of an Officer. Additionally, inspections may also be conducted where there are reasonable or probable grounds to believe a STR business is carried on a property.

### Considerations

Based on the above information, Council should consider:

1. Should STRs be required to designate a 'Responsible Person' to respond to complaints and queries?
2. Should there be separate staff responsible for receiving STR applications, maintaining STR database, responding to queries on these matters and facilitating the STR licensing process (should Council decide to license STRs)?
3. What should be the penalty system in cases of By-law contraventions? Should it include fines, demerit system, or both?
4. What should be the framework for suspension or revocation of licenses; i.e., after how many infractions does the license get suspended?
5. Should the demerit points be collected against the property, or against the operator (in case of multi-unit STR operators)?
6. How often should inspections be undertaken for STRs?
7. Should all inspections be conducted by municipal staff, or should it be the applicant's responsibility to facilitate 3<sup>rd</sup> party inspections through licensed professionals and submit proofs to the municipality? In this case of the latter, municipal staff inspections would be on an as-needed basis.

### **j. Municipal Accommodation Tax (MAT)**

Some municipalities, such as Huntsville, Prince Edward County, Kingston, and Niagara on the Lake, apply Municipal Accommodation tax to Short Term Rentals. The intent of MAT is to provide a minimum contribution to local bodies for the exclusive purpose of promoting tourism. It is typically applied as 4%+HST of the accommodation revenue (not on incidental charges such as cleaning/ security deposits/ other taxes).

Niagara on the Lake passed the MAT By-law on June 20, 2022, and intend to implement MAT in a phased manner. MAT will be charged at 2% until January 1, 2023, and at 3% until January 1, 2024. Starting January 1, 2025, MAT will be applied at 4%. MAT only applies to accommodation establishments with five or more rooms.

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As previously noted, the funds collected through MAT are intended for tourism related projects. Below are examples of how municipalities distribute/use these funds:

- *Huntsville*: A portion (at least 50%) is directed to Huntsville Municipal Accommodation Tax Association. This organization has a Board of Directors who are stakeholders in tourism activities (staff/owners of local resorts) and members of Huntsville Lake of Bays Accommodation & Restaurant Association along with the mayor and members of the Huntsville/Lake of Bays Chamber of Commerce. This organization uses these funds towards tourism promotion and development with a focus on attracting more visitors to the Town through sports and cultural events, new product developments, and enhanced attractions and outdoor activities.

The remaining portion is retained by the Town and earmarked for projects and initiatives that promote and support tourism and economic development efforts that benefit residents and visitors.

- *Niagara on the Lake (NOTL)*: There is a 50/50 split, net of administration costs, between the Township and the local Destination Marketing Organization (DMO). As per the MAT By-law Tourism NOTL, a subsidiary of the NOTL Chamber of Commerce, is approved as the local DMO. The Town's portion is placed into a reserve for future tourism initiatives.

### Considerations

Based on the above information, Council should consider:

1. Should MAT be applied to STRs?
2. What should be the rate of MAT for STRs? Should this be implemented in a phased manner (for example: starting with 2%, and gradually moving up to 4%)
3. Should MAT apply to all STRs or STRs above a certain threshold, in terms of number of bedrooms available for STR?
4. How should MAT revenue be distributed among lower-tier Townships, County and/or any other specific organization responsible for tourism.

### **k. Zoning**

Municipalities often use Zoning By-law as a tool to further regulate density, setbacks, and even locations where STRs are permitted. Prince Edward County, for example, permits different densities for STRs in different zones. Additionally, many municipalities permit STRs only in specific zones. Council could consider providing direction to lower tier municipalities to amend their zoning by-laws to include STRs in certain zones which may be based on lot areas, frontages on shorelines, access to public roads etc.

### Considerations

Based on the above information, Council should consider:

1. Should STRs be regulated through Zoning, by permitting STRs in certain residential or commercial zones only?

# Options Report

## Haliburton County Short-Term Rental Review

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### I. Existing Short-Term Rentals

Council should consider addressing the existing short-term rentals which be rendered legal-nonconforming post the passing of STR by-law. Subjecting existing STRs to licensing will ensure that all necessary considerations required to operate an STR safely are implemented.

#### Considerations

Based on the above information, Council should consider:

1. Should existing STRs be required to obtain a license for operating, or should they be grandfathered in as 'legal non-conforming' uses?

### m. Complete Application Requirements & Records

JLR recommends the following items to be submitted as a part of a complete application for STR license:

- A completed Application;
- Payment of the applicable licensing fee;
- Proof that the Applicant is at least eighteen (18) years of age, if the Applicant is an individual;
- Proof that the corporation is legally entitled to conduct business in Ontario;
- Proof of ownership of the property on which the Short-Term Rental is situated;
- If a Tenant, the consent of the registered Owner of the property;
- Details of the designated 'responsible person';
- A photograph of the front of the Short-Term Rental;
- Proof of Insurance
- A site plan, drawn to scale and fully dimensioned of the Short-Term Rental Premises, including the location, dimensions and surfacing of parking area, landscaping, and all buildings or structures on the land, septic and well locations if applicable;
- A Parking Management Plan for the Short-Term Rental;
- The requested maximum occupancy for the Short-Term Rental;
- A Plan for Fire Safety;
- Information related to occupancy, potential sewage load and details of sewage system to confirm capacity;
- Proof of septic maintenance, inspections and pump-out servicing within the last three years.
- Certificate of proof that the well water is safe, and a new certificate shall be provided annually;
- Proof that fire extinguishers are maintained by a certified person/company once every 12 months.
- A sworn declaration by the Owner, and if there is a Tenant, by the Owner and the Tenant, that:
  - i. The Short-Term Rental is not subject to an order made pursuant to the Building Code;
  - ii. The Short-Term Rental contains functioning smoke alarms, carbon monoxide alarms, fire extinguishers, and exits;
  - iii. The Owner and Tenant if applicable confirms they will require each Renter to abide by the Renter's Code of Conduct;

# Options Report

## Haliburton County Short-Term Rental Review

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JLR also recommends that the Applicant be required to maintain records for at least 5 years including:

- Details of renters;
- Number of consecutive days a renter occupied as STR;
- Number of days a year the dwelling was occupied as an STR;
- License Plate numbers for renters (This will support other tourism activities in the Township by providing data on the origin of tourist trips to the County/Lower tier townships).

### Considerations

Based on the above information, Council should consider:

1. The above recommended complete Application requirements, and if any omissions and/or additions are required to this list.

### **n. Appeals**

Municipalities typically have a delegated Official who issues Licenses in accordance with the provisions of STR By-law. In case of Lambton Shores the delegated Officer is the CAO (Chief Administrative Officer), the Director of Corporate Services, or their designate, while in case of Bracebridge it is the Chief By-law Enforcement Officer. A license issues may be any Officer of the municipality or County.

The delegated Officer may deny a license to an Applicant on any applicable grounds such as: suspended license, accumulation of demerit points, reasonable grounds for belief that the operation was in contravention of the STR By-law, pending fines, taxes to the municipality or if the Officer determines that operation of an STR at the location is not in public interest. In such cases, the Applicant should be provided an avenue to appeal the decision and make a case in front of a committee.

In case of Bracebridge, appeals are heard by Chief Administrative Officer. In case of Blue Mountains and Prince Edward County, Council is established as the Appeals Committee for STR Appeals. Kingston's Appeals committee constitutes of 3 members of the Public and 2 members of Council.

### Considerations

Based on the above information, Council should consider:

1. Who would constitute an Appeals Committee?

### **o. Information Dissemination**

All precedent Municipalities have dedicated pages on their websites which contain details on applicable STR policies and regulations. It is an effective platform for dissemination of information for operators, renters and other members effected by operation of an STR. County Council should consider what information should be provided on the County's website. Recommendations are:

- Locations of licensed STRs with Addresses;



# Options Report

## Haliburton County Short-Term Rental Review

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- Name & Contact Information for each Licensed STR;
- Applicable By-laws;
- Details on Registration Process;
- Details on Licensing Process and Forms;
- Application Requirements;
- Details on Appeal Process;
- Good Neighbour Guidelines or Renter's Code of Conduct;
- Links to other applicable By-laws (such as parking By-law, Noise By-law)
- Details on Municipal Accommodation Tax;
- Details on Registration of Complaints/ compliant forms, contact information for Enforcement Department; and,
- Overview of major rules and responses to anticipated questions from the Community to support understanding of the process.

### Considerations

Based on the above information, Council should consider:

1. The above recommended information, and if any omissions and/or additions are required to this list.

# Options Report

## Haliburton County Short-Term Rental Review

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### 5.0 Conclusion

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This Report provides insight into the Short-term Rental Accommodation policies and regulations for additional Municipalities identified by Council and summary of public consultation with various stakeholder groups. Further, this Report presents framework options for STR regulations to be considered by Council. This section of the report summarizes the key observations made throughout this report.

1. All four (4) additional municipalities have generally adopted a licensing approach to regulation of STRs. Trent Lakes and Lambton Shores have adopted a phased approach.
2. Municipality of Trent Lakes has focussed on building municipal capacity and updating its By-laws before considering Licensing.
3. Municipality of Lambton Shores has focused on understanding the existing STR situation in the municipality through registration before determining resource requirement. Licensing By-law has been prepared and will come into effect in 2023.
4. Stakeholder groups presented varying opinions. The positive and negative elements of STRs were identified through the survey and literature review. Some of the complaints about STRs include impacts on the local housing supply, rental shortages, common nuisance, and environmental concerns.
5. Most stakeholders recognized the need to continue to permit STRs in Haliburton due to their positive impact on tourism and the local economy.
6. Should Council Proceed with regulation of STRs, this report presents the following major framework options for Council Consideration:

# Options Report

## Haliburton County Short-Term Rental Review

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Consideration	Options
Extent of Regulation	Education/ Registration/ Licensing/ Combination
Types of STR/ Fees	Primary v/s Whole unit rentals Application Fee/ Licensing Fee
Density	Separation Distance b/w STRs
Occupancy	Max Occupancy permissions
Parking	Requirement
Landscaping/Amenity	Require regulation for STRs through STR By-law?
Secondary Dwelling Units	Permit use of Accessory dwellings as STRs?
Setbacks	Regulate Setback requirement through STR By-law?
Enforcement	Demerit System/Fines; Create municipal capacity; utilize other existing by-laws.
Municipal Accommodation Tax	Tax to be applied. At What rate?
Zoning	Direct Lower Tier Municipalities to amend Zoning By-laws to permit STRs – if required to be Zone Specific?
Existing STR	Grandfathering or license requirement for all STR
Complete Application Requirements	List as Provided in Section 4.m
Appeals	Designated “License Issuer”? Avenues for Appeal; Composition of Appeals Committee.
Information Dissemination	Information to be provided on the website

- JLR recommends a phased approach to regulation of STRs, which would begin with registration. This will provide a snapshot of current STR situation in the County and the municipal capacity enhancement required to implement the STR By-law. Between the time that registration period end and licensing comes into effect, County and partner municipalities have the time to review capacities as well as the opportunity to update any other applicable municipal by-laws.
- The recommendations provided by JLR provide a balance between supporting tourism by permitting STR, ensuring public safety and providing long term rental opportunities. These recommendations fulfill the objectives of the County and Municipal Official Plans with regards to housing affordability and tourism promotion.

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**Options Report**  
**Haliburton County Short-Term Rental Review**

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**Appendix A**

Background Report

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# **Background Draft Report**

## **Haliburton County Short-Term Rental Review**



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## Haliburton County Short-Term Rental Review

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Appendix A: List of Stakeholder  
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# **Background Draft Report**

## **Haliburton County Short-Term Rental Review**

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### **1.0 Introduction**

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Short-Term Rentals (STRs) are private, residential dwellings that are rented to provide temporary accommodation. There has been a considerable increase in STR market with the emergence of platforms such as Airbnb and VRBO. Haliburton County is a well-known tourist and cottage area, so much so that the population exhibits a significant increase in the summer months, fueling the economy and waterfront development of the area. As such, this puts Haliburton County in a unique position of balancing the advancements in the tourism industry with the need to create a regulatory framework to manage these new age vacation rentals.

In the summer of 2021 County Council directed staff to begin a special project involving the study of STR policies and regulations with the intent of implementing a STR management program to be in effect County wide and enforced by the County. On July 28th, 2021 County Council directed staff to engage a third party to undertake this review and development of draft Policies & Regulations for Short-Term Rentals in the County. Subsequently, J.L. Richards & Associates Ltd. (JLR) was retained for this project.

The objectives of the STR review include undertaking a community survey, reviewing, and summarizing technical literature on STR, analysing context through municipal best practices review, and conducting stakeholder consultations. This study will inform the County Council in the decision-making process by summarizing the of current information and best management practices to guide the implementation processes of STR policies & regulations.

This Background Report includes five remaining sections, as follows:

- Section 2: Background - reviews the policy context;
- Section 3: Literature Review - summarizes relevant technical literature;
- Section 4: Precedent Review - reviews STR approach in other municipalities;
- Section 5: Community Perspectives – summarizes the results of the survey;
- Section 6: Conclusion - provides conclusions and next steps.

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## Haliburton County Short-Term Rental Review

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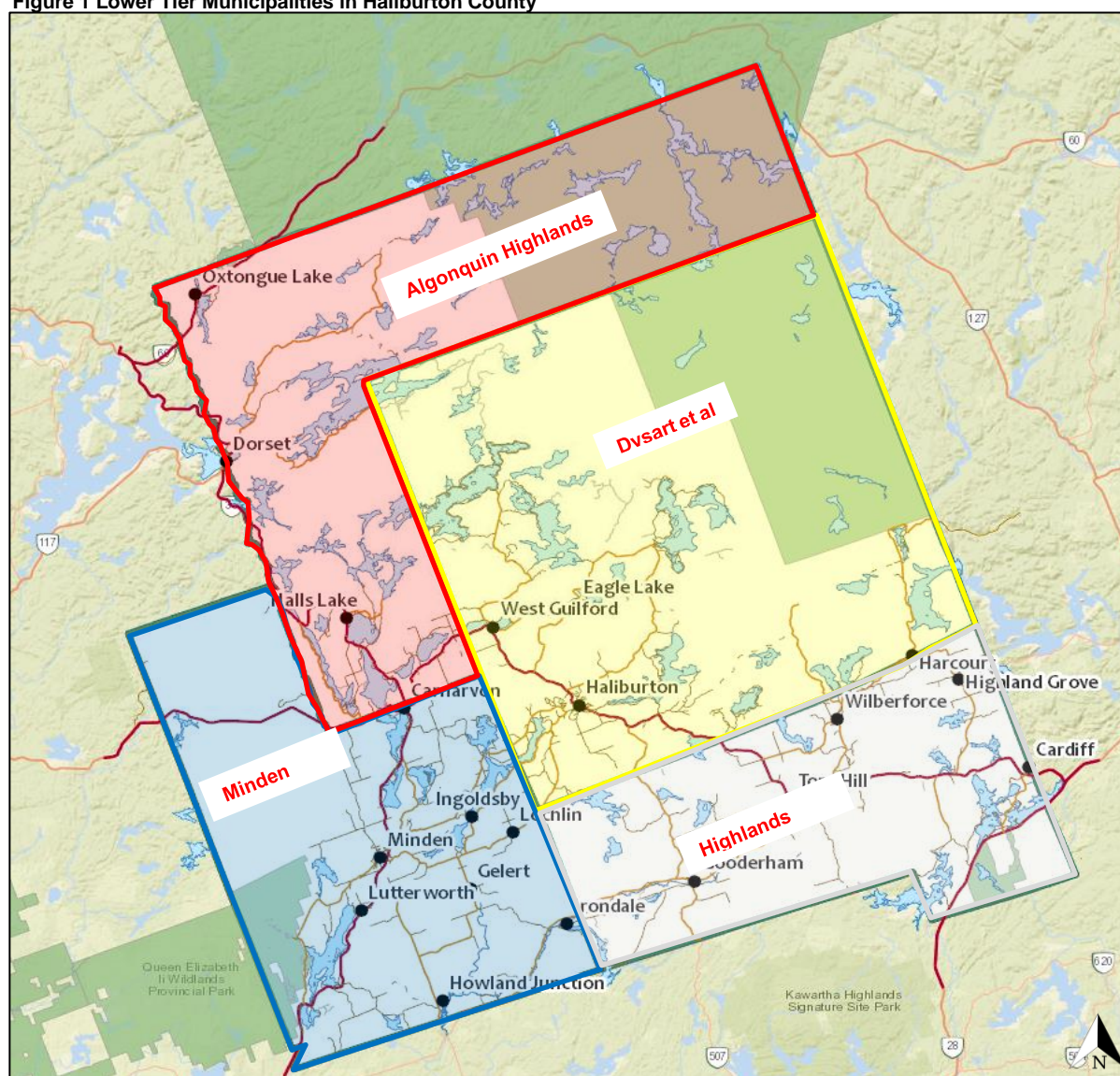
### 2.0 Background

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Haliburton County is located about two hours north of the Greater Toronto Area and just over 4,000 square kilometres in size. Better known as the Haliburton Highlands, it is known for its beauty and over 500 lakes. Ten percent of the county is located within Algonquin Park which extends towards the north and abuts the northern boundary of the County. The scenic beauty, coupled with opportunities for outdoor activities make Haliburton County a popular vacation spot.

Haliburton County is comprised of four lower-tier municipalities: Township of Algonquin Highlands, Municipality of Dysart et al, Municipality of Highlands East and Township of Minden Hills. Figure 1 shows the location of lower tier municipalities in the County.

Figure 1 Lower Tier Municipalities in Haliburton County





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## Haliburton County Short-Term Rental Review

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Other relevant statistics associated with the County are noted below:

### a. Population (2021 Census)

The population of Haliburton County is 20,571 (2021 Census), which is up approximately 13.9% from 18,062 recorded in 2016. 9.3% of the population is aged between 0 – 14 years, 55.4% is aged between 15 to 64 years and 35.2% is aged 65 years or older. The population distribution lower tier municipalities is below:

Municipality	Population (2021)	Population (2016)	Change
Minden Hills	6,971	6,088	14.5%
Algonquin Highlands	2,588	2,351	10.1%
Dysart et al	7,182	6,280	14.4%
Highlands East	3,830	3,343	14.6%

### b. Dwellings (2021 Census)

The County has a total of 21,072 private dwellings, out of which 9,714 are occupied by 'usual residents'. 'Usual Residents' as defined in the Census refers to a private dwelling in which a person or a group of persons is permanently residing. As such, 54% of all private dwellings in the County are occupied by non-permanent residents. Dwelling statistics for lower tier municipalities are below:

Municipality	Total Private Dwellings	Dwellings Occupied by Usual Residents	% Occupied by non usual residents
Minden Hills	6,019	3,229	45.2%
Algonquin Highlands	3,325	1,269	61.8%
Dysart et al	7,298	3,341	54.2%
Highlands East	4,430	1,875	57.7%

### c. Household Characteristics (2021 Census)

Single detached houses are the dominant housing form in the County, with a total of approximately 93.3% of total occupied private dwellings. The distribution among other Housing forms is below:

Type of Dwelling	Occupied Private Dwellings
Single Detached	9,060
Semi-Detached	45
Row House	70
Apartment or Flat in a Duplex	50
Apartment in a building that has fewer than five storeys	430
Apartment in a building that has five or more storeys	5
Other single-attached house	25
Movable dwellings	30
Total	9,710

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### Haliburton County Short-Term Rental Review

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#### d. Tenure (2016 Census)

Tenure data based on the number of households as reported in 2016 Census is below:

Municipality	Total Households	Owner	Renter
Minden Hills	2,835	88%	12%
Algonquin Highlands	1105	94%	6%
Dysart et al	2,895	84%	16%
Highlands East	1,610	89%	11%

#### e. Housing Affordability

The table below provides the affordability data for tenanted households for 25% of the sample data for each lower tier municipality as noted below.

Municipality	% of tenant households in subsidised housing	% of tenant households spending 30% or more of its income on shelter costs
Minden Hills	28.6%	47.1%
Algonquin Highlands	0%	46.7%
Dysart et al	34%	45.7%
Highlands East	19.4%	63.9%

#### f. Haliburton County Tourist Accommodations

The table below provides an overview of existing tourist accommodations in the County based on Haliburton Highlands Tourism Website. Data on Airbnb's is currently not available.

Accommodation Type	No. of facilities	No. of Units	Yearound	Waterfront
Bed and Breakfast	11	67	10 (65 units)	7 (44 units)
Full Service Resort	9	192	8 (153 units)	9 (192 units)
Cottages	18	138	16 (120 units)	17 (135 units)
Motels	4	49	4 (49 units)	-
Campgrounds	2	24	1 (10 units)	1 (10 units)

### Summary of data

The statistics provided in this section provide a baseline snapshot of key population, housing and tourist accommodation characteristics. We note that data specific to number of Short-term rentals currently operating in the County and their characteristics is not available at this time. The tourism data sets available from Census do not provide geographically isolated datasets for Haliburton County. Additionally, Ontario's tourism research statistics has also divided the county into two portions and included them as part of larger regions - Haliburton Highlands to the Ottawa Valley

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Region (Region 11) and Algonquin Park, Almaguin Highlands, Muskoka and Parry Sound (Region 12). As such, isolated datasets for Haliburton County are not available at this time.

### 2.1 Legislative Context

#### 2.1.1 Province of Ontario

In Ontario, Short-Term Rentals are addressed through a complicated interplay between various legislative acts. The *Municipal Act* provides municipalities with broad powers to introduce by-laws and govern activities within their jurisdiction, which includes some aspects related to STRs such as business licensing, waste management or parking. The *Planning Act* provides municipalities with the authority to regulate the use of land, buildings and structures through zoning. A municipality can regulate the locations and development standards that could apply to a specific use of land based on the planning impacts. Generally, the permission to allow STR use in residential dwellings is mainly addressed by local governments, and not addressed in the Provincial Policy Statement (PPS, 2020). Other provincial legislation(s) and rules which relate to STR(s) are noted below:

1. *Municipal Accommodation Tax*: In 2017, the province of Ontario passed legislative amendments to the Municipal Act to provide municipalities the necessary legislative authority to implement a Municipal Accommodation Tax (MAT). Importantly, to replace funds previously generated through destination marketing programs, require municipalities that decide to adopt a MAT provide a minimum contribution to local bodies for the exclusive purpose of promoting tourism
2. *Residential Tenancies Act, 2006*: The exemptions granted under Section 5(a) of the Act note that RTA does not apply to accommodation intended to be provided to the travelling or vacationing public or occupied for a seasonal or temporary period in a hotel, motel, bed and breakfast vacation establishment, or certain other types of facilities. As well, the RTA does not apply where the occupant is required to share a bathroom or kitchen with the owner. However, a landlord or tenant can make an application to have the Landlord and Tenant Board (LTB) determine whether all or part of the RTA applies to a rental unit or residential complex. As such, RTA may apply for a STR accommodation, depending on the facts of the case.
3. *Building Code & Fire Code*: Any unit constructed with a building permit generally adheres to these requirements, as such, these requirements would capture any unit operating as an STR.
4. *Condominium Act, 1998*: The Condominium Act does not specifically address short-term rentals. However, if a Condominium Corporation's governing documents are more restrictive than the municipality's by-laws, compliance with condominium's rules is required. As such, if STR is permitted in the Zoning By-law, but restricted or by the Condominium's governing documents, the restriction would still apply.

Ministry of Finance released the 'Home Sharing Guide for Ontario Municipalities' in 2018. These guidelines include policy considerations, overview of regulation approaches and a list of potential stakeholders. These guidelines have been referred to address relevant aspects of this study.

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### 2.1.2 County of Haliburton

#### a. Official Plan

The County of Haliburton Official Plan was adopted, approved, and came into effect in 2017. The County Official Plan provides over-arching direction on land use planning matters within the County. Pursuant to Section 24 of the Planning Act (Act) any by-law or public work undertaken by County Council must conform to the Official Plan.

Short-Term Rentals are currently not addressed in the County's Official Plan. However, STRs have a direct impact on housing and economic development sectors. The relevant policies of the County Official Plan which relate to STRs are below:

4.3.2 *That a minimum 25% of new housing units across the County be affordable, be distributed equally within each local municipality and should be coordinated across municipalities*

7.10.3.f *Supporting and promoting County Tourism and associated businesses and providing opportunities for sustainable tourism development;*

Ontario's Home Sharing Guide notes that home sharing platforms may allow individuals to make more profit renting Short-Term rather than traditional long term rentals. This may impact the availability of housing stock and by extension, the affordability of housing. On the other hand, Short-Term Rentals support tourism, by offering consumers more flexibility and lower costs. As such, the regulations for STRs need to balance and address these policy objectives.

#### b. Housing Strategy

County of Haliburton Housing Strategy (2013) notes that detached houses are the dominant form of housing in the County and seasonal dwellings represented an estimated 65.4% of the total residential properties. Additionally, most homes in the County are owned and the rental housing supply decreased from 17% of all dwellings in 1996 to 13.1% in 2006. Key goals as noted in the Housing Strategy include increase the supply of rental housing and increase the supply of affordable housing.

#### c. 10 Year Housing & Homelessness Plan (2020- 2029)

The County of Haliburton Housing and Homelessness Plan was developed in partnership with the City of Kawartha Lakes. The Plan reports that the County has an aging population, and there was an increase in the percentage of renters that were spending 30% or more of their income on rent – from 38.7% in 2011 to 49.5% in 2016. Additionally, the average market rent for an occupied unit increased about 20%. The housing targets for rental housing include increasing the supply of rental units, not only through the provision of purpose built rentals, but also providing subsidies to tenants for access to existing market rental units, creation of second units or rehabilitation of existing space currently used for rental housing.

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### 2.1.3 Partner Municipalities

#### a. Township of Algonquin Highlands

Township of Algonquin Highlands is currently reviewing options available to regulate STR in the Township. A Staff Report (PL-041-20) was submitted to Council on July 10<sup>th</sup>, 2020 which presented the background information on STR to assist Council in making a decision on addressing this issue. The next steps as noted in the Report included obtaining public comments. Public comments were invited until August 10, 2020. The decision on the matter is still pending.

The Township of Algonquin Highlands Official Plan provides general direction on tourism and housing affordability. The relevant sections state:

2.2.2       *...Expansion of all sectors of the tourism economy are to be promoted to assist in fostering the economic growth of the municipality.*

3.4.8       *Properties located on the shores of rivers, lakes and streams shall be used for resource-based recreational uses such as low intensity tourism or tourism related in nature, water-based commercial uses such as marinas and recreational dwellings.*

6.15.3       *The Township will explore a variety of means to increase the supply of affordable rental and ownership housing.*

#### b. Municipality of Dysart et al

The Municipal Staff and other relevant municipal agencies have liaised with IHost (an online Short-Term rental licensing platform) and other local agencies to explore options for management and/or regulation of STR. No policies have resulted from these efforts.

The Township of Dysart et al Official Plan provides general direction on tourism and housing affordability. Section 2.2.2 of the plan notes that it is the objective of the Official Plan to promote a strong community by promoting economic development and competitiveness. Additionally, the Official Plan generally supports creation of affordable housing. As noted in Section 4.3.2, conversion of units to rental accommodations is not encouraged. Other relevant sections state:

2.1.2       *Recreation and tourism are and will continue to be a significant local industry and a stable base for the local economy.*

4.3.2       *The Municipality will discourage the conversion to condominium ownership of rental accommodation that provides affordable housing opportunities.*

#### c. Township of Minden Hills

Township of Minden Hills initiated a review of STR in 2018. An open house to discuss STR was held on July 21, 2018, and subsequently a report to council was submitted on December 13, 2018. No policies have resulted from this review.

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The Township of Minden Hills Official Plan provides general direction on tourism and housing affordability. The relevant sections state:

- 1.3.1.2 *Residential, commercial and industrial development should be encouraged to locate within the settlement boundaries of the Village of Minden...and tourism related activities should be encouraged to locate throughout the rural area of the Township.*
- 3.2.3.7.1 *Waterfront commercial uses include: tourist commercial uses, which include resort and service commercial uses...*
- 2.2.5.1 *To see a minimum of 250 livable, affordable residential units constructed within the existing Minden Settlement Area;*

#### d. Municipality of Highlands East

Highlands East initiated its review of STR in 2019 by launching a survey. The survey response review was scheduled for November 19, 2019, Special Meeting of Council. However, no policies have resulted from this review.

- 1.2.6.2 *The need for economic sustainability is strongly articulated through the vision, goals and policies in this Plan that encourage entrepreneurial spirit and diverse employment opportunities based in resources, recreation and tourism*
- 2.1.3.1 *The provision of affordable housing, assisted housing and rental housing to meet local demand will be encouraged by Council.*
- 3.3.9 *The tourist commercial uses permitted in the Shoreline designation shall be limited to small-scale tourist establishments and resorts, or other similar uses and facilities which are privately owned and operated to provide accommodation on a temporary basis such as rental cabins and housekeeping cottages, lodges, motels, marinas or other similar recreational commercial uses.*

#### 2.1.4 Other Tools

The lower tier municipalities may use other tools to help regulate Short -Term Rentals, which include but are not limited to, maximum occupancy by-law, waste collection by-law, property standards by-law, noise by-law and the parking by-law. Additionally, site plan control may also be explored to implement regulations associated with STR. These tools will be further examined through Consultations with relevant staff/agencies.

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### 3.0 Literature Review

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Airbnb, the leading urban vacation rental platform was launched in 2008, and has since revolutionised the concept of home sharing. Many other similar platforms, such as VRBO have since capitalised on this new found market. Short-Term Rental market continues to expand globally and appears to be significantly reshaping contemporary cultures of tourism and urban life in the process.

This section of the report summarises technical literature related to STRs. The studies have been selected to understand the overarching themes prevalent in STR studies. The studies provide insights from the experiences of Europe and North America with Short-Term rentals, enabling an understanding of underlying issues and targeted solutions in the form of policy considerations and regulatory levels.

We acknowledge that while there are various other Short-Term Rental platforms in the market, most studies reviewed in section refer to Airbnb. This is because Airbnb is the most popular platform for short term rentals, and there is comparatively easier availability of data for this Platform.

#### *i. Wachsmuth, Kerrigan, Chaney and Shillolo (2017)*

Wachsmuth et al. (2017) reviewed the impacts of Airbnb on Canadian housing markets, specifically in the census metropolitan areas (CMAs) of Montreal, Toronto and Vancouver. The study reported that the listings were heavily concentrated in the central cities of the three CMAs, and a majority of listings were entire homes rather than private rooms. Airbnb hosts collectively earned \$430 million in 2016, which was a 55% increase over 2015. The revenue however was highly concentrated among the most successful hosts, with 10% earning a majority of the overall revenue. Further, the study found that entire home rentals which rented for 60 days or more per year account for 1/6<sup>th</sup> of all listings, and such listings are growing around 25% more rapidly than any other category of listings. This has led to 2 – 3% of housing stock in these cities being converted to de facto hotels.

This study highlights a 'triple threat' to housing markets in the form of Short-Term rentals which are full time, entire homes and multi listings – meaning listings whose hosts administer two or more entire homes or three or more private rooms. While these listings constitute only 8% of the total listings, they account for 34% of the total revenue. The authors state that generally, Airbnb listings were located in neighbourhoods with above average rents, but note that there are significant economic pressures threatening further conversions of long term rentals to de-facto hotels in more affordable areas – particularly those lying on mass transit lines. Further, conversions to Short-Term rentals outpaced new home construction in many neighbourhoods. The Study concludes with three principles to regulate Short-Term rentals – (1) one host one rental; (2) no full time, entire home rentals; (3) platforms responsible for enforcement.

#### *ii. Wegmann and Jiao (2017)*

Wegmann and Jiao (2017) reviewed the empirical results from five US cities to develop guiding principles for local regulation of urban vacation rentals. The four guiding principles which resulted from the study are:

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- a. Webscraping as data source: The author notes as while webscraping is an important source to garner vacation rental data, cities should commission studies at a local level. This will enable development of policies that are tailored to local situations.
- b. Regulations limiting concentrations of Urban Vacation Rentals within particular neighbourhoods: The study found that in most cities, only a small number of vibrant neighborhoods, already attractive to tourists, are likely to see a significant volume of transient visitors. As such, regulations that limit concentrations of vacation rentals within particular micro geographies such as census tracts will assist in managing quality of life impacts.
- c. Regulation Enforcement: Meaning enforcement of STR regulations requires dedicated staff, who can be funded via permit fees.
- d. Distinguish between different type of operators: Cities can steer STR market away from direct competition with the traditional hospitality sector by being more restrictive towards multiunit hosts (commercial operators) while being lenient towards true 'home sharing' hosts.

#### *iii. Jamasi (2017)*

Jamasi (2017) identified North American regulatory frameworks to regulate the Short-Term Rental Market. Some of the approaches noted in the study include:

- a. City License and Registration: This approach recognizes the commercial nature of STR and creates a tracking system of host activity.
- b. Primary Residence Rule: This approach discourages commercial multiple host operations and purchase of investment properties for STR purposes.
- c. Cap on number of days per year: This approach is aimed at curbing commercial host activity that goes beyond local residents sharing their home occasionally. Additionally, the author notes that hosts who cannot make their units available year-round on Short-Term rental platforms might be likely to enter into long term rental leases.
- d. Entire Vacant Homes: This approach restricts the use of entire homes for STR accommodation.
- e. Lodging/ hotel tax or sales tax: Tax avoidance in STR industry has negative impacts on hospitality industry. Tax rules for STR is an effort towards leveling the playing field for these competing industries.
- f. Health and Safety: Many jurisdictions have included health and safety standards as part of the eligibility criteria for qualifying short-term rentals for a licence. Safety rules will reduce units that are not built for the purpose of being used like hotel rooms.



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- g. Zoning: Based on local conditions, STRs may be permitted in certain zoned while restricted in others. For example, to protect the social fabric of residential areas, STRs may be deemed illegal in single-family zoned areas.
- h. Enforcement Mechanisms: Effective enforcement of legislation can be done by dedicating adequate resources to ensure that violations of rules are followed with immediate and set consequences. Additionally, an effective compliance model for taxation would be to make platforms directly responsible for tax collection and remittance.

iv. *Combs, Kerrigan and Wachsmuth (2019)*

Combs, Kerrigan and Wachsmuth (2019) reviewed the Short-Term rental activity in Canada with a focus on Airbnb's impact on Canadian housing. The authors found that the distribution of Airbnb activity roughly mirrors Canada's distribution of population, as shown by high concentration of Airbnb activity in the Windsor to Québec City corridor and other major urban areas, and the comparative lack of activity in remote northern portions of the country. However, the annual growth rate of active listings in Census Agglomerations (CA, 42%) and rural areas (44%) is significantly higher than in Census Metropolitan Areas (CMA, 19%). Further, the authors reported that commercial operators (multi-listings) account for 48% of all revenue in CMAs and 45% of all revenue earned in Rural Areas. Additionally, on average, entire-home listings make up a higher proportion of active listings (83%) and revenue (95%) in rural areas than in CMAs (63% of listings and 86% of revenue) or CAs (70% of listings and 89% of revenue). The study concludes that STRs are growing faster, concentrating faster, and removing housing from the long-term market faster in rural areas and CAs than in CMAs. These trends mean that, that the positive and negative impacts of STRs will spread across communities.

v. *Furukawa (2019)*

Furukawa (2019) studied the design and effects of Short-Term Rental accommodations in 17 American Cities. Through this empirical study, the author hypothesizes that: (1) regulation of STR has negative impacts on the proliferation of short-term rentals and housing occupation (2) but not necessarily on the increase in home prices and rents, and that (3) the regulation tends to be stricter in cities where the lodging industry contributes to the local economy to greater extents (4) as well as in cities where the criticism of short-term rentals as a cause of rent increase is louder regardless of the actual rent increase.

vi. *Grisdale (2019)*

Grisdale (2019) assessed claims STR platforms might be implicated in displacing local renter communities in Toronto. The analysis demonstrates that short-term rentals are removing a significant number of rental properties from Toronto rental market and if platforms like Airbnb ceased to operate, that the city's vacancy rate could almost double. Additionally, the author reports that the majority of Airbnb's revenue within the city derives from full-time, commercially-oriented hosts operating in select downtown neighbourhoods. As such, STR platforms create significant incentives for investors and landlords to pursue greater rental profits in the tourism market where they might otherwise house stable, local tenants. The author concludes that an expanding and digitalized short-term rental industry is both a symptom and a driver of processes

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of gentrification. The author highlights the need to consider how tourists' newfound capacity for "belonging anywhere" threatens to displace those local working and marginalized communities.

vii. *Shirley and Melik (2020)*

Shirley and Melik (2020) reviewed the regulatory approaches to Airbnb in Europe and USA, focusing on how cities deal with perceived negative externalities of STR. The authors note that tourists have different motivations. Airbnb caters to the new 'Urban Tourist' who wants a more authentic travel experience by staying with locals, as well as to the tourist who is interested in finding a budget friendly accommodation. On the other hand, the issues associated with STRs include noise and nuisance, commercial investors buying and converting properties to full time STR accommodations, which contributes to increase in property values as well as waste, traffic and safety concerns.

The authors categorised the different regulatory approaches based on the aims they are intended to achieve. The typology identified on this basis is below:

- a. Ease Pressure on Tourism: Ban (Full/Partial in certain areas)
- b. Protection of Affordable Housing: No entire house rentals, limit number of nights
- c. Preserve Residential Living: STRs in Primary Residence Only, limit number of nights.

The study states that generally, cities wish to stimulate Airbnb's positive economic effects for the tourism industry, local entrepreneurs and Airbnb hosts while mitigating its negative effects instead of imposing a complete ban. The authors note that with investors buying homes for full time STR accommodations, Airbnb appears to have become a victim of its own success – the STR industry is reverting back to a more traditional and commercial form of tourism, in which financial motivations prevail over social aspects of living with/as a local.

viii. *Tedds, Cameron, Khanal and Crisan (2021)*

Tedds et al (2021) reviewed the role of 'regulatory fractures' in Short-Term Rental market. The concept of 'regulatory fractures' relates to instances in which new modes of activity do not map well onto existing frameworks, disrupting regulatory effectiveness. The authors argue that attempts at STR regulation have been hindered in three ways: first, by a lack of attention to the diversity of the STR market; second, by failure to conceive the active role and participation of platforms; and third, characterization of various forms of market activity as regulatory violations instead of regulatory fractures. As a result of the analysis, the authors provided the following policy recommendations to manage the STR market:

- a. Account for existence of a spectrum of host types, from home sharers to professional STR businesses, and refrain from crafting regulations that conceive all STR hosting as commercial activity;
- b. Account for distinct motivations of STR hosts, and regulations should be designed to limit commercialisation without undermining access to social and practical benefits of STR;
- c. Understand local dynamics and community issues to create tailored solutions;
- d. Understand the role of platforms in shaping market and regulatory spaces and account for this in regulatory frameworks; and,
- e. Consider the merits of co-regulation, whereby platforms are given responsibility for certain regulatory functions.

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ix. *Cameron, Khanal and Tedds (2022)*

Cameron, Khanal and Tedds (2022) conducted a cross jurisdictional review of approaches for regulating Short-Term Rentals in Canada. Through the evaluation of various regulatory frameworks, the study reports that licensing and registration requirements for STR are widespread and conceived as just another step in the process of listing a property as STR. Additionally, regulations increasingly reflect a more measured approach with provisions introduced to address different market actors and allow for flexibility in the face of shifting market dynamics. For example – many jurisdictions do not ban the use of secondary suites for STR, instead introduce tiered licensing schemes, imposing higher entry costs for those looking to operate listings of a commercial nature. Further, some jurisdictions prohibit granting of new licenses if the city's vacancy rate falls below 3%.

Regulatory approaches include registration requirements for platforms. Several jurisdictions have struck agreements with Airbnb to leverage the platform's position, expertise and data in order to improve regulatory effectiveness. Conclusively, the author notes two approaches that may be instrumental in navigating the increasingly complex nature of STR management – co-regulation with platforms and introduction of broader STR policy frameworks at the provincial level.

### Discussion of Findings

The research summarized above provides useful insights on issues resulting from Short-Term rentals and prevalent solutions to address them. Generally, the research indicates that full time, entire homes and multi listings are the underlying cause of various issues associated with STRs such as constriction of long term rental markets and competition to traditional hospitality industry. Further, Combs, Kerrigan and Wachsmuth (2019) conclude that STRs are growing faster, concentrating faster, and removing housing from the long-term market faster in rural areas and CAs than in CMAs. This finding is an important in context of the efforts to manage STR in Haliburton County, indicating foresight and a well rounded approach is necessary in all relevant policy decisions.

Technical review of the literature has provided a framework of strategies that have been put in operation in Europe, USA, as well as various jurisdictions of Canada. Importantly, this review enables the understanding of regulatory approaches in context of the aims they are intended to achieve. These strategies will be explored further in context of some local municipalities in the next section of this report. Further, Section 4.3 of this report summarises the key strategies identified through review of technical literature, as well as municipal precedents.

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### 4.0 Precedent Review

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Short-Term Rentals are a Canada wide phenomenon. Many municipalities have STR regulation frameworks tailored to their own unique circumstances and concerns (housing prices and affordable housing, availability of long term rentals, impacts on existing traditional hospitality industry). This section describes the Short-Term rental regulation practices in other municipalities across Canada. These approaches serve as a 'benchmark' for proposed approaches in Haliburton.

#### 4.1 Municipalities Selected for Comparison

For the purposes of this assignment, we selected 9 municipalities based on the similarity with County of Haliburton in terms of tourism potential. The selected municipalities are spread across Ontario and include two in the province of British Columbia to diversify the sample set. Additionally, we have included municipalities which have undertaken amendments to their regulations in light of on-ground implementation and results (Vancouver and Brampton).

The selected municipalities are:

- Town of Blue Mountains
- Resort Municipality of Whistler
- Town of Huntsville
- Town of Niagara-on-the-Lake
- Township of Lake of Bays
- County of Prince Edward
- City of Vancouver
- City of Kingston
- City of Brampton

#### 4.2 Overview of Approaches to STR

For each municipality, we conducted a desktop review of information available on-line to document the mechanisms and the approach taken by each municipality to address STR. This included the Official Plan, Zoning By-law and STR By-laws. The desktop review will be supplemented with key informant interviews with various stakeholders. At the time of writing this report, we are in the process of co-ordinating these interviews.

##### *i. Town of Blue Mountains, Ontario*

Short-Term rentals are regulated in the Town of Blue Mountains through By-law 2021-70 (By-law to regulate and license businesses). These are also addressed in the Official Plan and permitted in Resort Residential (RR) zones in the Zoning By-law. Further, STA accommodations in the Town are subject to Site Plan Control. The implementation framework includes a demerit point system for various infractions by STA operators and guests, with licenses revoked if too many points are issued, and fines of up to \$2,500. The considerations for STR in all relevant provisions are below:

Regulation Tool	Licensing
Fees	Application Fee: \$55

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	STR License (2 year): \$2,300 STR License (Legal Non-Conforming): \$2,350 Bed and Breakfast (B&B): \$550 Inspection fees apply in addition to the above noted fees.
Density	Minimum separation of 120 m from another STR or B&B establishment
Occupancy	2 persons per bedroom + 4 additional persons
Parking	For STR with 1 unit: 0.5 parking spaces per occupant or 1 space per guest room, which ever is greater.
Landscaping	Required on rear and exterior side lot line (3 m) and interior lot line (1 m) if STR abuts R1, R2, R3 zone
Amenity Space	Outdoor Pool Usage permitted between 7 am – 11 pm
Health & Safety	Fire Inspection & Approval Compliance with Electrical Safety Code Indoor noise aware monitors or equivalent Access to municipal water and sewerage services
Other considerations	Accessory Apartments are not permitted on the same lot used for STR

Further information on Blue Mountains' STR framework can be found at: <https://www.thebluemountains.ca/resident-services/fire-services-law-enforcement/law-enforcement/short-term-accommodations>

#### ii. Resort Municipality of Whistler, British Columbia

Short-Term rentals are regulated in Whistler By-law 2142, 2017 (By-law to regulate Commercial Tourist Accommodation Businesses). STR can be operated if a property is zoned for tourist accommodation use. Generally, tourist accommodation uses are not permitted in residential zones. Contravention of the bylaw may be subject to fines of up to \$500 per infraction. Figure 2 summarizes the municipality's approach to STRs.

Other provisions associated with STR in Whistler are below:

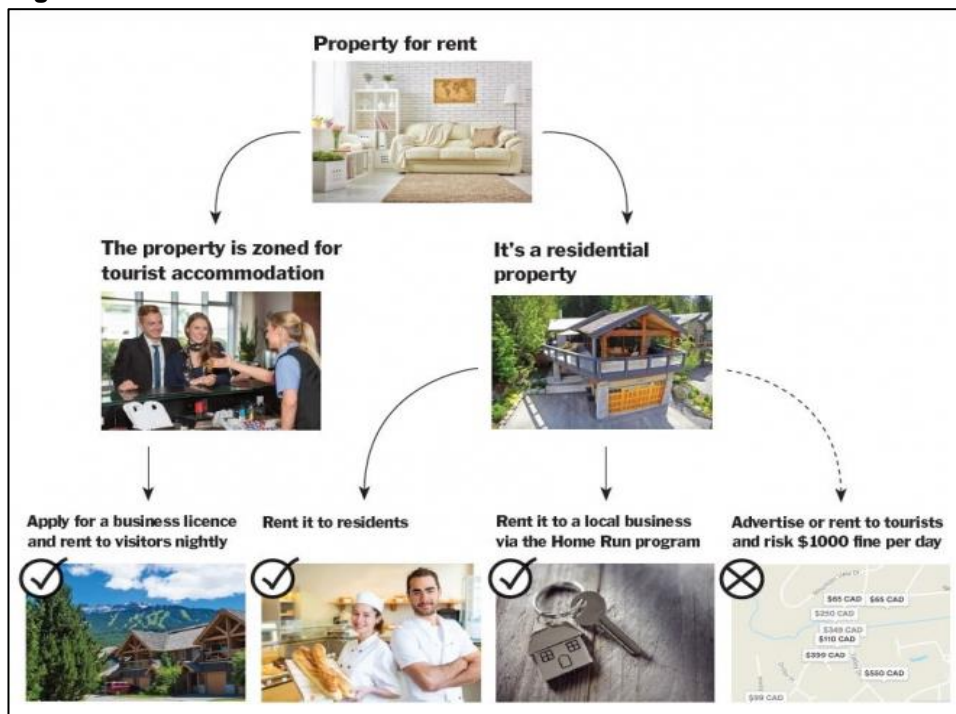
Regulation Tool	Licensing
Fees	One time Application Fee: \$25 License Fee: \$190 + \$25 per guest unit
Density	Max GFA requirements in some zones.
Occupancy	2 persons per bedroom to maximum of 8 or 10 depending on the zoning of the property.

Further information on Whistler's STR framework can be found at: <https://www.whistler.ca/business/land-use-and-development/planning/policies-and-regulations/tourist-accommodation/tourist-accommodation-zoning-and-covenants>

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### Figure 2 STR in Whistler



Source: Municipality of Whistler

iii. *Town of Huntsville, Ontario*

The Town of Huntsville passed a Zoning By-law Amendment in 2020 (By-law 2020-8) to address Short-Term Rentals. The By-law permits STR use of the entire dwelling, as well as owner occupied dwellings in which not more than two bedrooms are rented for STR. Additionally, the By-law permits an STR as an accessory use to the permitted single detached dwelling within certain zones in the municipality. In accordance with the By-law, after two years the use must cease. In addition to passing a Temporary Zoning By-law Amendment, the Town also passed a Licensing By-law requiring all STR to be licensed. (2020-91). Other relevant provisions are:

Regulation Tool	Licensing
Fees	Application Fee: \$55 STR License Fee: \$500.00 for a primary residence; or, \$750.00 for a secondary residence Annual Renewal Fee: \$250 for a primary residence \$500 for a secondary residence
Occupancy	2 persons per guest bedroom
Parking	1 parking space per guestroom and parking is permitted on hard surfaced driveway only.
Taxes	Municipal Accommodation Tax at 4% is applicable

Further information on Huntsville's STR framework can be found at:

<https://www.huntsville.ca/en/home-property-and-planning/short-term-accommodation-rentals.aspx>

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#### iv. Town of Niagara-on-the-Lake, Ontario

The Town of Niagara-on-the-Lake regulates Short-Term Rentals through By-law 4634-13. The town has defined and consolidated B&B establishments, cottage rentals, Country Inns and Vacation Apartments and Villas under 'Short-Term Rentals'. Locations of different types of Short-Term Rentals are regulated through the Zoning By-law. Other relevant provisions:

Regulation Tool	Licensing
Fees	License Fee: \$274 per room/year
Occupancy	2 persons per bedroom + 2 additional persons
Parking	1 space per guestroom
Amenity Space	Required depending on type of STR. For Cottage Rental: 135 – 1453 sq ft For Country Inn or Villa: 235 sq m; + 9 sq m for each rentable bedroom beyond 3
Health & Safety	Inspections required every 2 years.
Other considerations	<ul style="list-style-type: none"><li>• Buildings Occupied for a min. of 4 years as a single detached dwelling shall be eligible for a license. Building additions will not qualify as guestrooms until they have been occupied for 4 years.</li><li>• Municipal Servicing</li><li>• Frontage on a Public Road or Niagara Parkway</li><li>• Weddings or similar commercial activities are not permitted.</li></ul>

Further information on Niagara-on-the-Lake's STR framework can be found at:  
<https://www.notl.com/business-development/short-term-rentals>

#### v. Township of Lake of Bays, Ontario

Lake of Bays regulates STR through By-law 2021-092, and these accommodations are permitted as of right in various zones identified in the Zoning By-law. The Township issues 3 Classes of STR license which is based on the number of STRs operated by the same owner, total number of nights rented per year, minimum number of consecutive nights of stay and maximum number of occupants per STR.

Regulation Tool	Licensing
Fees	Class A: \$250, Class B: \$500, Class C: 750 Renewal Fee - Class A: \$125, Class B: \$250, Class C: \$500
Occupancy	2 persons per sleeping area
Parking	1 space per guest room; permitted on hard surface driveway only
Other considerations	Interior Side Yard Setback for any unit operating as an STR is 4.5 m

Further information on Lake of Bays' STR framework can be found at:  
<https://www.lakeofbays.on.ca/en/municipal-services/short-term-rentals.aspx>

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#### vi. County of Prince Edward

Price Edward County regulates STR through By-law No. 4518-2019. The By-law includes both, STR dwellings and Bed and Breakfast Establishments under Short-Term Accommodations, but they are addressed separately with specific provisions for each. The major differences between the two are that B&B establishments are permitted in a primary residence only and not permitted in a secondary dwelling unit. STR are generally permitted in certain residential, commercial and rural zones as identified in the Zoning By-law., The enforcement of the By-law in the County is the responsibility of the Municipal By-law Officer. Infractions shall be addressed through written notices and subsequent fines. Other relevant provisions are:

Regulation Tool	Licensing
Fees	<p>Primary Residence Short-Term Accommodation (STA):  Inspection year, per guest room: \$200  Renewal year, per guest room: \$100</p> <p>Whole Home STA  Inspection Year, per guest room: \$325  Renewal year, per guest room: \$162.50</p> <p>Separate Licenses are required for each property.  Frequency of inspections varies between different kind of STA properties (4 years for principal residence STA and 2 years for whole home STA)</p>
Density	<ul style="list-style-type: none"> <li>When STA is located on the same lot as a dwelling, principal residence or on a lot within the commercial zones no density requirements apply.</li> <li>In Residential zones (R1, R2, R3), max density of 15% of existing dwelling units as measured within a 120 m radius is permitted</li> <li>In Hamlet Residential (HR zone), max density of 15% of existing dwelling units as measured within a 220 m radius is permitted</li> <li>On any other eligible lot, total no. of STAs shall be limited to a max density of 15% of the existing dwelling units as measured within a 500 m radius.</li> </ul>
Occupancy	<p>2 persons per guest room for a maximum of 8.  Children under the age of 10 may be included in parents room.</p>
Parking	<p>All parking shall be off street and on the same lot as STA.  One additional off street parking space per guestroom or 0.5 spaces per guest – whichever is greater is applicable. 1 on-street parking space may be included during 1 April to 30 Nov</p>
Landscaping	<p>For an STA use that abuts a residential zone and is within 15 metres to a single detached dwelling unit, a privacy fence or solid landscaped screen 5 feet in height is required along the rear and interior side yard.</p>
Amenity Space	<p>Minimum requirement of 15 sq m.  Amenity space can only be provided in rear yard, yards fronting onto a waterbody, balconies or interior courtyard</p>
Other considerations	<p>Where second unit is permitted, principal residence shall be located on the same lot as the STR Dwelling  Weddings and other similar gatherings are not permitted.</p>



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### Haliburton County Short-Term Rental Review

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Taxes	Municipal Accommodation Tax at 4% is applicable.
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Further information on Prince Edward County's STR framework can be found at:  
<https://www.thecounty.ca/residents/services/by-law-enforcement/short-term-accommodations/>

#### *vii. City of Vancouver*

The City of Vancouver regulates STR through By-law 4450 as amended. Short-Term Rental is permitted in primary residences across various zones in the City. STR is not permitted in basement, secondary suite, laneway house or in an accessory building like a garage or art studio. Maximum permitted occupancy of an STR unit is 2 persons per guest room. Annual license fee for a Short Term Rental Operator is \$104.

Further information on Vancouver's STR framework can be found at:  
<https://vancouver.ca/doing-business/short-term-rentals.aspx>

#### *viii. City of Kingston, Ontario*

City of Kingston regulated STRs through By-law 2021-10. Short-Term rentals in the City include both – entire detached unit rentals as well as individual room rentals for a maximum of three rooms and accommodation for four persons. The application fees are \$180 with annual renewal requirement. Additionally, Municipal Accommodation Tax at 4%+HST is applicable to STR in the City. Further, the By-law specifies that Short-term Rentals shall not be permitted in a Dwelling Unit in combination with a Bed and Breakfast accommodation. Enforcement mechanisms include fines ranging from a minimum of \$500 to a maximum of \$10,000 per day.

Further information on the City of Kingston's STR framework can be found at:  
<https://www.cityofkingston.ca/residents/licenses-and-registration/short-term-rental-licensing>

#### *ix. City of Brampton*

The City of Brampton regulates STR through By-law 165-2021. The City permits Short-Term Rentals only in a principal residence to combat the issue of affordable housing. Additionally, a maximum of three bedrooms are permitted to be individually rented in the Principal Residence at any one time and anything more than 3 bedrooms is considered a lodging house and has additional building & fire code requirements. Furthermore, the maximum number of occupants in a dwelling unit shall not exceed one person for each fourteen (14) sq. metres (150 sq. ft.) of the total floor area of all habitable rooms and a child under twelve years of age is counted as .5 persons. Licensing fee is \$150, to be renewed annually.

Further information on Brampton's STR framework can be found at:  
<https://www.brampton.ca/EN/Business/planning-development/projects-studies/Pages/STR-Accommodations-Review.aspx>

# Background Draft Report

## Haliburton County Short-Term Rental Review

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### 4.3 Summary of Findings

Review of municipal regulations indicates that the best practices identified through the technical review of the literature have been adopted by various municipalities based on the local context. In addition to the above noted regulations, all municipalities contain general provisions in their relevant by-laws that require conformity of the units with other applicable regulations such as waste management by-laws, building code, fire code and noise by-law. Additionally, there is a requirement of site plan, floor plan, parking management plan and emergency exit plan, together with site inspections to get STR license in many municipalities. A responsible person who can respond to concern or complaints within a pre-determined amount of time is also a noted requirement in STR legislations.

We note that the precedents used in this section elaborate on the practices of the municipalities that require licensing, but there are alternative approaches to addressing Short-Term Rentals. For example, the municipality of Collingwood in Ontario does not permit Short-Term Rentals, except in the form of bed and breakfast establishments. Another interesting approach is adopted by the City of Toronto, which not only requires licensing on Short-Term rental operators, but also Short-Term Rental platforms such as Airbnb. Table 1 summarises the results on the precedent Review.

The addressal mechanisms for key considerations as identified from technical and precedent review are:

	<b>Consideration</b>	<b>Addressal Strategy</b>
1	Residence Type	Primary Residence/ Secondary units/ Type of Housing Form/ Shared units v/s whole units
2	Tourism	Support traditional hospitality industry by limiting STR density or utilize STRs as an alternative option to traditional accommodations with relevant regulations
3	Duration	Cap on consecutive no. of days/ cap on number of total days in a year
4	Guests	Cap on number of guests per STR/ number of guests per room
5	Zoning	permit in select zones/ limit concentration of STR/ require Site Plan Approval/ additional setback requirements
6	Fees & Taxes	Licensing and renewal fee/ Municipal Accommodation Tax
7	Enforcement	Demerit System/Fines; Create municipal capacity; utilize other existing by-laws.

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## Haliburton County Short-Term Rental Review

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### 5.0 Community Perspectives

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Community consultation is an integral part of the policy development process. This section of the report describes the consultation and engagement undertaken as part of the first phase of this assignment and summarizes the feedback received from the public and stakeholders on short-term rentals and the impacts they can have on communities. Additional consultation and engagement will be undertaken in the second phase of the project.

#### 5.1 Consultation and Engagement Approach

The first round of public and stakeholder consultation and engagement focused on gathering community perspectives and their interactions with short-term rentals in the County. The second round will focus more on perspectives on how to address issues associated with short-term rentals.

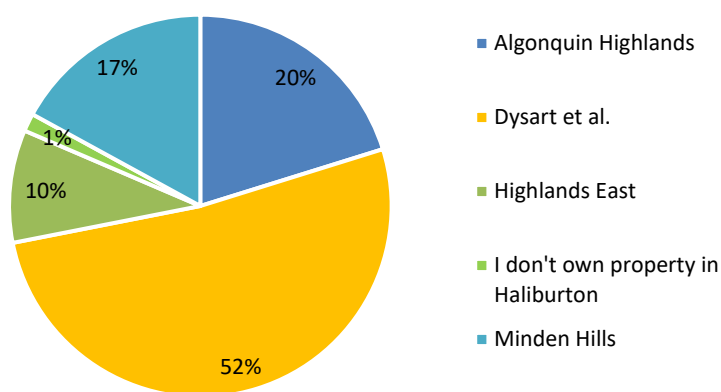
As part of our consultation process to date we have,

1. Updated the County's 'WadeIn' platform to announce the beginning of the project and survey launch
2. Presented to and worked in consultation with County Council
3. Created and launched the first community survey (survey is included in Appendix B)

Part of this consultation process still to come includes consulting with the four lower-tier municipalities and conducting stakeholder focus groups (the list of stakeholder groups is included in Appendix A). At the time of the writing of this report, these events are being scheduled and will take place in the coming weeks.

The responses to the first community survey were positive. In total, 1,547 responses were gathered over the period from Monday April 3 to Monday April 25, 2022. The breakdown of responses by location is shown in the figure on the right. The survey was structured in a way to gather information about respondents' relationships with short-term rentals in the County and their initial perspective on positive and/or negative impacts on the community. The community survey questions, and written responses are included in Appendix B and C respectively.

If you live or own property in the County, please indicate which Township



Regarding the survey, the results reflect the perspectives of those individuals who completed the survey and are not reflective of the whole community. The use of a survey can lead to bias and under-representation, especially given it was conducted online.

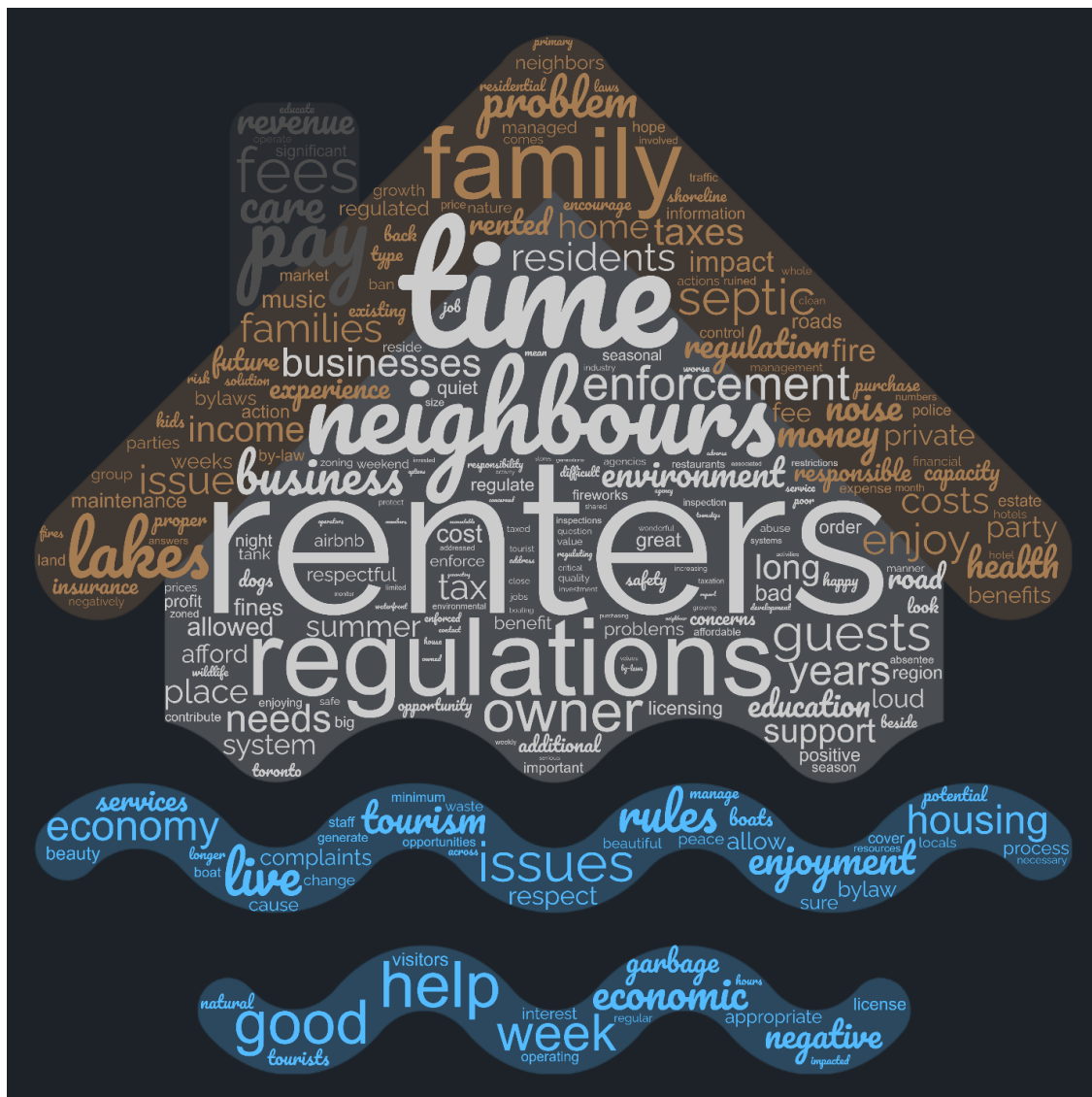
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## Haliburton County Short-Term Rental Review

## 5.2 Summary of Key Themes

Due to the high number of responses, not all of the comments received can be addressed in this report. There are several conflicting opinions regarding this topic, and we understand it can be a controversial one. This report is merely a summary of the comments received and is not indicative of the County's or consultants' position on the topic.

As we received a great deal of written comments, it is not possible for them to all be summarized within this report. Instead, we have created a word cloud that highlights the most used words across all of the comments. The written comments have been included as Appendix C for those who wish to read them in their entirety.



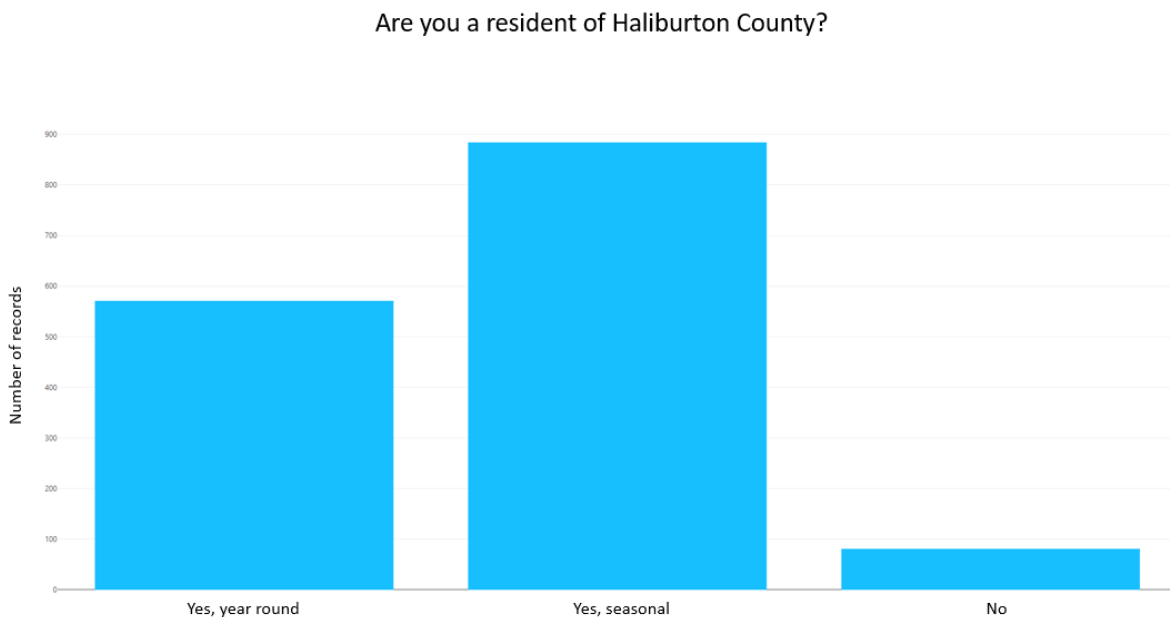
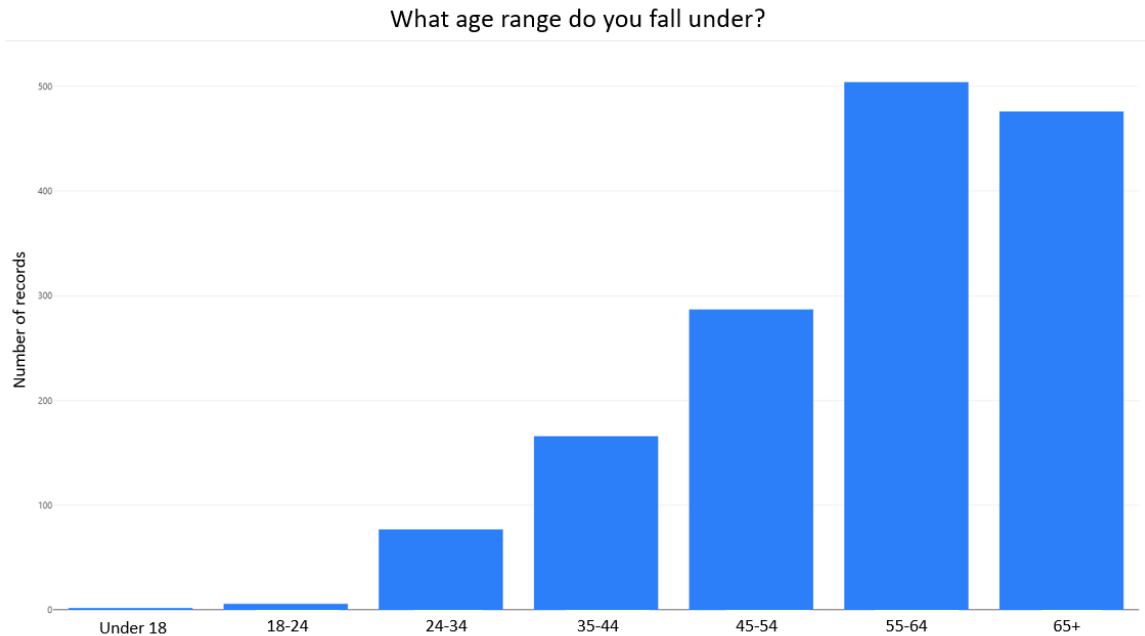
The multiple-choice responses garnered from the survey, depicted in graph form, are as follows:

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### Haliburton County Short-Term Rental Review

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Survey respondents were generally in the 55+ age category with most respondents being either full-time or seasonal residents in Haliburton County.

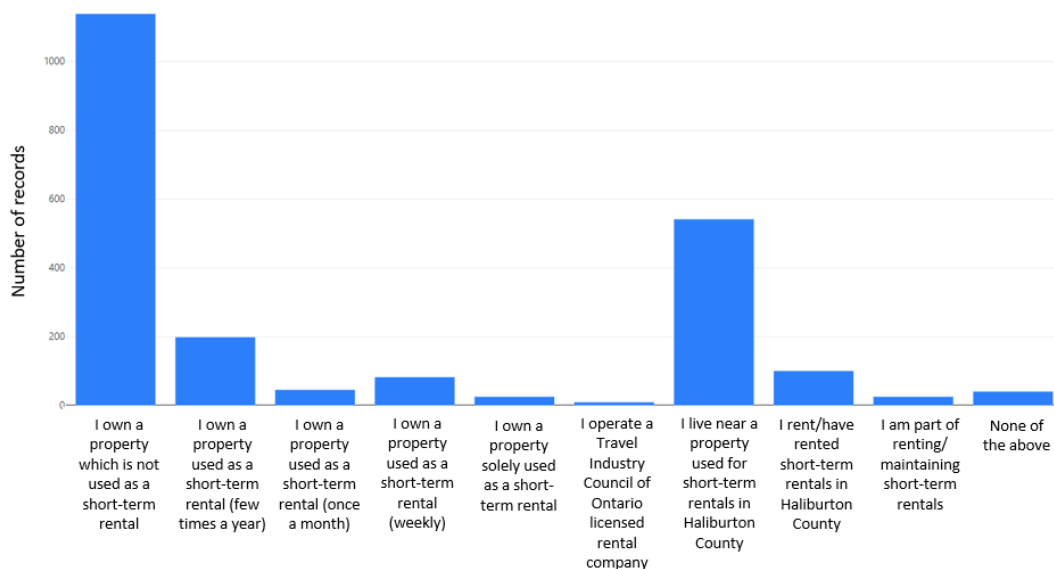


The majority of respondents noted that they own property not used as a short-term rental in Haliburton. This was followed by respondents living near a property used as a short-term rental.

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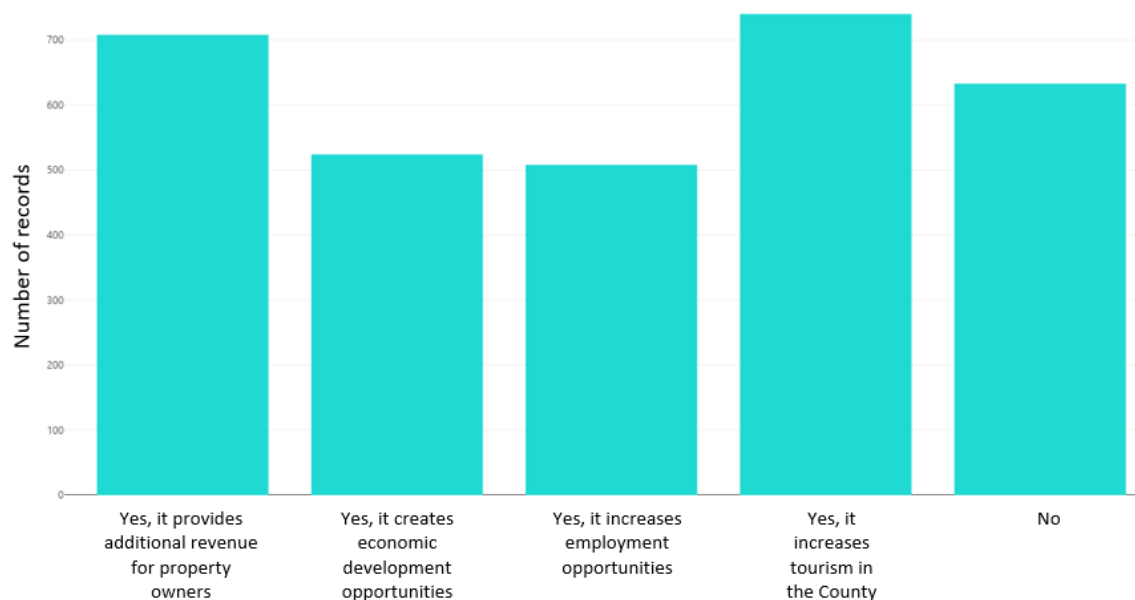
### Haliburton County Short-Term Rental Review

What is your relationship to the issue of Short-Term Rental (STR) Accommodation in Haliburton County?



The question of whether STRs have a positive impact on the community presented as a fairly even split between options. Respondents voted highly for they increase tourism and provide additional revenue for property owners. However, 'no' they do not have a positive impact was the third-most selected option.

In your opinion, do STRs have a positive impact on your community?



Respondents were generally supportive of short-term rentals, with 70% indicating their support. Of this 70%, 55% have indicated they are supportive of short-term rentals with education,

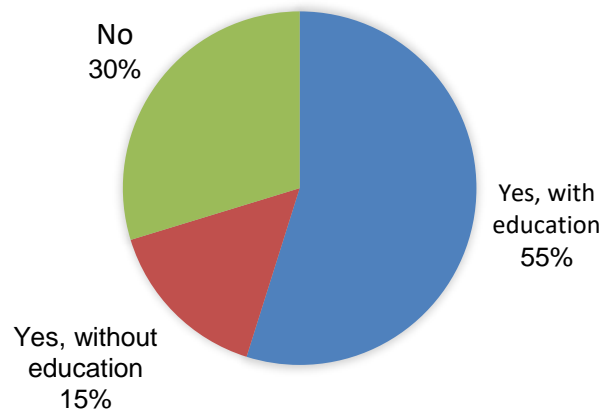
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regulations, compliance monitoring, and enforcement while the other 15% are supportive without these measures. 30% of respondents are not supportive of short-term rentals in Haliburton.

#### Are you generally supportive of homes/cottages being used as STRs?



There are several positive impacts of short-term rentals within the County, including:

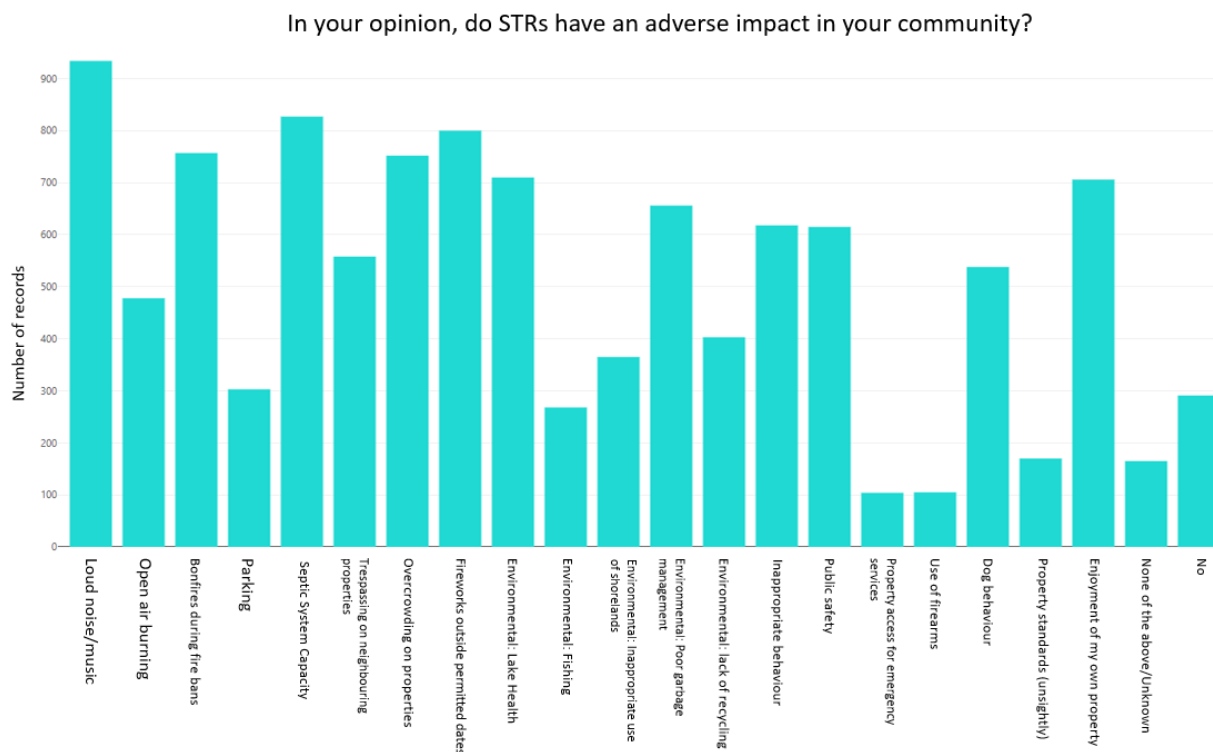
- Creating income opportunities for families and increasing the affordability of their property(s);
- Enticing new customers to frequent local businesses;
- Increasing tourism within the County; and,
- Creating economic and development opportunities

When asked what the top 5 concerns related to short term rentals were, the following were the top answers:

1. Enjoyment of own property
2. Septic system capacity
3. Loud noise, music & inappropriate behaviour
4. Public Safety Concerns
5. Poor garbage management

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Additional concerns related to short-term rentals include,

- Water quality: both regarding inadequate septic capacity and potential seepage, and increased presence and use of motorized watercraft
- Property affordability: some feel that individuals who own multiple properties within the County and use them solely for income purposes take away affordable residential opportunities for those wanting to permanently reside in the County
- Not adhering to fire ban periods: Haliburton's fire ban is in place from 7am to 7pm between April 1<sup>st</sup> and October 31<sup>st</sup>. Absolutely no burning should occur during these hours.
- Inappropriate use of shorelines: related to overcrowding, unsafe activities, and the impacts of these actions on the health and stability of the shorelines.
- Unsafe use of boats and jet skis: concerns about operating speeds of watercraft on lakes, particularly smaller lakes. In addition, the impact of strong wakes on others using the water and their potential impact on the shoreline.
- Fireworks outside of permitted times: Fireworks are permitted in the County on set days, mainly statutory holidays, or by obtaining a permit for days outside of the permitted dates.

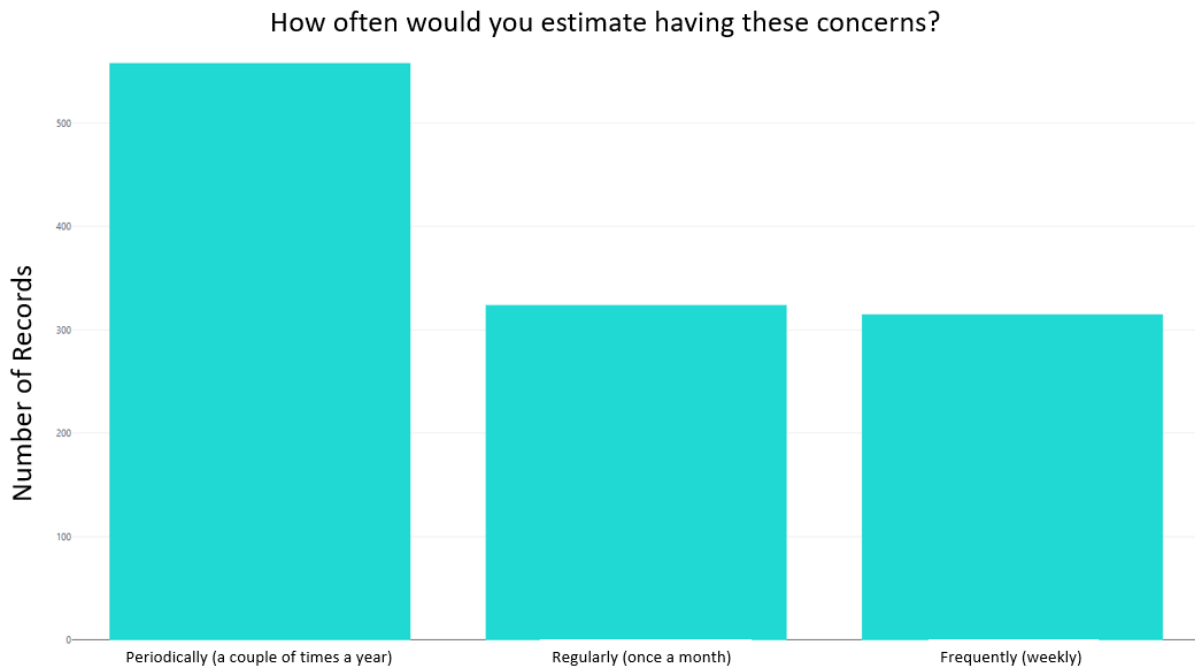
The majority of respondents noted having these concerns only a few times a year. Those who noted having these concerns once a month or weekly were relatively even with about 300 respondents each.



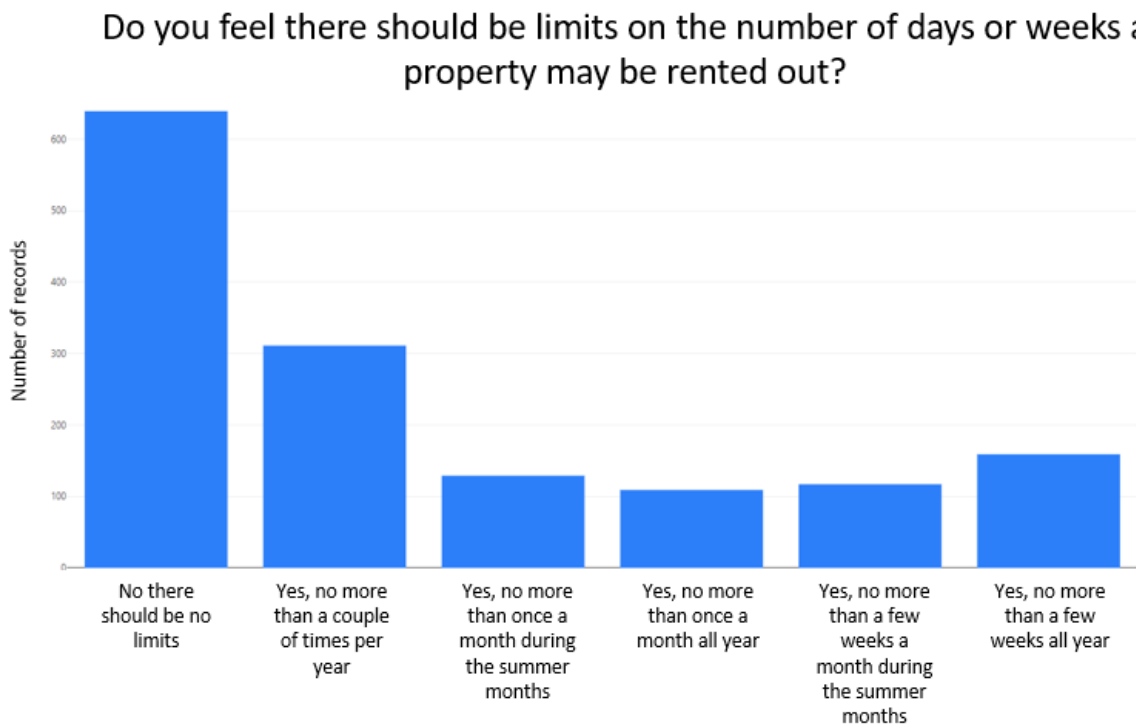
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The majority of respondents also said that there should be no limitations on the number of times per year or month that a property can be rented as a short-term rental. The remainder who said there should be limits were fairly evenly spread between the other options, such as a few times per month, once a month, and a month out of the year.



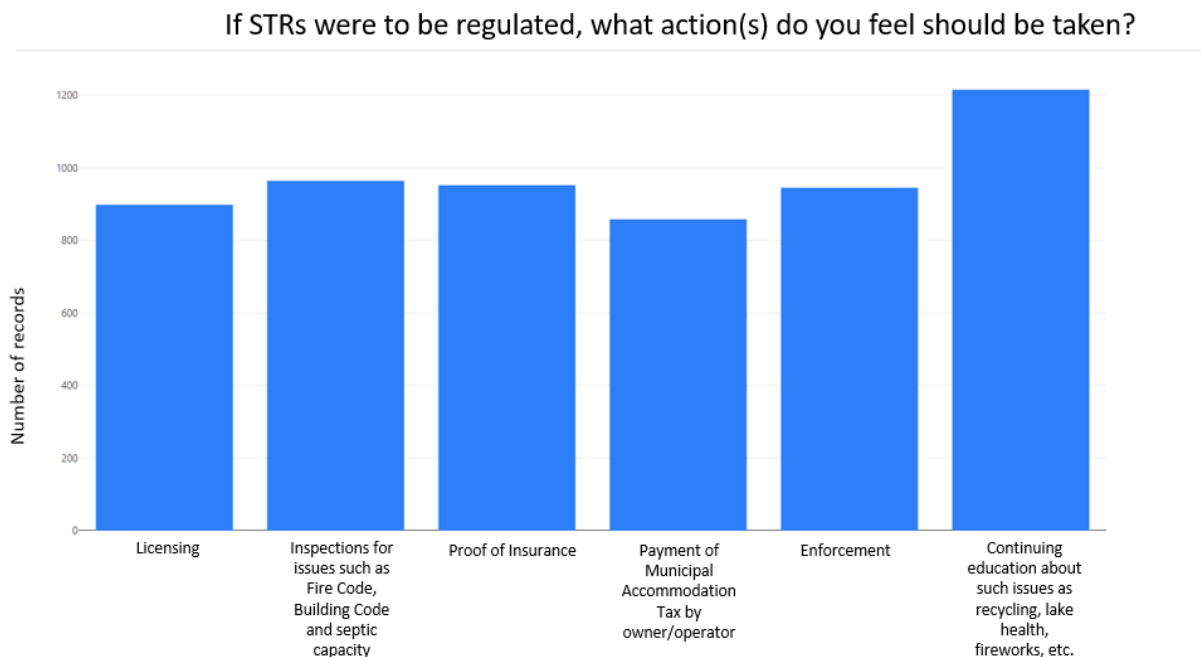
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These final charts summarize the initial results about potential regulation of short-term rentals.

Generally, respondents noted that onus should be put onto the property owners to comply with any regulations to STRs. The number of responses for what kind of regulations should be put in place for short-term rentals was also evenly spread between the options, with continued education about waste, recycling, etc. slightly higher than the rest.



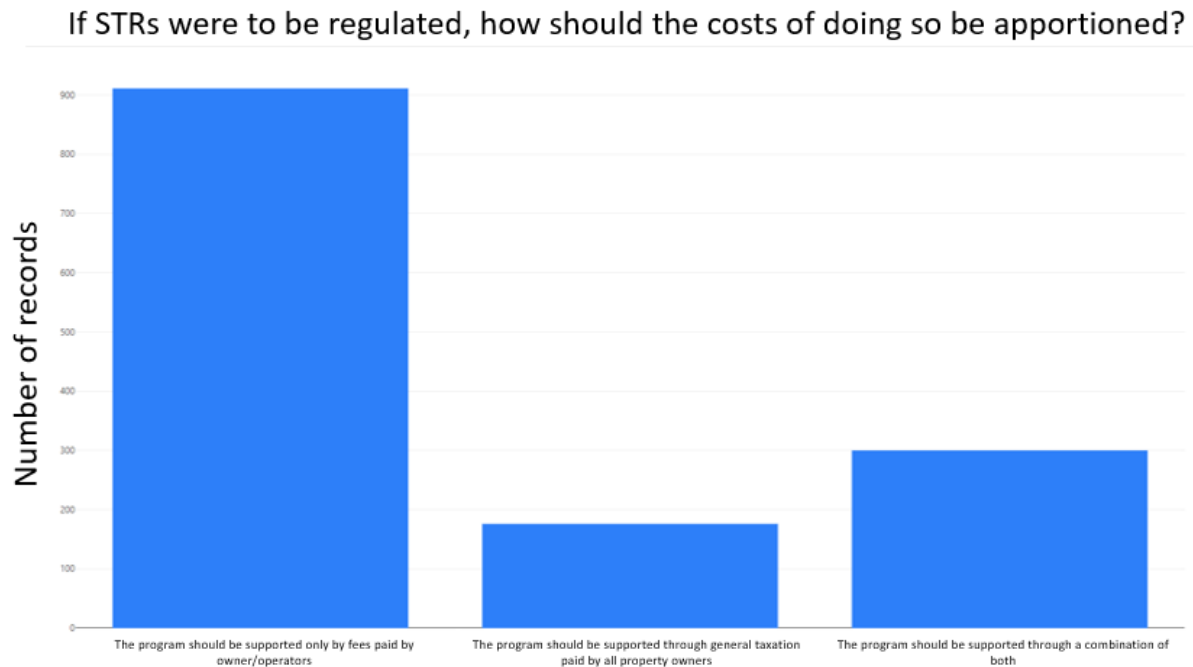
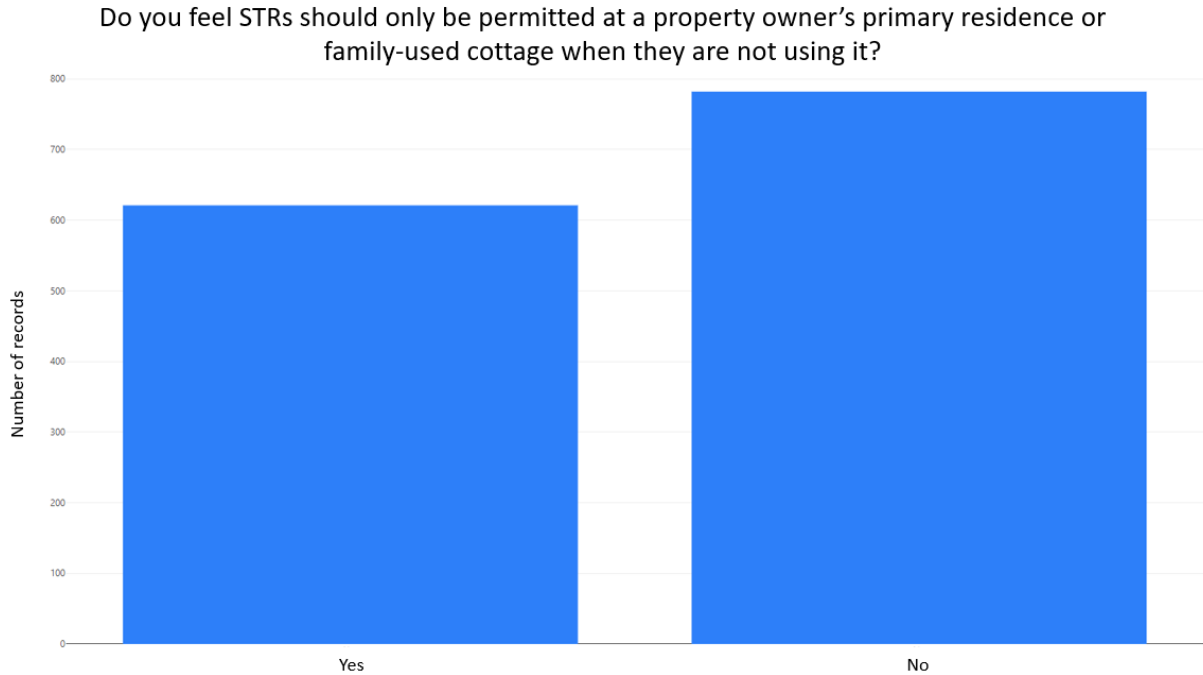
Respondents generally felt that STRs should not only be permitted at a property owner's primary residence or owned cottage when they are not using it. However, this was a close vote between the two options.

Respondents did note that fees should be paid by the property owner if regulated, and that these fees should be higher when the owner does not reside on the property.

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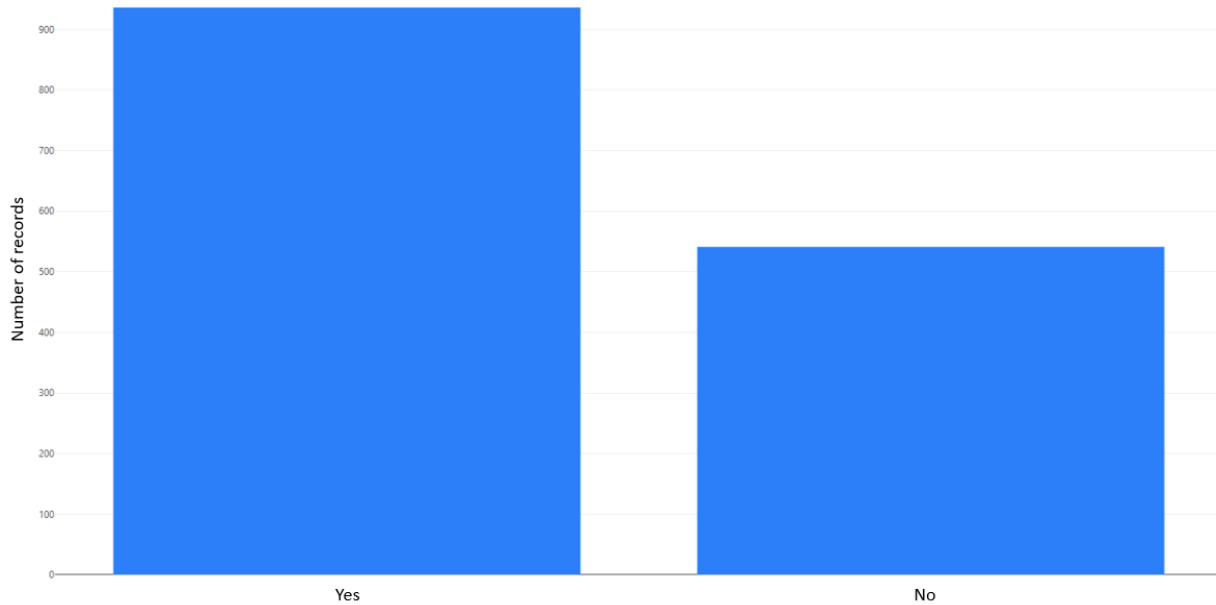


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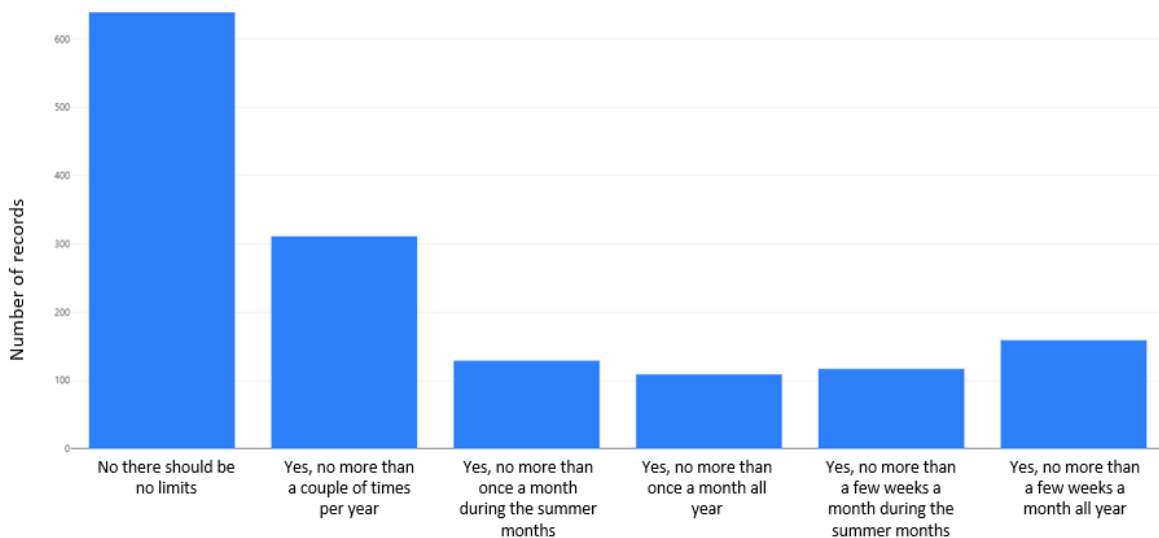
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If STRs were to be regulated, should there be a higher fee when the owner/operator does not reside on property?



The general consensus is that there should be no limits on the number of days or weeks a STR property may be rented out. Those who did respond there should be limits said no more than a couple or times per year, followed by no more than a few weeks a month all year.

Do you feel there should be limits on the number of days or weeks a property may be rented out?



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## Haliburton County Short-Term Rental Review

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### 6.0 Conclusions and Next Steps

Recent years have seen a considerable increase in STRs, and Haliburton County being a popular tourist area, has an interest in addressing these new age vacation rentals. This report summarises the legislative context for addressing STRs at the Provincial, County and municipal level. Additionally, this report reviews relevant technical literature and practices in select municipalities. The report also summarises the community perspectives derived from the Survey.

The key observations made through the literature and precedent review relate to the considerations for STR policy framework. This report provides useful insights on issues resulting from Short-Term rentals and prevalent solutions to address them. Generally, the research indicates that full time, entire homes and multi listings are the underlying cause of various issues associated with STRs such as constriction of long term rental markets and competition to traditional hospitality industry. Technical review of the literature has provided a framework of strategies that have been put in operation in Europe, USA, as well as various jurisdictions of Canada. The precedent review also highlights the importance of other regulatory tools such as waste management by-laws, building code, fire code and noise by-law in regulating Short-Term Rentals. Overall, the review provides that the important considerations while addressing STR include residence type, tourism objectives, duration of STR, guests, zoning, fees and taxes and enforcement.

This report also provides an insight into community perspectives on STR. The first community survey was well-received. In total, 1,547 responses were gathered over the period from Monday April 3 to Monday April 25, 2022. The first survey focused on gathering community perspectives and their interactions with short-term rentals in the County. Given the information we have gathered through this process, we will use this to guide the second round of consultation. The second round will focus more on the different ways on how to address the issues associated with short-term rentals.

In the coming weeks, we will be consulting with stakeholders identified by County Council to understand their perspectives. We will also draft a short-term rental framework for County Council's consideration, feedback and direction in July 2022.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Prepared by:

Reviewed by:



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Planner

Tori Ruck  
Planner

Jason Ferrigan, RPP, MCIP MSc.PI.  
Senior Planner

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### **Haliburton County Short-Term Rental Review**

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## **Appendix A**

List of Stakeholders



<b>Stakeholder Group</b>	<b>Stakeholders</b>
<b><i>Focus Groups</i></b>	
Group 1: Haliburton County	<ul style="list-style-type: none"> <li>• Economic Development and Tourism</li> <li>• Planning</li> <li>• Public Works</li> <li>• Paramedic Services</li> </ul>
Groups 2-5: Lower Tier Municipalities	<ul style="list-style-type: none"> <li>• Council</li> <li>• CAO</li> <li>• Planning</li> <li>• Building</li> <li>• By-law Enforcement</li> <li>• Fire</li> <li>• Waste Management</li> <li>• Public Works</li> <li>• Septic System Approval and Re-inspections</li> </ul>
Group 6: Short Term Rental Accommodations	<ul style="list-style-type: none"> <li>• Airbnb</li> <li>• VRBO</li> </ul>
Group 7: Other Accommodation Groups	<ul style="list-style-type: none"> <li>• All Season Cottage Rentals Inc.</li> <li>• WRD Cottage Rental Agency</li> <li>• Kennisis Cottage Rentals Inc.</li> <li>• Cottage Care Rentals</li> </ul>
Group 8: Business Community	<ul style="list-style-type: none"> <li>• Haliburton Highlands Chamber of Commerce</li> <li>• Haliburton Business Improvement Area (BIA)</li> <li>• Haliburton Tourism Action Committee (HaliTAC)</li> </ul>
<b><i>Phone Calls</i></b>	
<ul style="list-style-type: none"> <li>• Ontario Provincial Police – Haliburton Highlands Detachment</li> <li>• Haliburton Highlands Bed &amp; Breakfast Group</li> <li>• Kawartha Lakes Haliburton Housing Corporation</li> <li>• Environment Haliburton!</li> </ul>	

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## **Appendix B**

Survey

## **County of Haliburton Short Term Rental Accommodation Review**

### **Draft Community Survey #1**

The County of Haliburton is reviewing short term rental accommodations within the County. As part of this process, the County would like to know what you think about short term rentals. This is the first of two community surveys designed to explore perspectives on this issue. This survey focuses on short term rentals and the impacts that they can have on communities. The second survey, which will be released later this spring, will explore perspectives on how to address issues and the community's concerns with short term rental accommodations in the County. Short-Term Rental Context in Haliburton County:

Short-term rentals can be defined as a dwelling unit, or portion thereof, that is offered or provided to a guest by an owner or operator for a fee for fewer than thirty (30) consecutive nights. Short-term rental units may be whole house rentals, apartments, condominiums, or individual rooms in homes, but do not include bed and breakfast facilities, hotels, motels, and lodges. For the purposes of this study, short-term rentals also do not include home share or time share agreements.

According to the Province of Ontario, home sharing (or short-term rentals) is one of the fastest growing sectors in the sharing economy. This growth is driven by consumers seeking better accommodation choices and property owners/hosts seeking opportunities to earn extra income. There are many perspectives on home sharing. Some individuals are in favour, while others are not.

Given its strategic location in the Province of Ontario and reputation as a high-quality community and destination, Haliburton County has an active home sharing industry. While the size of the home sharing industry within the County is not yet known, anecdotal evidence suggests that home sharing opportunities are substantial. A search of a popular home sharing provider undertaken for the writing of this report indicates that there are at least 300 home sharing opportunities within the County available for 4 persons seeking to share a home for the 2022 May long weekend, the traditional start of summer in Ontario and much of Canada.

Haliburton County and its lower tier municipal partners (Algonquin Highlands, Dysart et.al., Minden Hills and Highlands East) have monitored, researched, and explored opportunities to respond to the home sharing industry in the community. In 2021, County Council directed staff to initiate a special project that would examine home sharing in the County with the view towards implementing a home sharing management program that would be administered and enforced by Haliburton County.

1. Are you a resident of Haliburton County?

- ☐ Yes, year round
- ☐ Yes, seasonal
- ☐ No

2. If you live or own property in the County, please indicate which Township:

- ☐ Algonquin Highlands
- ☐ Dysart et al.
- ☐ Highlands East
- ☐ Minden Hills
- ☐ I don't own property in Haliburton

3. What age range do you fall under?

- ☐ Under 18
- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65+

4. What is your relationship to the issue of Short-Term Rental (STR) Accommodation in Haliburton County? (select all that apply):

- ☐ I own a property within Haliburton County which is not used as a short term rental
- ☐ I own a property within Haliburton county which is used as a short-term rental:
  - i. Periodically (a couple of times a year)
  - ii. Regularly (once a month)
  - iii. Frequently (weekly)
  - iv. Other:
- ☐ I own a property within Haliburton County which is solely used as a short-term rental or an income generating property

- ☐ I operate a Travel Industry Council of Ontario (TICO) licensed rental company
- ☐ I live near a property used for short-term rentals within Haliburton County
- ☐ I rent/have rented short-term rentals in Haliburton County
- ☐ I am part of renting/maintaining short-term rentals (i.e. rental agency, maintenance company, etc.)
- ☐ None of the above
- ☐ Other, please specify below:

5. In your opinion do STRs have a positive impact in your community?

- ☐ Yes
  - i. Please check all which apply:
    - ☐ Provides additional revenue for property owners
    - ☐ Creates economic development opportunities
    - ☐ Increased employment opportunities
    - ☐ Increased tourism in the County
- ☐ No

6. There are a number of concerns associated with STRs. In your opinion do STRs have an adverse impact in your community?

- ☐ Yes

Please check all which apply:

- ☐ Loud Noise/Music
- ☐ Open air burning
- ☐ Bonfires during fire bans
- ☐ Parking
- ☐ Septic system capacity
- ☐ Trespassing on neighbouring properties
- ☐ Overcrowding on properties
- ☐ Fireworks outside permitted dates
- ☐ Environmental
  - ☐ Lake health
  - ☐ Fishing
  - ☐ Inappropriate use of shorelands
  - ☐ Poor garbage management
  - ☐ Lack of recycling
- ☐ Inappropriate behaviour (foul language/aggressive)
- ☐ Public safety concerns (swimming, boating)
- ☐ Property access for emergency services
- ☐ Use of firearms

- ☐ Dog behaviour (barking, waste, wandering)
- ☐ Property standards (unsightly)
- ☐ Enjoyment of my own property
- ☐ None of the above/unknown
- ☐ Other (please specify):

☐ No

Please explain:

7. From the above list of adverse impacts, please list your top 5 items in order of concern below:

- 1.
- 2.
- 3.
- 4.
- 5.

8. How often would you estimate having these concerns?

- ☐ Periodically (a couple of times a year)
- ☐ Regularly (once a month)
- ☐ Frequently (weekly)
- ☐ Other (please specify)

9. Have you ever contacted Municipal staff or your elected officials with your concerns?

- ☐ Yes
- ☐ If yes, what was the outcome?
- ☐ No
- ☐ If no, why not?

10. Are you generally supportive of homes/cottages being used as STRs?

- ☐ Yes, with education, regulations, compliance monitoring and enforcement
- ☐ Yes, without education, regulations, compliance monitoring and enforcement
- ☐ No, I do not support STRs in Haliburton County
- ☐ If no, why are you not supportive of STRs?

11. Do you feel STRs should only be permitted at a property owner's primary residence or family-used cottage when they are not using it (e.g. When property owners are away for the winter or on holidays)?

- ☐ Yes
- ☐ No

12. Do you feel there should be limits on the number of days or weeks a property may be rented out?

- ☐ No, there should be no limits

- ☐ Yes, no more than a couple of times per year
- ☐ Yes, no more than once a month
  - ☐ During Summer Months
  - ☐ All year
- ☐ Yes, no more than a few weeks a month
  - ☐ During Summer Months
  - ☐ All year
- ☐ Other:

13. Do you feel STRs should be allowed on properties where the owner/operator does not ever reside on the property?

- ☐ Yes
- ☐ No
- ☐ Why:

14. If STRs were to be regulated, what action(s) do you feel should be taken? Check all that apply.

- ☐ Licencing
- ☐ Inspections for issues such as Fire Code, Building Code and septic capacity
- ☐ Proof of insurance
- ☐ Payment of Municipal Accommodation Tax\* by owner/operator
- ☐ Enforcement
- ☐ Continuing education about such issues as recycling, lake health, fireworks, etc.

15. If STRs were to be regulated, should there be a higher fee when the owner/operator does not reside on property?

- ☐ Yes
- ☐ No

16. If STRs were to be regulated, how should the costs of doing so be apportioned?

- ☐ The program should be supported only by fees paid by owner/operators
- ☐ The program should be supported through general taxation paid by all property owners
- ☐ The program should be supported by a combination of both

17. Do you have any other comments you would like to share with the County of Haliburton regarding short-term rental accommodations?

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## **Appendix C**

Survey Responses



**Do you have any other comments you would like to share with the County of Haliburton regarding short-term rental accommodations?**

STRs should be allowed but there needs to be more control and accountability. STRs should also pay more in local taxes or costs for being able to STR.

We need home rentals for workers, residents.

If there were no STR then owners may have to rent long term, or sell.

If you are considering enforcement then you must staff this to respond immediately to any concerns and follow up with clear consequences, otherwise it is a waste of money.

Thank you for asking for input. I appreciate the opportunity.

Hotels, motels pay a great deal of taxes so why does STR get away with not paying anymore then we do. One argument is that rentals bring additional revenue to our community. I would like to see the exact numbers to justify this. I often see renter's bringing their own groceries and alcohol.

Listen carefully to full time residence and those of us who seasonally use our properties. Without strict regulations and appropriate penalties for violations str's could become a nightmare for residents and the county

Although I do not currently rent my property, short term rentals will be a critical factor for me to retain the property in the future given rapidly rising costs.

I respect the need for some form of regulating, and enforcement, but a ban, or limitations on frequency are unacceptable.

Most renters are from the city, have no clue about life up here. They drive vehicles not appropriate for our rough roads; we had a renter drive down our driveway and get stuck requiring a tow truck after damaging our driveway.

Road maintenance/plowing is usually responsibility of cottage owners and they are increasing traffic.

Renters did NOT follow Covid protocols!

In considering a policy or bylaw, I hope that adequate support is given to local municipalities to enforce as centralized enforcement at the county (ie, the tree bylaw) hadn't been particularly successful.

In my opinion, unless regulated and enforced, they shouldn't be allowed. We, as taxpayers in the county, have the right of enjoyment of the property we own, cleanliness of our neighbourhoods and safety of our neighbourhoods. There have been far too many horror stories of STR's having issues for me to feel comfortable having in neighbourhood

This survey as nice as it is to ask questions seems extremely biased to a specific group of people. Also you need to check for spelling etc before you send out a survey as you have miss spelled things. And why do I need to give you my name. It's supposed to be anonymous!

This survey is so biased toward anything to do with str the county is always trying to play catch up and they always go over board on regulations. Stop finding ways to medal and let people get in with their lives.

My experience has been for the most part negative - so not a fan! Noise, overcrowding, no respect for others nearby by those just there for a week or weekend to party!

Provide more of an incentive for these properties to be used for long term rentals.

Should be a yearly licensing fee and thats it. If you regulate it to much owners will sell their cottages causing a market crash. If I didnt rent it out I couldnt afford to have it and enjoy it.

We purchased a pontoon boat last year to get away from all the renters in our bay. 4 different radios going at any time. People on our floating raft, it has become spring break on Paudash all summer.

It needs to stop.

In my experience with short-term rentals it has been disruptive with partying language I've had people come on to my property when I've not here I have people use my property. I find our little Lake that was very quiet has been changed

Families who do not own deserve the opportunity to explore our beautiful cottage areas. All owners ask is that they treat it as their own and respect neighbours, environment and obey local bylaws.

Regulations and fees are not the real answer. When there is an issue at a neighbour or a local Resort I know who to call to resolve the issue. Who knows who to call at a STR with issues?

There is no Bi-Law enforcement 24/7. Any fees will only benefit the Township coffers and not help with the real issues.

I think this is to late for our lake as we are already over run with them !

With the increase of people using the rentals properties beyond the original use of a single family dwelling renters put stain on the environment as well and the county resources that all property owners pay for with our taxes

STR bring lots of people money to the area even in the off season

I am not for them at all. We had one on our lake that was a nightmare for the neighbours (not us directly) I would never rent out my cottage. I love my lake and respect my neighbours. Some of my neighbours live here full time. I would sell my cottage if I had to deals with short term rentals every weekend.

Regulation of this industry is not warranted.

No

Yes ,property with any kind deeded access shared by other cottages should not be allowed.

Thank you for asking!

My question is with regards to liability issues on privately maintained roads that cross private and crown lands. Our property is on one of these seasonal roads. Yes, our road association carries insurance and we understand that in the event of an accident we could be held liable. Historically this has been considered an acceptable risk for property owners. However, I didn't sign up for the extra liability that may ensue as more and more properties turn their cottage into a hotel.

Have you (or Haliburton county) considered the municipal risk of joint and several liability should an accident occur on private roads en route to one of these STR's?

We have lovely lodges and group cottage facilities throughout the region who follow regulations and respect the environment. Let those businesses flourish. Allow cottage owners to enjoy their private cottages without the interruption of STR who often don't read the regulations and how to protect the environment as they are only there for a week or two. Allow long term rentals of 30 days or more

I don't believe we should pay taxes on someone else's "business". It should be treated like a small home based business

Look towards the overall future and health of our area and not just at tourism. It isn't sustainable to not address all the issues that are at play.

Thank you for considering this important topic. Unfortunately STRs have been a nuisance to date and perhaps with better regulation around them, we can all cohabitate in a more genial way.

Also, to end on... with rentals utilizing the environment excessively and yet, earning 4K/ week and more, it seems uneven that their taxation be the same rate as those of us who only use our property occasionally.

Have a good day and thank you for hearing our concerns

Please see above.

STR have driven property prices out of reach for families and employees of the county businesses.

There needs to be actionable bylaw where repeat offenders loose the ability to offer STR at their property. Why should I living in a residential neighborhood now live next to a hotel. That is not what I purchased. I'm disgusted that the county did not have the foresight to deal with this before it has become such an issue!

We are absolutely dreading this summer as we have for the past 5 summers when the next door property became an Airbnb. We can't enjoy our property. We are literally under siege all summer long. Foul language drugs guns parties trespassers noise all day and night has made our enjoyment of our once happy family place for the past 60 years, a living hell. Something must be done. We had planned to move up permanently and rebuild our cottage into a home, so I could work in Minden as a physician, but we could not tolerate being stuck next door to the Airbnb from hell. So, that was an opportunity lost for the community and for myself from an employment standpoint.

If taxes were reasonable people wouldn't have to rent to compensate the high fees. We own property we should be able to rent as long as rules are followed

There are already enough regulations in law to deal with the situations listed above. A problem tenant is no different than a problem neighbour. With the current value of cottages, the income they generate does not make them great income providers. By adding all these rules you will kill the industry through regulation and prevent people who can't afford a cottage from enjoying one, making cottaging elitist.

Rental owners have a lot invested. They do not want overloading and damage to occur to their investment. All the rules that are proposed appear to be on the property owner, not the problem tenant who slips by the screening process. Most issues such as overloading of septic are red hearings, as this is an issue with inter generational family compounds, parties, events, etc on non short term rental cottages properties. The issues are the same. A solution would be to properly staff by-law and police to deal with any issues and enforce current laws.

STRs should not be regulated by municipality.

Thank you ☺

This survey is very biased and demanding of yes/no answers when the issues are too complex for simple answers. I am extremely disappointed that this survey is being presented to the public.

<p>For some the short term rental gives an opportunity to enjoy and experience life in the county. There is not always any other type or enough accommodation in the area for families to be able to get away.</p> <p>For the property owner it may be the only way that they would be able to afford to the property. I do believe that the property owner need to keep a very good handle on how many are staying on the property. <u>That any information the renter needs to know should be posted at the property ie. garbage, firework rules, fire bans etc.</u></p> <p>If they need to have str then they need to be controlled and enforcement of rules need to be applied. Renter's need a special dump card and should pay extra to use the resource.</p>
<p><u>Buy it and enjoy it yourself, otherwise sell and let other enjoy the lake</u></p> <p>I offer my house for short term rental and based on insurance it can only be rented 180days of the year. I believe this is the case with all short term rental insurance but some property owners are not aware of this and rent over the days allowed</p> <p>Licensing, enforcement and oversight are critical of this is to be done in a responsible manner.</p> <p><u>There can be some changes to a few bylaws etc. but, regulation and government interference don't ever fix anything.</u></p> <p>I understand the reality of the situation is that owners choose to rent their properties but they need to carefully screen renters and be responsible/take action when renters act irresponsibly. <u>Owners of STR's need to be held accountable for the actions of renters and the impact on others and the environment.</u></p> <p>There are cottage rental agencies that exist which can monitor. It's the absent landlord renting their property to whoever for the money &amp; the lack of respect for everything...environment, rules, regulations, neighbour's etc</p> <p>We have lost our privacy and wonderful friendship of our previous neighbours. There are no peaceful sunsets anymore with 10 people plus in a 5 bedroom STR next door 365 days a year</p>
<p>If the town taxes local business such as hotels etc then I support the collection of like taxes on short term rentals. We should not allow an unequal situation to exist as it should be fair</p>
<p>The scope of this survey is confusing, in the introduction page it describes home sharing and short term rentals as being the same but also says,</p> <p><u>"For the purposes of this study, short-term rentals also do not include home share or time share agreements."</u></p> <p>The biggest problem I see with these, apart from a lack of respect for the environment, is the number of people who are residing in these rentals. Just because you can find room for 10 cars, doesn't mean the septic system can handle those 20 plus people. Also, the noise made by that many people is deafening. We reside on a small lake and would like to keep it clean, <u>some of the renters don't seem to respect that and the owners are happy as they are making money.</u></p> <p>We are cottage owners who do rent from time to time. We like to think we go out of our way to make little to no impact on the cottage area/environment by minimizing the number of guests (although our cottage has an 8 person capacity we restrict to 5 with max if 4 adults). We also implement a number of strict rules (no dogs, no fireworks ever, no boats, no atvs, no snowmobiles, etc). We employ an amazing local cleaner, as well as a number of other local trades throughout the year. We encourage our guests to support local businesses. We have no issues in paying a tax or fee to the county. We LOVE the Haliburton County and want to keep it great. Feel free to contact us directly if you wish [REDACTED]</p>
<p>I find the scope of this study to be unclear, the overview text is inconsistent, see the following sentences. For the purposes of this study, short-term rentals also do not include home share or time share agreements.</p> <p><u>According to the Province of Ontario, home sharing (or short-term rentals) is one of the fastest growing sectors in the sharing economy.</u></p> <p><u>Short term rentals should be taxed the same as hotel operators to ensure a level playing field</u></p> <p>This survey only scratches the surface and forces false alternatives on the person filling in. We have had extensive discussions and the issues do not lend themselves to such responses. Nearly everyone seems to support some rental, such as a week or two to known persons, and to oppose the new practice of rentals for a day or weekend. The restrictions should require a minimum stay, a maximum number of days rented a year and possibly limited to homes that are primarily resided in by the owners. (Annual or longer rentals should be treated like owners <u>and those should not be the subject of these restrictions.</u>)</p> <p>STR are necessary to pay for the costs of maintaining a Cottage.</p> <p><u>Any Bylaws or Regulations should apply to owners who live on their own property as well, or Rent their property.</u></p> <p>STR is healthy for the local economy and should not be denied. However, it should be done reasonably and properly enforced to ensure other nearby owners are not negatively impacted by STR. A proper balance should be found. Full-time STR with the sole purpose of generating revenue is abusive. However, occasional STR when the property is not in use should be acceptable and even encouraged. This helps local businesses generate more revenue. Restaurants, convenience stores, activity businesses, etc. all benefit from STR and denying them this extra revenue would not be fair to them.</p>
<p>That said, full-time STR are abusive. No one should be buying a property with the sole purpose of renting it out all year as a STR.</p> <p><u>It is critical that a balance be found. Maybe implement some sort of by-law that states that STRs cannot exceed 50% of the calendar year</u></p> <p>As an owner who purchased in a area zoned residential or seasonal recreational I don't want a commercial short term rental business near us. Restricting rentals to a minimum 1 month period should limit the issues, encourage responsible people who actually care for the environment and neighbours while having a "vacation" on the lake. Shouldn't these rentals be treated as businesses and therefore should be zoned and taxed commercially. I hope that this group reviews other municipalities &amp; their actions, there are plenty who have acted on as it is more of a problem, is more of a universal problem then deciding on a Shoreline Preservation bylaw that addressing an extremely small percentage of offenders who are the likely ones developing <u>for rental I comes!</u></p> <p>I have enjoyed coming north for over 60 years to rental properties with my parents in the 50' and 60's ...then as an adult to camping in Algonquin Park and have gotten to know many cottage owners over the years whose hard work to build a summer home is now being impacted by "investors" buying up lakefront cottages as a money maker ...there are even TV programs about how to make money renting out cottages ....</p>
<p>50 years ago properties were affordable to middle income families and with hard work going into making improvements they looked forward to retirement and the enjoyment of their labours ... now the next generation is not as interested in spending the time so are looking to be able to make a profit off the property by renting</p> <p>Purchases could/ should be regulated when sale of property is made.... as to whether it will be used as a rental or summer home .... size of lake ...number of other private cottages close by could factor in to the regulations/ solution ... when families work hard to build a summer life at a cottage only to loose the peaceful atmosphere when nearby cottages become weekly rentals lowers their enjoyment and maybe even the value of their property</p>
<p>- w/f properties should have NO Strs.</p> <p>- single family zoning is in place to prohibit commercial use.</p> <p>- the right to quiet use is infringed upon.</p> <p><u>- if person can afford 2nd property they can afford to own it without it generating income.</u></p> <p>No</p>
<p>Our local governments should get out of the way and let people do what they need to do with their real estate investments. We have enough regulation and don't need anymore. Some simple education and enforcement of current by-laws should be all that is required. The adjacent properties to me are well run and the rules are clearly posted and explained to the renters. Renters and owners of properties can get out of line and we have by-laws to control bad behaviour. Increased fines for littering should be implemented for everyone.</p>
<p>The suggestions made in this survey lack practical experience with STR and focus solely on measures that would increase administration on the municipal level. In my opinion, monitoring what people do in their private residences is a severe overreach of the administration. Educating owners how to do STR right so that all of the mentioned adverse effects do not happen should be given priority over regulation. No regulation will change the the behaviour of STR guests. However, owners who do SRT right can have a lot of control over this behaviour.</p>
<p><u>If the STR program goes through, it MUST be enforced closely. Thank you.</u></p> <p>Leave well enough alone. There is NOT a significant concern in my mind. Properties are not cheap, and those who choose to rent out their property are good at vetting renters to ensure <u>that their investments are not damaged. Cottage rentals have been going on for decades with no major concerns.</u></p> <p>I think STR can be a big boost to the communities if they are managed properly. There should be guidelines for all types of owners to ensure that we maintain a healthy environment and <u>ecosystem, and that those residents that are there year-round can continue to enjoy their home.</u></p> <p><u>No. I am glad this is being looked into. It is long overdue and hopefully will be in place for summer 2022.</u></p> <p>These short term rentals are making housing unaffordable for local residents. Families are finding Haliburton to expensive and leaving. If you don't figure out how to attract more families you are going to continue to see a dwindling number of people participating in the work force. It doesn't take a genius to figure out that there are now less than half the number of teenagers alone at the high school compared to twenty years ago. That is more than five hundred less teenagers to fill seasonal work and other employment needs. I can only imagine the 20-50 year old gap as well. If you want a work force that can support the county, housing needs to stay as housing and stop allowing the conversion of any property to a short term rental. All that does is take an available home off the market and in turn reduces the number of year round residents to maintain a flourishing work force.</p>
<p>I don't LIKE to have neighbouring cottages rented out, but everyone's situation is different, and maybe those owners need the money. When neighbouring renters interfere with my quiet enjoyment, it would help if there's a way to get noise and fireworks enforcement after hours, that would be good.</p>

<p>Enjoying the cottage with the family is difficult when Airbnb is operating next door. They are menacing at all times. Loud, vulgar language with blaring music and other activities is the norm. Airbnb tenants have approached children staying at our cottage in an inappropriate manner asking questions of 8-10 year olds concerning behaviour of Airbnb tenants towards unknown neighbours.</p> <p>If Airbnb is to continue in its current form, then should all resorts in the area receive less taxation? Resorts are held to a much higher standard for fire, septic and building code-this is an inequitable situation.</p> <p>I am the new custodian for garbage pick up along the waterfront. I have picked up glasses, glass and plastic bottles, beer bottles and cans, abandoned water toys, rope, to name a few items. With the concerns of algae becoming an issue for the township, I watch with concern the septic system of the Airbnb -maximum of 6-8 (it has the same septic tank as my own) individuals deal with groups of 12 minimum to a maximum of 27 individuals in one stay-the owner comes infrequently and seldom stays long.</p> <p>The company, Airbnb, minimizes, protects owners and offers thin platitudes to attempt to appease complaints which are launched so the only recourse becomes the local government and police. I'm subsidizing Airbnb by utilizing police in an ongoing manner one could argue. My experience has left me as an opponent to this sort of behaviour on the lake.</p>
<p>Thank you for taking the time to request and gather this information from property owners.</p>
<p>This would be a very VERY large mistake for local tourism and small businesses. All local business generated much more support from grocery stores to restaurants to local tourism like ski hill, biking, trails and all of the nature (parks) etc. it would be. Disgrace to not do haliburton justice by letting others come here due to lack of infrastructure/ the housing crisis being behind. These short term accommodation in my professional opinion have been a saviour to homeless in the county due to local teams like fourcast housing. Locals getting married locally- local resorts are booked and full. For so many reasons it is insane to not start to develop the town ship and the older way of one track mind thinking and having the experience learned and discussed through all ways it would impact the community. Short term air stays are able to host local students for courses locally, able to host doctors, nurses etc for short term stays. Instead of VERY difficult long term rental agreements with poor local tenants that need more of the government assistance programs such as housing help/ to find local work, accommodation etc. not just a house!</p> <p>The county should allow minimum 7 days a week to families only at a maximum of 3 times a year.. STR have been shown in the Toronto area to be 24 /7 parties with no consideration for neighbours.</p> <p>I am not against people renting out occasionally to help with taxes, maintenance etc as long as the owner is responsible and respects his neighbours privacy, his property and his concerns.</p>
<p>Short term rentals keeps our town alive. The busyness of the summer months keeps our businesses alive and afloat. Taking them away or making it restrictive would have a huge <b>NEGATIVE and costly impact on haliburton county.</b></p> <p>We do not support regulation for short term accommodation whatsoever. Again, a property owner should be allowed to rent out/lend out his home or cottage to whomever he/she wishes at any time.</p> <p>If you ban or make it more difficult to own STR's in the communities, you best believe every member will be voted out and I'll lead the trail. We as full-year community members are sick of being tied down by terrible rulings and officiating. We truly can't seem to take more!</p> <p>If you live, cottage, rent, visit, and or just love the haliburton highlands and what it offers. Short term rentals are critical to the survival of our town.</p> <p>Taking away short-term rentals in haliburton county would hurt every single public serving business in the county one way or another. Our service industry relies heavily on the summer months with the influx of people in order to SURVIVE the slow winter months. As a community many of these regulations and bylaws council continues to present are only hurting us. It will slowly push away the younger generation while continuing to please the old folk (who many/most are retired and would have zero monetary impact if businesses closed down).</p> <p>When is the council going to shift focus to be towards the next/ younger generation before we all move away due to the fact that restaurants, stores, and other attractions can't stay open during the off season months due to lack of business during the prime months as the county continues to make it harder and harder for tourist attraction and future development. Don't forget this generation that is being impacted the most consists of a large chunk of the county's labourers and employees that keep this town running 12 months of the year.</p>
<p>why do all the questions in this survey focus on the bad things about STR instead of the positive things? 80% of the questions are about why STRs might be bad!!!! Not a very good survey!!</p>
<p>Don't take taxes from these people unless you're actually going to use the taxes in a way that helps the long term rental people and other vulnerable community members who can barely feed and house themselves due to the extremely high living costs and low wages :)</p> <p>We need our economy to be strong. Regulation will add to economic difficulties.</p> <p>STR's increase tourism and awareness in the municipality. Many STR owners are great at vetting out their renters and leaving instructions as far as usage, bylaws, and stewardship. Education for both owner and renter are necessary. As a side note, I am neither an owner nor renter of an STR, but I do see social media chatter regarding lack of access to landfill for many.</p> <p>None at this time.</p> <p>The biased presented towards STRs is illegitimate as the same questions and issues listed apply to LTRs. I have personal experience with both STRs and LTRs, and I can confidently say that LTRs are more problematic for the community in general. At the same time LTRs have little economic impact on the already suppressed local tourism community.</p>
<p>People who pay private road dues should be compensated by the STR for over use of roads somehow. They should not be able to rent out on a continuous basis. Once or twice a month, plus they should live at their place. Some of these rental owners have not even been to their places. They are only money making places. Let the renters pay the mortgages &amp; bills &amp; make extra money as well. Some of these owners have several STR rental properties &amp; this needs to be controlled. It has become big businesses for some people.</p>
<p>Stop listening to the few complainers. Now if there is a way to ensure the revenues are being report in their income tax appropriately then hey let's regulate</p> <p>Made all of my comments above</p>
<p>Your question about the higher fee for properties where the owner does not reside .... not really sure what "higher" is compared to .... I would say that they should pay higher than hotels etc if full time STRs require more inspections etc and enforcement than hotels/motels.</p>
<p>I have not felt safe at my place since the STR started near me. People are coming &amp; going every 3 days. The drivers don't know how to drive on private cottage roads &amp; get stuck &amp; block the roads. Drive too fast etc. our road will need more than normal fixing this spring &amp; not sure if the STR owner will pay for it or not. This needs to be regulated as it seems to be a get rich quick scheme.</p> <p>The county needs much more rental opportunities regardless of length ST or LT.</p> <p>There are so many STRs that I think this is like closing the barn door after the horse has bolted.</p> <p>I think we should mind our own business and not be so accommodating to people who want to keep "their" lake to themselves. There will always be a few who rent that cause issues, we have police and bylaw officers to deal with it. I don't believe we need more restrictions.</p> <p>The health of our lakes is the primary asset in Haliburton County. Continued destruction of these lakes through abuse and over use will mean there is no future for the people living here. Too great a focus on short term economic gains will destroy our economy in the long term.</p> <p>It doesn't make sense to charge additional fees to owners of STR. They pay taxes as does everyone else... towards many things they aren't using... ie schools in the area. If there children do not go to school in the area then they could argue that they shouldn't have to pay for that. If someone wants to bring tourist dollars to our community then we all benefit.</p>
<p>This survey is negatively biased and assume everyone has issues with str's. So.e of the questions such as 'are you supportive..' have biased controlling options only to choose from. This is not an unbiased survey.</p> <p>Respect for owners and education for those who are renting facilities to enjoy our lake are critical.</p> <p>This is a slippery slope, and unfortunately having all STR lumped together hurts the majority of responsible owners out there! There are also wonderful Rental agencies, the issue is enforcement of anything by-law related. Problems do not arise during business hours and often the problems are not criminal so police cannot do anything.</p> <p>It is a fine line and I am glad not to be involved in trying to figure this out.</p> <p>Also there is one question in the survey that needs editing</p> <p>Have you ever contact Municipal staff or your elected officials with your concerns? Is yes, what was the outcome? If no, why not? Other than that this seemed like a pretty comprehensive survey.</p> <p>Thanks</p> <p>It is very obvious in doing the survey that it was written by somebody in favor of regulating.</p> <p>The county needs to move quickly to regulate this industry, even if the initial bylaws are not the final ones. At least some regulation would help.</p> <p>I don't think people should be allowed to use a property solely for STR. they should be required to live in it for some portion of the year.</p>

As a cottage service provider I used to be adamantly against regulating STRs. However, after 5 years in the industry now my perspective has shifted.
While I understand the numbers proposed were only based on a preliminary search I would hazard a guess to suggest your initial estimation actually far under counts the scope of the issue based on the endless requests for rental turnover services my team reviews on an on going basis.
I would also suggest that regulations for STRs should take into consideration the need for affordable housing in the county.
While waterfront properties will always fetch a premium and should be shared so more people can enjoy the beauty of waterfront relaxation in the county. I would suggest new regulations around inland properties that would otherwise be more affordable for the working class to settle in Haliburton. I understand that inflation is unavoidable, and housing prices are another beast. However, there's no denying that investment buyers are more likely to scoop up valuable single family homes across the area to be used as less expensive STRs when they would otherwise make great mid to low income housing for families.
Short term renters usually don't care about neighbours
There should never be anything less than 14 day rentals to prevent party houses and all that comes with that.
If you have never lived beside one of these Disruptive STR you will never know the living nightmare we are enduring in our lives.
We have a property on our lake where the listing literally says "enjoy music on the dock". I asked the owner to remind e that comment and she did not. We have another property that routinely has at least 15 people every week of the summer. They go in circles with the jet skis and have peeing contests in the lake. Btw that property cannot be found on air B and B vrbo so the owner is reaching out to people some
Other way
Strongly support deterrence of people buying cottages solely for STR purposes.
I purchased my cottage to enjoy peace and quiet, not to listen or woke up by renters.
I think the municipalities should create websites where residents to post video of STR tenants behaving badly on the lakes. Maybe this would help make owners of STRs see what they are doing to their neighbours and perhaps take some responsibility.
Our area has so much potential. More people coming means more growth (controlled of course)
No
I am a tourism operator (www.yours.outdoors.ca) We are losing capacity to accommodate tourists/visitors to the area. A few lodges and cottage resorts have closed or sold and re-purposed. Interest in visiting the Highlands is increasing. I have customers who would like to visit/experience the Haliburton Highlands and they often don't come because they can't find accommodation. Without STRs the lack of accommodation for tourism would be much worse. Promoting, incentivizing and investing in the protection and development of traditional tourism accommodation (resorts, lodges, campgrounds, formal B&Bs) would help increase capacity. A well regulated STR program would help sustain/build and our accommodation capacity while at the same time ensuring a high quality stay
Through renting out my cottage I pay \$20k per year in ongoing fees to local companies (cleaner \$10,000/year, property maintenance company \$10,000/year). I've paid \$30k to haliburton trades last year and have another \$50k in work lined up this year. Not to mention the free marketing we provide for local businesses like Sir Sams, Boshkung Brewing, McKecks, etc. Our guests visit these places on our recommendation.
A ban or heavy restrictions make it so we can't afford the property. And so we'll be forced to take our money elsewhere
Yes. I am against a total ban on STRs for this area. It's an essential tourism accommodation need due to the lack of operating resorts in the area. STRs also allow families that cannot afford to purchase properties to experience the waterfront lifestyle and other recreational activities not available in the city. Banning STRs would also seriously affect our housing market and effectively kill the robust real estate market. STR fees should not create a prohibitive cost to the owners of the properties. Families that rent these STRs bring a huge amount of tourism dollars into the community that would otherwise not be spent here.
Regulating STR is waist of time and resources. Encouraging renters to educate their guests would be farm more effective and less costly, it would also protect the growing industries that rely on STR's, property values, and jobs.
My husband and I bought his family waterfront home in August 2020 - he grew up in that home in Haliburton and his parents owned it for almost 30 years. His parents downsized to a smaller home in Haliburton and we purchased it to keep the cottage in the family. We are a young family with three little kids and cannot afford to keep or maintain the family cottage without STR income from our friends, family and guests. This is a place for our kids to enjoy and to create memories.
We are very mindful of the need to protect the community - so we took proactive steps such as detailed garbage/waste separation and hired a local third party to bring all garbage to the local dump to ensure that guests are not being irresponsible. If our neighbours raise any noise issues, we contact our guests immediately. We go through great lengths to ensure we're renting to families only (preferably with kids), and no friend groups/parties. Our guests are directed to enjoy Sir Sam's Ski Hill, Baked and Battered, McKecks, Boshkung Brewery, Kawartha Dairy, Rhubarb. We buy Boshkung Beer to include in our welcome package.
If there are strict restrictions or an outright ban on STR, we will have no choice but to sell and lose our family cottage due to the high cost of owning and maintaining a cottage.
Property rented by local agencies on a minimum of weekly basis aren't nearly as problematic as the airbnbs. I live on a live on a lake and 18 months of an Airbnb that is being run as a business has created 10x the issues then weekly summer rentals in the past have ever caused. That Airbnb is the Bane of my existence. It has been a horrible experience with a money hungry investor who does care about our natural resources or our community. It is not a positive impact on our community. With the real estate market going the way it is, the county needs to do a better job of protecting our natural habitat and our residents. While the impact of STR on the hospitality industry locally is hard to measure, it has to be having a massive impact on those businesses and the ability for those businesses to employ members of our community.
As explained above, discipline on the part of the landlord/owner is of paramount importance. The problem lies in how to legislate, instill, regulate, and enforce that sort of attitude on the part of owners? Good luck, am glad that you are concerned, with this 'problem'!
My main concern is the short terms of one night, or a weekend. On our lake those are the worst encounters. A cottage full of young party goers just up for the weekend. They generally could care less about anyone outside of their bubble. I'd like to see a one week minimum.
Final decision needs to be regulated and enforced
Yes, please contact me: [REDACTED]
Taxation levels, the affects of Covid, can be so high on some owners the only way they can continue to enjoy the area is by supplementing there incomes. Don't punish the good providers because there maybe a few who take advantage of the situation. We use to rent properties and never had problems but we certainly contributed to the local economies in a very positive way. Enjoyed area so much bought a property. Talk to the businesses to get their perceived impacts as well. What for example would be the impacts on hunt fish camps or similar operations.
It would be a significant mistake to restrict STR's. They support tourism and significantly support our local economies. There are not enough hotels in our region to support the number of cottage country tourists that visit each year. STR also provide investment/business opportunities for residents in a non-industrial region with relatively few other business/investment opportunities.
It's unfortunate that it is assumed that renters are partiers or noise making bunch, when in reality most are families with kids. Often time more respectful than locals folks. Owning a cottage is becoming more and more out of reach, and renting may be the only escape. Detering that activity with taxes fees, etc will drive tourism, jobs and development away from a county that is already under stress.
Ensure areas are available for washing boats to reduce spread of invasive water species.
Encourage more STR property and make it easier for people to do business, rather than making it difficult and complicated by introducing new enforcement rules and regulations. We already have more than enough regulation to deal with. What haliburton has to offer to local population apart from few businesses. Therefore encourage tourism related activities like STR more and more to this beautiful god's own county.
I have filled out this survey as I was a property owner, which I was up until 6 months ago. STR's are ruining the atmosphere and peace and quiet of the county, which is why we loved it in the first place. Basically, it's people making money at the expense of their neighbors peace and quiet and privacy.
Short terms rentals keep the county thriving with economics, jobs, tourism, awareness of the county etc. without str the county would be vacated and the younger generation will leave. The younger generation is starting to move back after post secondary keeping the community alive and growing with families. If the community dies down due to decreased tourism, families will leave. Long term Housing rental shortages is only an issue because of inflation. With the economic benefits the str bring (tourism) it should allow the county to afford infrastructure to build affordable housing to the area.
It's tough because people should have the right to own property and use it as they want. If they are primarily operating as a business, then licensing and enforcement are required and paid through fees. If people own a cottage and rent it out a few weeks a year to pay the mortgage, there shouldn't be enforcement, just education packages for the renters to explain garbage, septic, etc.
This sounds like another inefficient government going after revenue so they can waste the money. It should be sufficient that as long as all rental revenue is reported on thier income tax annually then that is enough. Some people can't afford to keep the cottage in the family without rental revenue.
Short terms rentals have continuously gotten worse over the years and newcomers to the area know nothing of lake health and how it is monitored and how much goes into the lake associations that monitor and protect it. People just want to make money, they could care less about the people around these rentals or the health of the environment.
We do not own a STR in haliburton but own a cottage we rent very occasionally in highland grove right on the border of Haliburton county.

Get this under control now and stop wasting your time with shoreline bylaws... Fix your infrastructure first!!!!
Most people responding to this survey will be opposed to STRs. That doesn't mean they are the majority. Bitter property owners should not be able to prevent STRs.
STRs we believe negatively impact the carrying capacity of the lake and puts increased pressure on waterfowl, fish, water quality and shoreline erosion predominantly due to these occupants not abiding by water rules and an overall lack of care for the environment , There is zero enforcement mechanism for boating and seado activity on the lake and No visible signs stating the Law on watercraft speed limits. The ultimate issue being no mechanism for enforcement and reporting is near impossible with STRs vs tracking an owner/boating operator. (regular owners know who resides where who is operating what watercraft, in the case of STRs who abuse speed limits, firework dates etc it is near impossible to determine who they are in order to report a complaint if it is on water)
Our town will die if we get rid of short term rentals. It is already dying due to the fact that any sort of development catered towards making younger adults happy and want to stay is constantly railroaded by the generally elder population, retirees who have the free time to go to town council meetings and complain and as a result have an outsized voice. We are losing young families at a fairly rapid pace. STR's are the lifeblood of this county whether its the construction industry or the service and tourism industries.
Also, what on earth makes people think they have the right to dictate who others let stay in their house. It's quite frankly nobodies business, if you see a crime report it otherwise mind your own. It's insane people think they have that right.
Lastly, who is compensating the people who have poured their hard earned money into their properties to make it suitable for STR's? The ones who leave their own house for two months and stay at their parents to make some extra money? People are supposed to eat that loss because old man Jim from across the lake doesn't know how to shut his window and mind his own business? It's insane.
Please save our community from going the way other charming communities have gone.....Haliburton is a gem and we have a responsibility to protect it from these negative impacts. Thank you
Just let renters rent to afford all rising costs associated with property ownership. The end!
It's about peaceful enjoyment of our cottages
Yeah, stop focusing on short term rentals and start focusing on long term rentals. And not senior living...actual apartments!!!!
We are a tourism based area and we need people to come and enjoy the Highlands but the beauty and health of our environment needs to be prioritized. Education is a key component especially for both the owners and renters. It can be a positive relationship with neighbors as long as Haliburton is not promoted as party central. STR can be positive for the community. We have problems with " locals" not looking after their property, not following bylaws or caring about the environment- education would be a win win for everybody.
For STR there should be caps on number of renter's in a given home, based on septic capacity, # of bedrooms.
The capacity and frequency of a rental property is my major consideration. Algonquin Highlands and Haliburton County should require a license application with a recovery fee where details of the owners intentions and property are reviewed, modified and approved. Including and not limited to, number of bedrooms (perhaps max 3), bathroom facilities, septic system capacity, parking, and fire alarm systems seem to me to be reasonable measures. This application process should apply to new and existing properties.
Rental properties introduce a change in the general purpose of the cottage environment with a new group arriving each week. Tolerance for noise will likely become more stained with recurring events. Perhaps an information package for renters and owners with expectations and municipal rules would help. The regulations around fireworks and daytime burning are good examples of this.
The term Short Term Rental is a little misleading. The conversion of a seasonal cottage to a 4 months summer rental is quite different from a cottage owner who decides to rent for a few weeks during the summer. With the seasonal nature of a cottage a 4 month summer rental is a fundamental change in purpose and should be considered differently then a STR (a few weeks). It is essentially the sole purpose of the building and is now a commercial property.
There needs to be clarity in the management of STR and longer term cottage rentals. Haliburton property owners and people considering developing rental businesses need to know what the community and councils expectations are. I look forward to the county decision on this matter and hope you will decide to regulate this expanding business.
Please take a firm stand and not allow STRs at all.
a snitch line should be made available and all complaints handled not sluffed off and not dealt with
No
The large parties are the biggest problem. Often there is no thought at all of the property, neighbours, local environment...I don't know if it is possible to limit guests based on septic systems and enforce that. It might help. Rental licences could be lost if properties are misused.
an important issue - this county is now supported by tourism - let's not regulate it out of proportion
Focus less on short term rentals and more on affordable rentals for your residents.
There is no way to differentiate between small informal rentals and full-time rentals as a commercial enterprise for regulation. It is a large, growing issue. Must be addressed with simple clarity - short-term renting is a business. Business is not allowed in a residentially zoned area. No short-term rentals.
Extremely bias survey. Why so negative on rentals. People just trying to make living
Short term rental has been a way for families to enjoy a cottage week for as long as cottages have been around. Most people in this "industry" are respectful of the area and neighbours. Regulation will only send it underground and make it harder to resolve any complaints. Don't let a few bad apples spoil what has been a good synergy for the area.
Renters are not the only ones that violate by-laws etc. Many owners do as well without care or regard because they feel more entitled as an owner. Just how some people will respond to this survey with the feeling of entitlement that they can dictate what others can and cannot do with their property.
Stop trying to money grab for your county off the backs of cottage owners. Everything I see you trying to levy or charge for to increase revenues, is at the expense of cottagers. Stop wasting money hiring these consultants. You are simply looking at STR as another form of income to support your poor decisions. I would stop renting my cabin just so you don't get the tax revenue. That would mean local cleaners would lose employment, local restaurants would lose rental customers, ski hills/Haliburton Forest/art galleries would lose visitors. You are putting all of the tourist businesses at risk - which in turn puts your permanent residents out of work.
Our lakes and forests are precious and should be cherished. Short term rentals do not foster the appreciation and respect we owe this land.
I don't see a difference between renters or an owners family/friends. All of the concerns above could just as easily occur if a property owner has unruly family and friends or parties at their place. Bylaws should apply equally to owners or renters.
As a current resident of Algonquin Highlands, STRs give me the opportunity to help pay for a cottage that is becoming increasingly costly. We use a rental agency which has a thorough screening process, limit the number of guests we have at one time, we have insurance and adequate parking, and have had no complaints. I don't believe any of the above issues are specific to short term rentals which help owners, benefit tourism and bring additional revenue to local business.
I am not against short term rentals; however, additional staff to enforce the numerous complaints in regard to language, septic issues, discharging of fireworks, dogs running at large, trespassing etc. would be beneficial. Many times OPP forwards property disputes in regard to short term rentals over to bylaw thereby adding onto an already huge workload. Mediation plays a big part of an MLEO's role and short term rentals.
The economy needs the extra dollars that short term rentals bring in; however, there are many that know they are only here for a week and with only a week to deal with the disruptive renters this often gets over rode by other duties.
Penalties for property owners whose renters are not abiding by the rules would be beneficial, going through the Municipal Act and adding straight to their tax bill may be helpful in resolving or even stopping the "bad apples" and ensure the owners are being more involved in their renters behaviors
If anybody wants to know what it truly feels like you are more than welcome to spend a weekend at my house or any day of the week I wish I could have had this option before buying my property but I never knew that the neighbor would turn his property to an illegal rooming house I have endured so much torment breaking's trespassing I constantly hear screaming one lady was kicked out of the haliburton motel now she is my neighbor I am living in hell and I've worked my whole life to be here On the water but it hell. People coming and going all day long uhaul trucks non stop. To much to talk about but im sure you may get some of the picture
It's unfortunate that a few absentee landlords are careless about who they rent to. It is even more unfortunate that the rules and costs thereof may apply to everyone all because of a few careless absentee property owners. I'm in favour of making those who own the property strictly as a rental investment property pay the price. Since the issue is minimal on our lake I'm not interested in further costs or regulations applying to me. I'm doing an excellent job of renting to wonderful families. Just ask my neighbours. It's my home and I've owned the property for over 25 years. A couple of property owners on our lake have created issues and from my understanding they are investment properties not lived in by the owners. This may be why those property owners are less inclined to be concerned about the community and why those should be regulated. If it's the owners principal residence it should definitely be exempt.

There is a big difference between renting out the family cottage for a few weeks when the family is not using it, and one that is solely used for generating revenue. So, there needs to be a rule to distinguish between the two. To me, if the property is being rented for more than 50% of the time, it is a business and should be taxed according.
The owners should be held responsible for their renters' actions such as loud noises and other inappropriate actions such as leaving garbage around to attract bears and other wildlife.
The neighbouring properties should be notified when a property is classified as a STR business.
There needs to be appropriate fines if rules are broken to discourage infractions such as overcrowding and insufficient facilities such as an undersized/old septic system. The fines need to be big enough to hurt to be a deterrent.
A detailed assessment (cost to be covered by the owner) must be done before a property can be certified/licensed. The property should be assessed to ensure proper upkeeps are done on a regular basis (again, the cost should be covered by the owner).
<u>Bo further comment</u>
This is ridiculous. It's your personal property, if you want to rent it out for the short or long term it's no one else's business. Seriously the township is wasting money on another consulting company. I never thought in a million years that this would ever warrant the expense of such nonsense.
<u>As stated earlier in this survey "education, regulations, compliance monitoring, and enforcement " are the most important way to improve the STR system.</u>
Specific properties with repeat-offenders need to be monitored. Rules and bans need to be strictly enforced. Rental tax increase would not be a bad idea to finance the increased monitoring/enforcement.
This past summer our time at our property was severely impacted by renters next door : large gatherings of more than 15 people almost every weekend, with drunkenness , loud music and foul language. We were not able to enjoy our beautiful natural surroundings.
This is an issue that has rapidly gotten out of control. And without enforcement, nothing will change. We share our cottage with family and friends all summer. We can afford to do this because the cottage is paid for and because we want to spread the pleasure. I know everyone can't. But there is too much incentive for investors. Small cottages now go for huge rents. We're just hastening the destruction of the lake. Rich people are building monster homes with every kind of noisy toy. They destroy the natural world and are turning lakes into what a friend calls "Oakville North". Is that good for the future of the county? I don't think so. Sixty years ago when my family rented for 2 weeks each summer, you could drink straight from the lake. No more. It will be too late to save the lakes and environment if we don't act now.
Difficult to know if there are adverse impacts now or not. Certainly, fireworks, boat traffic are concerns but are they from renters or cottagers and guests?
<u>This is an important issue in our County and needs to be addressed ASAP</u>
<u>It would be nice to have a phone number that you can complain to when there are issues.</u>
STR is a positive for the local economy as it brings in tourist dollars. There should be a mechanism to penalize those who's guests cause issues but most owners of STR care about who they rent to so these issues in my opinion are not a huge concern.
Capacity regulations related to septic tank size need to be enforced.
Prohibit holding tanks.
Enforce speeding on Harcourt Park Roads.
<u>Prohibit all night fire pit parties.</u>
I know of friends on our lake that have a Air BnB next to them... The owner is never there and it's a different group of "party goers" each week. Seems to be a real nightmare and I'm glad it's not next to our property... Perhaps we've been lucky
<u>Any issues from STR should be brought to the owners and meetings should be held before any recommendations for changes.</u>
Short term rentals help to generate money for business, jobs and generally support economic growth as tourists visit the area. Heavy handed regulation is not a good idea if the County wishes to continue to reap the benefits of the tourism industry.
There is no need for regulation that I'm aware of, therefor no cost to regulate.
I am of the view that the issue of short term rental accommodations should be regulated in Dysart.
Don't allow these!
<u>Let them happen, enforce the rules. Ticket the owners AND tenants for bad behaviour, use that to offset costs of administration</u>
Our properties are not set up for multiple users. They are private lots built for single family usage. We take care of our property and surrounding natural elements. We respect it. Renting out properties means extra traffic, people who don't know or care to follow all road and lake safety rules and regulations. They have no stake in the land and do not care.
<u>Poorly thought out and worded survey. Overall the amount of time one is able to rent out should be limited.</u>
Short term rentals are changing the enjoy-ability of those who own cottages around them. We never know if we'll get any sleep, or will be subjected to foul language, etc., etc. The overcrowding at these cottages are horrendous at times and has to be having a detrimental effect on some of these old septic systems. Our water quality (clarity of water and algae blooms) has deteriorated terribly in the last 10 years on Little Kennis and I feel STR's are the main contributor. We've been here since 1972 and we are seriously considering selling. This is almost entirely because of STR, but also because of the huge influx of Toronto people who don't understand the sensibilities of quiet cottage life. While we're on the subject, these wake boats that come with the Toronto folks are absolutely wreaking havoc with our shorelines. It's VERY frustrating for those of us who were raised to respect the natural beauty of cottage country.
We find that the properties that have been used as short term rentals in our vicinity have not been as problematic or disturbing as the behaviors of some owners and their family members. Education and awareness programs that target all those who occupy our shorelines and use our waterways would be far more beneficial than an onerous and expensive regulatory system.
<u>Great initiative. Please engage the community beyond simple surveys.</u>
<u>If no outright ban, please look into what other municipalities have done. Kelowna is an example.</u>
<u>If Haliburton does not restrict Str's, I will sell my property and leave the area.</u>
<u>My over riding concern Re short term Re taps is use by people who come to party and have no regard for the local community.</u>
Education and owners need to supply all the proper soaps cleaners.. etc.
<u>As a property owner that does not rent I should NOT bear any costs associated with those that choose to rent.</u>
This is an urgent matter that is driving full time residents from the community. We need actions that punish bad apples and that can be enforced particularly around noise and loud music.
<u>Yes look to other municipalities to see how they have dealt with it. Eg., muskoka</u>
What other Business other than STR's, runs without regulation and paying taxes?
If I wanted to live or vacation beside a hotel/Inn/marina I would have purchased beside a property beside one and not paid as much. I purchased among single family residential seasonal homes for the serenity that comes with low density accommodation and the sense of community that comes from knowing your neighbours.
Higher site usage is a higher strain on the septic system, wildlife and neighbours.
Example: if a working single family owns the cottage, they might use it for a maximum of their vacation (3 or 4 weeks) plus most weekends which is less than 50% of the time. Since the know who their neighbours are, they have a degree of respect for them and over time adjust their behaviour to be accommodating. If they have a dog, the wildlife is only displaced for half the time or less. The phosphate loading on the lake water is 50% less than if it was a STR with perfect guests. In most situations, not every weekend is a party and there is a very high probability that the room utilization is less than 100%.
The entire premise of a STR is that the site is "under utilized ". This under-utilization is exactly what makes most cottage lake areas tranquil, quiet and a sanctuary.
Qualifications for STR - zoning & taxes as Commercial, building site at full 100'/30m setback. Building/property zoned for four season/ permanent home occupancy. Annual fire and septic inspection (with pump out) and incident reporting system for any plumbing service calls like frozen lines. 24/7/365 municipal reporting system for disturbances. Bond with municipalities for call-outs. Proof of insurance. 24/7/365 call # for landlord or site supervisor.
STR also make seasonal property values higher which makes non waterfront properties more expensive which reduces the amount of affordable housing which displace lower income permanent residents.
This is a serious problem. Most property owners do not STR their properties. They have a significant investment in their property, pay significant taxes, and have a responsibility to their community. This is not true for STRs. They have no skin in the game and some only want a party. Property owners, who are the majority, are entitled to enjoy their property in the tradition of the Dysart natural wilderness experience.
STR allow the right kind of visitor to enjoy what we enjoy. But there has to be oversight otherwise it could become unmanageable and untenable for the cottage owners who live there
Wish it weren't happening but I cannot turn back the clock. Obviously, everyone is looking to make money as their primary reason to be involved in STRs. That is not necessarily a good way to maintain Dysart. So instead, really limit the number of STRs so they don't take over daily life in Dysart. Let everyone go over to Muskoka - it is no longer cottage country but another small city.

I have heard some real horror stories about short-term rentals. To my knowledge, our neighbours who have a short-term rental, seem to have some control over people they rent to. At least this seems to be the case when we are there, which unfortunately is only part of the summer. Who knows what happens when there's no one at our property though?
Owners may at times find a str a needed benefit but it should not be turned into a primary business . <u>What is the definition of str before it becomes long term?</u>
Seasonal owners like myself are more likely to bring the things I need for a weekend from home. Renters are far more likely to make multiple trips into town for groceries, supplies, restaurants, tourist attractions etc and be a big benefit to the local economy.
<u>As a long time owner, we almost never visit tourist attractions like Haliburton forest or Sir Sam's, but nearly all of our renters do.</u>
Capacity limits are the biggest concern re septic, lake health, garbage; but people should be able to rent their cottages in a safe and considerate manner if they so choose.
Save our Lakes
Any one who rentst property out should be paying additional fees for taxes or municipal services
STR's are out of control. They facilitate significant tax evasion, which speaks to the hurdle of identifying the owner/operators to seek fees from them. This is an underground endeavour. STR's also promote fractious neighbourly relations, damage the environment and jeopardize water safety, while materially ruining the lawful enjoyment of surrounding properties. This isn't right. Please do something! Thank you for allowing our input. Much appreciated!
We feel that there is far too much impact on the lake when cottages are continually being rented to the lake roads etc. A two or three bedroom cottage septic for a family cottage were not built for constant use by 10 people It is not fair to the local resorts that everyone is turning cottages into mini resorts and taking business from them. Why should a none renting cottage owner pay the same property taxes as someone who is using there property as a business income property? If we wanted cottage beside or across the lake from a resort we would have purchased our property beside one!
STR's have grown much more prevalent over the past few years, especially with Covid. People should not be running a fulltime commercial enterprise in an area property owners use for personal recreation and relaxation. The adverse environmental impact is potentially much greater than what the pending shoreline conservation bylaw might mitigate. Overused, undersized septic systems misused every week by people who have no invested concern for our lakes is what we get from the full time STR properties. Please take quick action to really do something important to preserve our great county.
STR have existed as long as there have been cottages and vacation properties. With the cost of these properties increasing so dramatically, they are now out of reach of many but through rental opportunity remain accessible to a wider group of people. Our family cottage has been available for rent via AirBNB through the pandemic. We are strict about the number of guests and we inform our neighbours when we are expecting renters onsite. AirBNB allows us to view the rental history and feedback from previous rentals for our guests before we agree to rent to them. To date we have had wonderful experiences. The rentals help us maintain our property and give other families a chance to enjoy the beauty of Ontario's north. We've had some remarkably touching letters of thanks from our guests, who have celebrated family milestones at our cottage, enjoyed an escape from urban life, the pandemic and other stressors. We were renters before we decided to buy. Renting allowed us to search for the cottage community that suited our family, while enjoying some wonderful family holidays. I've seen owners on our lake engage in many of the bad behaviours listed in this survey. It is not appropriate to attribute these exclusively to STR and unrealistic to expect restricting STR to cure these issues. Education is key to managing this issue/concern. Bad apples will simply find a way around regulations and restrictions and create barriers to nature lovers and responsible renters and property owners. Thanks for taking the time to read this. I hope whatever action is taken on this issue will not restrict honest, caring people from enjoying all that we have in our Cottage country and allow property owners to continue to have autonomy to manage their own properties.
Education sounds good but experience in our neighbourhood suggests that short-term rental owners do not care about the lake and will not respond to education.
Municipalities should be able to suspend the license of a STR for a month or two when a specific number of complaints are received.
Make people accountable for their actions!!
I believe the short term rentals in this area have gotten out of hand. Some people have 3-4 or more air b&b. But there are young families without rental options. There are a lack of workers in this area as there is nowhere for them to stay!
Contributes to real estate speculation
More pressure on environment and roads
As a responsible STR owner we feel unfairly targeted. We purchased our cottage specifically in Haliburton as we LOVE the area. It is where we want to be and raise our children loving as we did. We rent our cottage to help maintain the cost as we are a young couple with small children and it has made it possible to afford it. We try our best to have guests that are respectful of the lake and the environment. We employ many local businesses and people to help us run the cottage when we aren't there. Our guests use the local restaurants and shops as well as local tourism spots and we bring in revenues to the community. There are many responsible STR owners and feel that limiting our ability to rent our property means we would have to sell and lose our dream of being cottage owners.
<u>When ever a rental is the primary use for the dwelling then it should be taxed accordingly, so if the rental is for greater than two weeks in a month then it is a business</u>
I think they are important for tourists to enjoy this area - as an economy that needs tourism for jobs, we shouldn't be so against people coming in to enjoy the area respectfully.
Yes WE I have been on the lake since 1968
<div></div> any time and I will provide specific examples
I am adamantly opposed to STR's as I have witnessed their almost always negative impact
I think this survey is poorly written and misleading. It assumes the responder has issues and doesn't allow for unbiased answers.
The environmental damage caused by STR as they become increasingly popular will be significant and very hard and costly to repair, if at all possible. It is really not in the interest of permanent residents to allow this to happen, just enriching seasonal residents or investors in rental accomodation. Please keep Haliburton beautiful and healthy!
Primary resident or family use cottagers have a vested interest in their lake and neighbours. Cottage rental property owners and renters do not.
STR brings income to the county, we need the tourism
We have to protect our lakes and forests. People who rent do not respect the lake and the forest as owners do.
We have 2 part time Air BnB's 3 & 4 cottages away and one full time further along our private road. Noise & fires have been an issue with some renters. Several renters not equipped for winter road conditions and cars have ended up in ditch and/or blocking road
I support strict codes of conduct that are enforceable. Owners need to respond to neighbour complaints about renters. Fines need to be levied on the owners for irresponsible renters which would encourage owners to vet their prospective renters more diligently. . There should be a standard contract issued by the municipality that are signed by both owner and renters.
With the current high prices of taxes and properties WE DO NOT NEED THE EXPENSE OF A NEW REGULATORY BODY. Property owners should rent through a recognized cottage rental agency (eg Kennisis Cottage Rentals) and should have the right to rent as often as they please.
<u>Understand the economic benefits of STR's prior to developing regulations, fees and enforcement strategies.</u>
The Airbnb next door has destroyed the pleasure we have taken in our property since 1981. We have worked hard to make it our dream home. We have worked hard in our lake association to keep our small lake wonderful. The Airbnbs on our lake have changed the environment to the negative.
<u>Should not allow shorter than 7 day rentals and only allow as many people as the septic system can handle.</u>
This is a tricky issue for the municipality. I don't think that property owners using their properties for their own use should have to contribute to the costs of any kind of enforcement programs for rental properties. Tax should be applied to property owners with strident expectations and required deposits for renters who abuse the rules but am not sure how this can be monitored.
you are all making this way too complicated. Simply put a minimum rental period and enforce it..
No, thanks
Many people assume that renters are the issue with regards to the concerns listed but it can also be owners/their guests/ or both. Do we have statistics on complaints and issues to determine the source of the "infraction" - STR or other? We should collect hard data before trying to rectify a non issue.
Really the owner just needs to set guidelines and be sure the renters abide by that.
I do not believe that properties should operate for the sole purpose of STRs. It takes away from long term rentals and adds to the housing crisis. The occasional rental by families is fine. The local Haliburton rental agencies do a great job of screening rentals ( All -Season Cottage rentals, WRG, Kennisis Rentals and Redstone rentals etc) . It is Airbnb and VRBO etc. that are the problems.
I think this is a critically important issue for the community - and we need to "get it right". That is why in the final two questions - I indicate the cost of getting it right should be borne by both the STR operators, as well as the larger community through general taxation. We will all benefit by strong action on this matter - and I am very much in favour of ensuring the municipal authorities have all the revenues necessary to implement the measures needed to deal with this.
While I understand the desire to attract more tourism and visitors to the wonderful Haliburton area, it just needs to be done with control. To maintain the road safety, the beauty of the lakes, the health of the environment, and respect for full time and active seasonal owners.
I am not against the homeowner having the ability to rent, but there does need to be enforcement of rules (especially bonfires) and there needs to be a limit on the allowable number of days per year one can rent.
The cost of any STR regulation program should be borne by those who directly benefit, not taxpayers at large.
Like everything issue any program will only be as good as the enforcement of potential controls and bylaws
We don't have a great problem at our lake also you cannot tell an owner what he can or cannot with their property as long as common sense rules are met

<p>As long as guests are respectful and do not endanger my life, their life or anyone other, I would not be concerned. I've witnessed overfishing and dumping of fish guts which end up on my shoreline, huge bonfires under trees which could easily catch fire and burn us all out and target practice in residential lake properties. Every year lost city dogs wander on my property and my dogs aren't happy with that. Then I have to 'find' the owners. Boating or fishing near my waterline is also concerning.</p> <p>We all benefit from str- enjoying and experiencing different parts of Ontario - creates jobs, revenue- should be approached with a holistic view not against one or the other</p>
<p>Firstly, thank you very much for offering this survey. I'm seeing this issue from the standpoint of a cottage owner who does not rent, but I have seen a massive spike in short-term rentals on the very small lake I own a cottage on. I believe that the number of short-term rental properties should be limited on this and other lakes. There is a "critical mass" issue at play here, with the health of lakes, waterways and wildlife at serious risk. There are simply more people at all times on lakes due to short-term rental properties. As for the question above, does anyone really believe that everyone should be taxed for people taking advantage of the income derived from their STRs??</p> <p>I know that STRs are most likely here to stay, but I offer a suggestion whereby an application must be made to the municipality to offer and STR. Given the "critical mass" issue, the municipality could offer rolling approvals. For example, cottage A, B and C can offer STRs in 2023. Cottages D, E and F can offer STRs in 2024, etc.</p>
<p>I have seen water quality degrade every August in our bay due to a former rental property's inadequate septic system. We bought that property and demolished the cottage. We no longer have algae blooms in August. Septic system monitoring and compliance are extremely important to lake water quality in general and need to be monitored extremely closely for rental properties as unaware renters often overwhelm and or miss use the septic systems through ignorance.</p> <p>We are on the verge of selling our "dream cottage" because of the constant rentals all around us. This year, we've adopted the "If you can't beat them, join them" attitude but would be more than happy to never rent our place if proper (and enforceable) restrictions were put in place.</p> <p>This topic is a difficult one where everyone has an opinion while considering their personal and close experience. It is understandable that some people may have concerns. However, it is critical for Haliburton county to look at it from a global and balance standpoint with limited bias. If not, the economic impact could be important and attractiveness of the region be lost. This is my humble opinion, but as I love Haliburton region, I would like to continue visiting a growing and healthy community.</p> <p>None. We have no objection</p> <p>The only regulation that is needed for SRT is that the responsibility rest solely with the owner to ensure existing regulations are adhered to &amp; that rental agents or owners inform &amp; educate tenants before any rental occupancy takes place!</p> <p><u>We don't need licensing, more regulations nor Rental Caps! Just enforce the regulations with the property owners!</u></p> <p><u>Str's can be ok with respect.</u></p> <p>STRs provide a huge boost to the local economy so why should the owners providing the lifeblood be charged - everyone benefits when rented responsibly even those who don't rent out?</p> <p><u>More local income via trickle down economics provide more money for local governments to fund better services for everyone.</u></p> <p>It should not be residents job to police unregulated and unsuitable businesses that pop up in our community, yet that is exactly what is happening and will continue to happen as the municipality lacks the capacity to properly enforce rules and reacts at best long after the problem has occurred. It is not sustainable to have these businesses proliferating in our communities and expect neighbours to sacrifice the enjoyment of their properties for the sake of someone else's profit or vague and unsubstantiated benefits to the County (what studies has Haliburton County independently undertaken on the benefits of short term rentals? Answer: none). Cottages should not become businesses. The questions in this survey make it very clear that Haliburton County doesn't understand the issues these things are causing and wants to see them continue. Very disappointing to see so many highly biased questions where we are expected to select the "least worst" option</p> <p>I don't think the community should "profit" from fees. I also think the fees, if implemented, should be according to property size etc... a small cottage bunkie that rents for much less to much less people should not be charged the same as these very large lakefront properties that rent for large amounts and are primarily used for rentals. Owners should be more responsible for the renters actions while on their property. ie proper garbage disposal fireworks and fire rules regulations noise and animal control.</p>
<p>This should be at the owners discretion</p> <p><u>Allowing tenants to enjoy the use of the premises and adhere to the rules and regulations</u></p> <p>We have lost the enjoyment of our paradise on the lake. We are now between two businesses with absentee landlords. We have picked up garbage from around the area..have gone through it to see where it came from, and in fact called the renters. People have rented out their properties during the covid lockdown, which was illegal. We called and complained, but nothing is done. We have no way to enforce the rules. The biggest concern for us is the health of our lake. We had a well drilled last year specifically because of the rental issue. Overuse of the septic by more numbers of "guests" in these rentals is bound to impact the lake. The owners have paid a ridiculous price for the property and in order to recoup the money charge high rental fees. This in turn makes it affordable only for multiple groups to rent. In the end...this is causing housing prices to soar and put it out of touch for locals. Something has to be done..More bylaw officers handing out stiff fines..that in turn will pay for the extra officers.</p>
<p>As long as short term renters are respectful of the environmental issues and concerns there should be no limits as to why they are not allowed. Many people can't afford a Cottage and allows them and their families to enjoy our lake. It is much better than a Cottage sitting there being unused. The money the renters bring also stimulate the economy and bring up our property values.</p> <p>Over 90 percent of the boating issues on my lake are caused by renters. They don't know/care about the lake/ shoreline issues and have no long term vested interest in the lakes eco system.</p> <p>STR's have greatly diminished the enjoyment of our property. We have been in the area for 60+ years and strangers have zero regard for others.</p> <p>please remember. most of us didn't sign on for short term rental when we invested in Haliburton. i already hear neighbors complaining enough to sell after decades being on the lake.</p> <p>Take action soon unless you want your community turned into an impersonal hotel, where the 'vacations' respect you less..</p>
<p><u>I really don't think we need to regulate to death but enforcement of the fire and noise codes should be enforced</u></p> <p>I rent my property in the summer through a recognized agency who does vet their guests. There have been no complaints by my neighbours. I check on the property weekly. I support that type of standard in short-term rentals.</p> <p>This survey was geared to property owners. Business owners/operators may have different responses. As an operator, I appreciate the availability of STRs to help provide short term housing that is critically needed for new and/or temporary employees.</p> <p>Look at how many rentals happened during the Pandemic when actual businesses were shut down. There was no concern for the Community. They are only in it for the money and won't really care about the results of inspections or complaints. It will be almost impossible to police or enforce.</p> <p>STRs are a necessary. There is inadequate enforcement of the existing by-laws (for seasonal cottagers, full time residents as well as STRs)</p> <p><u>We want people to come and experience our beautiful county. Why do we continually find ways to keep people out.</u></p> <p>My concern is too many people on a single property. This puts excessive strain on the septic system and the environment. Renters need to be educated about use of the lake e.g. boating etiquette, what not to put in the lake e.g. shampoo.</p> <p>Is additional regulation and taxes/fees looking to fix a problem that doesn't exist? I'm concerned about county wide fees, where we wouldn't ever use the services in private Harcourt Park.</p> <p><u>For background, we rent out a few weeks in the summer to help cover our taxes.</u></p> <p>Dollars speak volumes and if STR owners continually have complaints about their guests they should be financially penalized. Enforcement is critical to ensure STRs do not become a big problem.</p> <p><u>There are going to be bad apples in every bag. the rental agent or owner can screen the renters to be families and not just party animals.</u></p> <p>I think limiting short term rentals is absurd and will really drive down the real estate market and economy in the area. We bought the property after renting in the area for over 10 years. Had it not been for this opportunity to rent we would have never ended up purchasing here.</p> <p><u>Would be nice to have more survey opportunities for input on other concerns ie building/construction, lake health, waste management etc</u></p> <p>I think that there is an opportunity here to improve upon the current status quo and I don't think that we should fear making a change for the sake of not getting it perfect as any solution with so many variables is likely to be perfect. I would implore the township/county to take their best attempt in a timely manner and adjust as they see the unintended consequences play out.</p> <p>An imperfect solution today can be better than the perfect solution in 10 years from now.</p>
<p>We also know that the timing could be almost perfect as inflation will have to drive the municipalities mill rates up at least 10% in order to make up for the near term shortfalls and I think that the additional taxes (maybe on par with that of a similar commercial cottage rental in terms of mill rate) from SRT properties may equal out and would therefore allow the residential rate to remain unchanged which would undoubtedly help the vulnerable people of our community on fixed incomes.</p> <p><u>Good luck getting this sorted out.</u></p> <p>The start up of a luxury rental in our cottage area on Redstone has completely ruined our enjoyment of our property. Stray dogs, trespassing, noise, overloaded septic, fireworks lit from the deck outside of fireworks date creating fire hazards, drunk boating, animals attracted to grills not cleaned after use and garbage. Road committee concerned about renters unused to cottage road and liability for accidents. Rental cottages ruin the lake for everyone except the absentee landlords who are just laughing at us all the way to the bank.</p>
<p>could end up like the city where accomodation is rented out continuously for profit only .with no consideration to permanent residents.</p> <p><u>Will devalue nearby properties</u></p> <p>If STR fees are to be established, I would like to understand how those fees are spent and in what way would they actually address concerns. I doubt fees would deter full time rental properties. In fact they are more likely to hurt the homeowners who are just renting for a few weeks to help maintain their property and/or pay bills.</p>



<p>I know two single women and several couples who have left lake communities because STRs are making them feel unsafe. Not everything needs to be commoditized. STRs are driving up prices, reducing housing availability, terrorizing domestic and wild animals, hurting lake health, exposing residents to unpredictable and hostile behaviour ON THEIR OWN PROPERTIES.</p>
<p>How about, instead of trying to figure out how to appease those who demand the right to turn us into a giant resort, Council focuses itself on protecting the property rights of its residents: the rights to quiet enjoyment, safety, environmental health, etc. How about asking people to rank 'making money' and see who puts that ahead of safety, long term sustainability, quiet enjoyment, and the wonderful feeling of knowing people, knowing your community.</p>
<p>Please do not allow our lakes to become <u>income generating overcrowded places for people to party at the expense of owners</u>.</p>
<p>The survey needs to be re-done regularly and include discussion on financial penalties to pay back the other cottage owners and to fund the by-law positions etc. So that is self-funding by renters. <u>So account for revenue from fees and expenses as a separate fund to monitor.</u></p>
<p>It's a major concern for those who have invested to reside on lakes in the community. Those who have made this community home and wish to have a safe and enjoyable experience. Short-term rental is for party-time and can be extremely unpleasant for homes surrounding the rental unit when the rental managers/owners do not effectively manage the volume or activities at <u>the rental unit.</u></p>
<p>Require all STR to be registered will help making purchasing decisions as well as new owners will be required to pay/ register their property as a STR, public knowledge may help keep <u>property owners more responsible.</u></p>
<p>There are many STRs that the county will never know about. People are purchasing cottages or building monster cottages solely for renting to family members and friends and they will never get licenced. From first hand experience I have seen renters stay for a few days then a different group come. During a 1 week period there could be 4 or 5 different cars arriving. The "family" is using it is the reason people get but sometimes a renter calls it a rental. Full time residents and other tax paying seasonal residents should not have their enjoyment of their property compromised by others only trying to get income.</p>
<p>Please ban any places that are only used as SRT's. This would get rid of most issues associated with str's. Any absent owners would have to sell their cottages they don't use themselves if they can't run them as the business they intended. They str problems would be solved with no further regulations required. I am fine with occasional rental up to 30 days per year. Anything past that would need to be controlled with strict regulation and oversight as any hotel/ accommodation business would. These places should be licensed and there should be fines <u>or loss of license if there are too many complaints/issues.</u></p>
<p><u>I don't think they should be regulated. We have enough regulations to enforce noise and septic issues</u></p>
<p>We live on a small lake &amp; within the last 2 years the properties on either side were purchased way above asking by city folks who have no idea of owning in these environments. Their sole purpose was to run a business. One of them has rented continuously now without interruption for the last 10 months. Because there are no regulations it comes to other property owners to call police, municipal staff etc. This is not right &amp; basically an abdication of the municipality to do what is required. We have owned property in Haliburton for 40 years, have many friends here &amp; we all talk - it is a huge problem. Do not take my word for it ask councillors. We are looking to move to areas where this is regulated &amp; there are many communities that have had the courage to do what is right. Guarantee that anyone who is for the status quo has a vested interest. Thanks for the opportunity.</p>
<p>There needs to be regulations and policy regarding STRs implemented immediately. STRs have been going on for so long and it has gotten far more common for cottage owners to run it as <u>businesses with no regard to other cottagers.</u></p>
<p>For full time rentals and close to full time rentals. Some new cottages are paying mortgages with the proceeds of almost full time rental There needs to be an enforcement mechanism which penalizes owners so they are more invested to control the rental property better. <u>Cottage owners who rent occasionally are friends and neighbours and are more likely to control it better.</u></p>
<p>The biggest detriment to our lake's health is over taxing the septic system capacity. It is hard to control the number of guests, even for the owner. Because of this any owner using STR should be required to have a septic that has the capacity to handle a 5 bedroom home. <u>My water front is experiencing weed growth because of too many guests for the septic's capacity</u></p>
<p>I can appreciate both sides of this argument; on one hand, we have a well established tourism industry with B&amp;B's, lodges, resorts, etc. and I do not wish to pull business away from these businesses (of which we are one) when we take great care to educate the customer as to the area and how to respect this environment and township, etc. However, as a young professional (early 30s) the financial struggles of young professionals and others who are required to have more than one job in order to have financial success is also a strong factor. Some may only be able to afford a house in this market because they will bring in additional revenue through a venture like this and that should be acknowledged. However, regulations and accountability must be put in place. If a residence is only used as a STR, why then should it not be required to be zoned commercial or something similar to other businesses? I would also like to see the data that back's up the claims that STR guests are nuisances or cause greater disturbances than other tourism customers. So much of this survey is based on word-of-mouth or recollections - I would like to see data if at all possible.</p>
<p><u>Thank you for the opportunity to complete a survey.</u></p>
<p>It has been suggested that the County is supportive of STRs because they bring people in and will be economically advantageous. Newsflash - these people spend so much money on the rental they don't want to leave. <u>They might spend a little locally for groceries and liquor but they mostly bring what they need with them.</u></p>
<p>After residing in both Highlands East and Hastings Highlands on waterfront properties the last ten years our experience with STRs has been extremely negative. I believe townships and elected officials need to take a far more active approach in education, inspection, regulation, and taxation of STRs. After paying thousands of dollars in permits the last ten years it has been very disheartening to welcome new neighbours in both townships who greet me with aggressive plans to turn their lakefront properties into STRs. And find out the plans to construct illegal outbuildings, waste water systems, interior renovations and decks and docks with no consideration to the impact on the lake or the responsibility of permitting. I do not understand why property inspections are not done at point of sale. The seller be charged for any illegal development and going forward have a real description of said property. Hospitality tax to handle influx of traffic, garbage, inspections <u>education. There are hundreds of thousands of tax dollars out there go and collect it</u></p>
<p>Security concern as well as <u>Environmental issues</u></p>
<p>the tax component does not really do much for the private landowners. We need some relief towards our private roads and our extra costs of having this. I do not mind someone renting their <u>cottage a few times a year but if it is a business the answer is no.</u></p>
<p>Very strict regulations should be enforced. <u>When people are unaware of how to live on a lake it can do serious damage to the lake.</u></p>
<p><u>STR regulations benefit all members of the community and the costs should be shared on that basis.</u></p>
<p>we have also considered short term rental for our cottage to help carry the costs, but have yet to do so, and believe that there is a way to do it that works for us and our neighbours, and our lake. We have shared our cottage with family and friends who ARE respectful, so it should work with paying strangers as well. We are very interested in the results of this initiative, thank <u>you for undertaking it!</u></p>
<p>The issues you have identified are not specific to STR only. We have been cottages in Harcourt Park for over 30 years and now live here full time. We have seen many changes over that time. Issues of boat wakes, garbage, junk on property and noise are more likely on properties not rented ( ie owners issue) rather than properties that are rented. We have seen an increase in use of the cottages and traffic on the roads and on the water. Covid has also contributed to this increase over the last few years. More young families are purchasing and using the <u>properties more. I don't agree with regulating STRs, but do agree with protecting our environment.</u></p>
<p>STR, drive a lot of the new development and economy. Making it hard to rent or adding extra fees will have a negative effect on the development of the community as well as the income for <u>many who rely on tourists.</u></p>
<p>The abundance of STRs is becoming an existential threat to the Haliburton County we love. At the moment, the County is a place where we know our neighbours (be they seasonal or full-time). These neighbours have a stake in the wellbeing of the community. Allowing people to purchase properties on our lakes simply as investments destroys that.</p>
<p>STR investment properties are contributing to the rise in house prices, which is pricing out people who live here full time - people who are needed to service this community, people who were born and raised here.</p>
<p>Ideally, I would ban STRs of all types. However, I recognize that cottage rentals have been happening here for a long time. If we are going to allow them, they need to be limited in several ways: number of permitted rentals per lake/area, number of weeks per year, managed through regulated agencies, with proper fees that allow robust enforcement.</p>
<p>At the end of the day, we have to ask ourselves: what is important - money or community wellbeing? You'll hear people arguing that STRs generate much-needed revenue for our community. That validity of that is up for debate (owners who live in Toronto, renters who bring everything they need from Toronto.) Instead, maybe we should focus on happiness, on wellbeing.</p>
<p>Let's be brave and encourage the kind of community we want to live in.</p>

Stick To enforcing existing bylaws first. There is ample work to be done there. Just take shorelines as an example.. and
Spell your survey if you want to get taken seriously.
.
.
Stopping str would be bad for the local economy. These people buy things from local shops, use restaurants, buy gas etc.
<u>I think you would see some of these places struggle or shut down if they were stopped.</u>
Anyone we know including ourselves who live beside an Airbnb suffer greatly and no longer have quiet enjoyment of our properties and the county and municipal authorities don't care.
<u>Someone needs to do something about it and care</u>
Yes, this is our properties that we pay for and OWN and pay taxes on. The county does not owe it. Maybe we should rent our cottages from the county with all the restrictions they are putting on everything. It is getting out of hand. Etiquette of rentals are on the owners and renters and if there are issues with neighbors then that should be addressed as appropriate.
<u>I'm fully opposed to any rentals where a property owner only purchased the property to rent it out. It's ruining the lake.</u>
Some of these questions are a bit difficult to answer due to the wording. Have lived on a lake for decades and seen a lot of rentals. Years ago I rented cottages for my vacation as well as rented out my home. Most people are respectful and as mentioned above things I have seen are often the cottage owners themselves. Only once did we have an issue with renters and called the agency to advise to avoid bylaw. It's up to property owners to educate their tenants as well as be diligent about the number of people etc
Not all STR are bad. If there are any issues (STR or a property owner or guest) should be dealt with on an individual basis. There are already mechanisms in place with by-laws and police.
<u>Deal with repeat offenders and not taxing all STR. Are there data points to indicate that STR is an issue and what are they?</u>
<u>STR'S CONTRIBUTE TO COMMUNITY INSTABILITY AND ANIMOSITY..THIS IS ESPECIALLY TRUE WHEN THE STR OWNER DOES NOT BELONG TO THE LOCAL COMMUNITY ASSOCIATION NOR CONTRIBUTES TO THE GROUP'S ANNUAL COSTS FOR ROAD MAINTAINANCE.</u>
STR's have ruined my cottage experience for many weekends. Very frustrated with the lack of action or a sense of urgency from the municipality. Councilors voting on this issue should be required to declare a conflict of interest in the currently own rental property
It's really unfair to own a property... my home.. and on beautiful days by the water.
Its noisy and or busy at any time day or night. The disregard (intentionally or by i don't know or care...) for our lakes and shorelines. The summer is our time too.. to sit by the lake or on the deck... or working in the gardens...canoeing etc etc...
<u>Too bad for us ...making money is more important.... than the quiet enjoyment we have had and should expect at home for years.</u>
<u>Please stop STRs. Please.</u>
<u>This issue is concerning for families who have owned properties for many years as it may abruptly change the ambience they have enjoyed.</u>
<u>Good luck! Opening the door to this topic is akin to entering a hornet's nest — some degree of tension and aggravation is inevitable!</u>
Thanks for taking on this challenging topic. I want as many people to enjoy our beautiful lakes but like me they have to follow the rules. Both on the water and in the cottage.
We have had a loud, noisy property get established recently which has disturbed all of the long-time seasonal residents on our quiet Redstone Lake bay, with bright lighting shining onto other properties, loud parties, unsafe fireworks and unlawful motor boat operation which disturbed docks and made it unsafe for swimming. Three more very large establishments were under construction last year and we are concerned about what will be going on there if they are STRs.
We have cottage neighbours that rent out their place a couple of times a season to family or friends, always quiet and very respectful. It seems to be the people that rent out via a Rental Agency that cause most of the issues, they should be taxed accordingly.
Although I have not been personally impacted by noisy, disrespectful renters, I do hear about it frequently from friends in the area. It seriously disrupts the lives of year round residents who chose to live here for the peace and serenity of living close to nature.
While I realize the past two years have been difficult for everyone, they have really highlighted many of the issues with STR's as they have amplified them by 100. From May to October, it's become a real challenge to live here.
It is super important that the municipality take action on this. Status quo is not acceptable or appropriate. As a start why not license short term rentals and limit the number of people allowed at any rental at any given time. Use the septic size as the gauge for this number.
this is a very one sided survey, very much leading questions and very little opportunity to support short term rentals. very leading. short term rentals have been a positive to our community for decades. introduces so many people to our area. allows people to buy here, they almost always renovate using local contractors etc. allows sellers to capture the best market value as they head into retirement. year round people have noise as well and we have rules in place.
<u>We have had noise problems, renters trespassing on our property, renters needing to be rescued on the lake not knowing how to operate a boat, dogs barking.</u>
Complaints from property owners about renters should be handled promptly, also some permanent cottage owners abuse many of the proposed regulations there should be enforcement of the appropriate by laws
Not all questions in survey apply to my particular circumstances at this time. Things can always change and I have therefore based my answers on the what ifs.
<u>PLEASE HELP us regular cottage folks to continue to enjoy and respect cottage living.</u>
<u>WORRIED ABOUT RENTALS IN NONCONFORMING HOUSING AND LACK OF ROAD ACCESSIBILITY. HAVE SEEN SEVERAL CARS STUCK IN SNOW.</u>
We need to be cautious as to not turn away future property owners. Many who do STR's do it simply to help pay for their taxes, renovations, etc. and also use the property themselves. It helps make the purchase more affordable.
Thank you for sending this out I think it's important to nip this in the butt while we can
<u>My main concern is the overloading of a septic system and the effect of that on the lake.</u>
Thanks for giving us a chance to express our views.
<u>I'm now going out to pick up beer and liquor cans from the roadside pitched there over the winter.</u>
Renting a cottage, given the high cost of buying, is the only viable option for many people. Properties which are subject to enforceable rules and inspections are tools which weed out disrespectful renters. Since the property next to mine has been used as a rental for almost the entire term of its new ownership, I take a dim view of full time rentals for profit purposes.
<u>Please get a better handle on STR and license and tax this cottage owners.</u>
<u>These should only be allowed at licensed settings with regular inspections</u>
<u>STR's have to be regulated to ensure the properties are used appropriately and standards are kept high so as not to impact negatively on their neighbours.</u>
Business throughout the county rely on the income that is created by the people who stay in STR making it less profitable or too hard will stop people from creating them costing the county more in the long run. We are not the only cottage country in Ontario tourists will find somewhere else to go if we don't what they need to come here
I think that the licensing process should include information on GST/HST numbers to ensure that owners are paying their fair share of taxes.
Zoning of properties should be considered. Full time rental properties should be taxed differently.
The number of licenses should be limited as rental properties in an area might reduce the values of neighbouring properties.
In other successful jurisdictions there is a "responsible person" whose number is available to be contacted for issues. They usually must respond to issues within a certain time period.
Failure to respond leads to penalties including a potential loss of license. Onus is on those benefitting from rentals rather than municipal by-law staff.
Inspections to ensure that fire safety, septic capacity, electrical codes, etc must be mandatory. Government has a duty of care to ensure that residents and visitors are safe.
It will be difficult to differentiate the cottager that rents for a few weeks to acquaintances and full-time businesses. Unfortunately, we live in a new world and we have to deal with the common good.
Regular reviews, "point system" should be implemented to determine who are responsible licensees to determine if they are allowed to keep their license or renew their license. A competitive environment with rules and a limited number of licenses will encourage good management.
Licenses/accommodation fees should finance the whole program
STRs are not always the problem. We vet our renters carefully. We have had zero complaints about our rental from our neighbors but our renters have complained about our year-round neighbors dogs barking incessantly.
<u>Strongly opposed to permitting STR in any form</u>
Balanced approach is beneficial to STRs and the amount allowed to be rented out. Education of lake, noise, programs are a must for visitors to maintain and elevate our community vs eroding it
I believe this to be a non-issue. What individuals do with their own property should be no business of others or the government as long as they are not breaking any provincial, municipal, or federal laws.
Thank you for caring and asking for our opinions. Fingers crossed for a better cottage season.
Guests are welcomed..renters are not
<b>REGULATIONS CANNOT COME SOON ENOUGH!!!</b>

Start off with a registry to determine the impact on the community, environment, small business for tourism. Yiu May find that you want more owners to do short term rental if it brings more tourism, jobs, into the county.
Waterfront properties have become very expensive to buy, maintain, and cover taxes, and operating costs. Many current owners are either seniors or middle class owners who need to generate some income in order to cover the costs of ownership. Don't over regulate so that full time residents find it difficult to keep living in their homes for the majority of the year.
Education for owners and public renting short term can go a long way to mitigating negative impacts.
Short-term rentals are devastating to affordable housing, Unregulated Behavior brings in a demand for more services sue the city and the opp. It needs to be regulated.
And I believe owners need to be on site to be able to answer for their tenants Behavior
Remove all rental income properties so our locals can live free and easily and be able to have a home to live in
Some of our neighbours who do not rent create an equal number of issues as our neighbours that do rent. Enforcement of all by-laws on all types of properties is warranted. In our experience, the rental properties are better cared for, but at a greater likelihood of having noise complaints.
Please slow this down it's out of control. Partying and non stop rentals when we have invested our life savings is not fair . It's sad . Thanks for listening .
No
Short term rentals have brought many people into our town that otherwise wouldn't have heard of it. Many of which have gone on to relocate to haliburton county. I think our town could benefit from more people living here
Though there are some renters who share similar views to those of us who spend the majority of the time at our lakeside properties, the majority of renters are here for one reason: have a heck of a good time in the short time they are here, regardless of the impact.
I adamantly oppose them, they bring little if any value added to the community as a whole, diminish value and enjoyment for residents and will have long-term negative effects on the environment.
Should not be allowed at all, you have no way of controlling it. The lakes are already being ruined by the ridiculous mansion builders, now that they are too expensive to manage let's rent them out to the transient partiers.
How will enforcement be handled as I am sure staffing would be an issue??
This survey seems very negative towards STRs and ignored any of the benefits. They can be very good for the local economy and small business in the area. I would support regulations on STR if they are not too restrictive and expensive.
Glad this issue is finally going to be addressed .
Thank you for initiating this important project. The municipality should be able to fine people who disrupt the peace of others in this beautiful region.
Please stop short term rentals.
Hoping that county will take this matter very seriously and put some strict rules in place so that other property owners can enjoy their property peacefully.
County needs to progress this str regulation quickly. Don't reinvent the wheel and learn from other municipalities and counties.
Stop meddling in our lives , so sick of all your useless rules and government overreach
Let people rent their own property
Not at the moment.
The longer this consultation and debate process takes, the more problematic this becomes as owners who bought specifically as investments will argue to be grand-parented under existing conditions instead of subject to new by-laws/zoning requirements. The time for action is now as each month/season the problem increases in volume/size. The message needs to get out there through action now - Our lakes are not able to sustain increased pressure from so many additional people on a regular basis, and our infrastructure cannot support these businesses. It should not be up to existing property owners to fund these required additional supports.
PLEASE take action now - let's not turn this into the never-ending process that seems to be a pattern with difficult decisions (ie- shoreline consultation/by-law process... too long!).
The primary concern is that STRs are in areas where people live and reside, seasonally or full time, but where they have expectations of a quiet residential area and neighbourly relations devoid of various forms of legal nuisance that is all too common when residences are used as STRs
The number of and use of STRs increases every year. Action deemed necessary for the future on STRs needs to be happening now.
It is imperative to regulate STR's ASAP and enforce current and future bylaws against renters who ignore them (as is usually the case).
Haliburton is beautiful area that we truly love! Tourism has driven employment opportunities and helped the real estate market. Many of these "owners that do not rent" have benefited substantially financially due to the increased demand for cottages. The cost to purchase a cottage now is out of reach for the vast majority of folks. Why should these people that can't afford a cottage not have the opportunity to rent and enjoy the beauty of Haliburton the same as "the rest." I myself, would not be able to own a cottage without some supplemental income. Owning a cottage and living here in Haliburton is our dream, so we put in the many many man hours and hard work of renting to make this dream a reality some day. Too much regulation is pretty much the detriment of almost any program, where often that money and power is abused. The destruction of our shorelines by "very wealthy cottagers" is sickening. They are allowed to turn this natural beauty into concrete eye sores. This is where you should be focusing your time and energy, they are destroying our lakes!
Fire prevention and environmental protection and conservation are paramount in order to preserve the natural world in Haliburton County.
I do not think they are needed. The people I know that own these are already independently wealthy and are simply being greedy.
Strict rules to follow. Enforce them. Stay off of other property owners property.
I think that higher taxes and monitoring and enforcement of the bylaws should take place
It is important that this issue be tackled as soon as possible. With the growing population of Southern Ontario, on line renting and the movement to spending less time in major centres
Haliburton has to take the time now to determine how to go forward.
Establish a minimum period of time for rental—probably 1 week.
Do not tax us all for the people who are doing a lot of rentals. My family has been cottaging in Haliburton for 70 years. The lake is so much busier now with people who do not know the lake or the rules. Lake is busy all the time. I think only owners who use their own cottage should be allowed to have STR. Foreign or distant owners do not know or understand what needs to be done to maintain healthy lakes. Many have never had a septic system.
Owners should be accountable to report II income at tax time
Annual licensing fee for rentals \$1,000 or more per year, Annual septic inspection, and pump out, limit number of guests using the property, Code of Conduct, Education, Bylaw enforcement. If your using your cottage for rental purposes the landowner /cottage owner should pay higher taxes to the municipality and should be registered as a rental property. Set up a hotline for complaints. Strict rules for fireworks, open air burning, garbage and recycling. Code of Conduct should be established for all of the landowners/cottage owners who rent their properties. Partiers & people with no respect for our beautiful lakes, community, neighbours are not welcome here. Why should landowners/cottage owners generate income from their rental properties with no extra costs. If your generating \$50,000 to \$100,000 per season why should they not pay more to our municipality and be registered with a fee as a rental property whether its done by a rental agency, kiji, VRB, Air B&B. Property owners and cottage landlords who rent their property should not allow trailer or tent camping rentals on their property.
STRs detract from quiet enjoyment of properties. Seasonal rentals are more appropriate for lakeside properties. We have enough issues with owners, who display poor behaviours - why allow renters with even less vested interest in sharing the lakefront.
Thank you for asking
We think short term rentals are for resorts , hotels and not residences.
Short term rentals should not be allowed period.
Our lake health is at risk due to the massive increase of lake use. Fish stocks are down, loon health is at risk and the general peace and quiet of cottage life has been reduced significantly. Let people rent at resorts and campgrounds.
Holdowners account able - many invest in the area- without that few would own cottages which contribute by paying taxes- if stra are not allowed or are too costly we can end up with vacant run down properties-sets help create jobs in the region and drives the economy
I like the idea of short term rentals because it gives families a chance to leave the city and have a vacation at a lake. It also gives people an opportunity to own a property that has supplemental income that possible makes it possible to keep it. It brings new tourists to the area that may never come. I get families coming up and wanting to have a good time but often it's loud with music around the campfire and weekly fireworks. There's not a weekend that goes by during the summer that fireworks aren't being used after midnight. All property owners at some point has guests and things get loud but with rentals it tends to repeat weekly depending on the property. Smaller properties geared towards single families don't generally seem to have the issues. It's more the multi family dwelling/properties. Also burning during fire bans happens and I'm not sure if it's lack of communication from the property owner or the tenant not caring. I think property owners need to be responsible for ensuring it doesn't happen with tenants
Too often short term rentals are used for parties, showers, stag etc. I've seen it first hand. I've heard of properties being left in disgusting condition.
STR is great for the economy and for boosting tourism. It is welcomed!
owners should be able to loan out to family and occasional friends, some cottage rentals are a businesses unto themselves with no regard for long term owners and environmental issues

A clear proposal should be created and set before the members of the municipality for discussion and input before anything is implemented
We need a 24 hour hotline to field noise and safety complaints and a three strike system to weed out the bad actors.
There are enough resorts in the area to support vacationers. People who live year round should not have to worry about who might be coming and going next door or on their road.
STR is destroying our long time cottage owners community. We pay our taxes, obey the law, respect our neighbors and help our community. STR policies should focus on the interests of long time cottage owners, not the interests of investors.
There is absolutely nothing wrong with them in principle. It gives people who might not be able to afford a cottage a chance at the cottage experience. The problem is that not all owners or renters are self-principled. They need to be regulated and the lakes protected or there will be nothing left fit to rent or own.
The majority of people who are renting would be using rental income to help pay for their dream home in a wonderful part of the world, we should not be penalizing them with extra cost and non-value add regulations, we should be working with the lake associations to help educate STRentors and cottage owners alike, to maintain the beautiful nature we have around us
I urge you to impose limits
I don't believe STRs should be allowed in our community.
Please please do something about these air bnb s and STR ! There is not enough rights to the people who live here all year around and have to deal with non stop crap from renters. It's just a cash grab for the owners of the home and they don't care what goes on or really happens because they aren't here they collect the money and don't care about those who live here all around. This whole air bnb/STR has gotten out of hand. There needs to be more laws and consequences for those who are doing str and there isn't. Let's start enforcing rules and regulations and keep nature as it should be not ruined and built up like the cities .
The county should stay out of private ownership
Short term rentals bring a younger crowd to town. They may be a bit noisy and that needs to be enforced. We need to keep in mind that they also spend a lot of money in town!
There should be no costs since regulation is not required. This is another step of government, interference on private property and another tax grab.
I appreciate the chance to comment but please move to decisive action because in the meantime, STRs are popping up everywhere.
Thank for taking on this issue. STRs have been rapidly deteriorating the quality of life of those who want to enjoy and respect the beauty of Haliburton/Dysart et al.
The disrespect on the lake and on the roads is a huge concern, not sure how this can be controlled, but I wish it was, for the environment and safety.
This survey is being extremely biases and asking questions all about what could be potential negatives to STR's, is doesn't outline any of the positives. It also attempts to categorize all STR's to be different then Owners which I believe is an unfair to those that can rent but cant afford to buy.... We have more issues with owners being disrespectful and have never had anything but compliments on those that we choose to rent our property to. This survey though will not bring out those comments, instead it will bring out only the negatives which is unfair to those that use this as an opportunity to visit the cottage country but are unable to afford to purchase.
We purchased on water, in the forest of a healthy eco system. We need to trust others want to maintain this but have currently, no control that is happening. It is happening slowly in front of us, as renters bath in the lake for a "nice experience" and flush waste such as feminine products down the toilet or bacon grease or shoot paint balls or golf balls into our lake "for fun on their vacation" or feed the duck bread because "they are cute" with complete ignorance to their damage and then, drive away Sunday night. It's maddening
I have owned a cottage that I rented out for about 6 weeks a summer, and now that I no longer own it I have rented in the county even though I live here year round. It was a wonderful way to explore another lake and spend time with my children and grandchildren. There is a great benefit to both the owner and renter. I do feel they need to be regulated to prevent people buying cottages as businesses.
In regards to the question "If STRs were to be regulated, what action(s) do you feel should be taken? Check all that apply."
Continuing education will not matter. The ones that don't care about their surroundings will not change their actions.
As per the question "If STRs were to be regulated, how should the costs of doing so be apportioned?" I can't believe that there are even options in these answers for collective taxation or combination so the one who is abusing lake can continue to benefit monetarily.
Thanks for listening and gathering input on this very serious issue. There are times when I feel we should just sell our cottage because what used to be a peaceful and enjoyable connection with nature is now a bustling activity of boaters, loud music, fireworks and more.
Full time or seasonal residents should not be required to support any rental program with higher taxes or fees. The owners who foot their own hills should be rewarded for their respect to their property and long term health of lakes. Rentals operate as business and should be treated as such. Residents who do not rent are not required to pay any fees for local businesses to operate....same concept here. Do not penalize those who love their cottages for those that must rent in order to afford.
No, thank you for this survey.
Minimal regulations or none needed. Better or appropriate enforcement when rental properties are unruly. Our experience is that the rental properties in our area do not cause any impact on the enjoyment of the lake or have a negative impact. Rentals have happened for many years and consistently have no impact on us or our enjoyment of the cottage. Regulations bring on too much of a nanny state and really do not do anything but cause red tape.
The few spoil it for the many. Most owners and renters are good people. Most understand how a septic systems works and how careful one must be. It is those few who have caused the issue. When a place is rented for 6 people and 12 show up. That is when there is no owner on site . AirBnB is an example when there is no owner present to "keep control". We rented many years ago only to people we knew and trusted. There were no issues. And we checked in when they got there and they left.
As I mentioned, many properties I have looked at purchasing are now being used as STRs owned by businesses. You are losing actual long-term socially invested residents to STR occupants/owners who don't care about the county, residents, or environment. I would purchase a seasonal residence or home, but I can't compete with corporate investment companies. I grew up in the county, want to come back, and it is heartbreaking to see it go this way.
The only authority the County should have over STR is maybe a small few hundred dollar per year licensing fee. I have first hand experience with multiple clients who have purchased after using a STR. These clients are the ones spending hundreds of thousands on Landscaping, renovations, local restaurants and shops. Locals aren't spending that kind of money. Our community is thriving right now and a large part of that is the impact of STR. I hear the same complaints from cottage owners who want no boats, no noise, no anything and blame it all on STR. There are many local people who own waterfront from 50 years ago who let their cottage decay, are drunks, play loud music etc. Does the County plan on taking away that persons property or just blaming STR. Haliburton should be thankful the County is doing so well and our businesses are thriving vs trying to stop STR. Need to stop these old school decision makers who have owned their property since the 70's and don't want anyone else to enjoy Haliburton County. I grew up in this town and watched many business go under and many vacant storefronts. Great to see money flowing through the downtown and construction business. Let's focus on embracing money and success in this town vs disparity.
If regulations are enacted, please provide the the staff for enforcement.
The fee structure should be based on a review of the net revenue derived from STRs.
My tax dollars are not to be used for any program to administer anything in relation to STRs.
Leave people alone.
Tell the Karens to mind their own damn business
I believe the majority of renters and property owners are good people. For example, the people I work for work hard to ensure their property is clean, the guests are respectful etc. In saying that, I question the number of people often staying at the property and am concerned about the septic, garbage etc. I have little faith in lower municipalities to effectively manage this issue and to manage the money earned through a licensing or tax program.
Need to nip this in the bud now. I understand used to be folks rented the cottage for a week or two to help pay the taxes or whatever, but appears to be a different family every week at some of these places in our neighbourhood. For the most part these renters are OK, probably because of our distance from the city don't get the real party crowds, get families who truly want the peace and quiet?
It's expensive to own a cottage. STRs help cover the costs.
The SRTs are a great idea and certainly could have monetary benefits to the county in many ways including our businesses .. tourism etc ..
tax the crap out of them
inappropriate behaviour of renters unaware of norms,, is what spoils it for owner/resident
STR s are vital and needed. Everyone in the county benefits from the increased tourism and people and wealth brought by the STR
My own cottage being used by a family in the summer for the week I am away - they will by food, rent a boat from the marina, They will shop in the towns and markets Golf at the local courses go to many different restaurants
We don't need government buricracy and regulation - which will only increase local government spending
Whether I choose to rent out any of my properties is my right as the property owner. Like others, I am a responsible owner and have responsible renters. Adding red tape and additional costs is not a wise use of government resources in my opinion. Lower my property taxes please and reduce the administration and interventions being contemplated or considered.

<p>Your survey is biased toward the option that there would be regulation. I feel that information should be provided to renters to share with their guests to ensure a good experience all around and that this should be shared with lake associations who will be happy to disseminate it. There are very few situations that cannot be resolved by a discussion. Short term rentals provide people who are not able to afford to buy a cottage to have that experience, and for those who wish to buy, a "testing ground" to see if it is reasonable for them. Some of our renters have become purchasers in Haliburton County themselves, and all contribute to the economy by way of purchases, rentals and visits to town, grocery stores, sporting goods stores, marinas, attractions in the area, the Haliburton Forest, and the like.</p>
<p>We don't have much experience with STR but we can understand how a few bad situations can occur and how they could be very unpleasant for the neighbours. The overall economic benefit of STR should not result in the entire practice being prohibited, but instead appropriate controls should be put in place. One idea might be to create prohibitions on offending owners from being able to rent out their properties if their tenants create a problem. this will help to force owners to take more responsibility for their tenants.</p>
<p>Something needs to be done. STR people don't give a damn about mine or any other properties or shorelines. Damage from rental boaters and otherwise poor behavior goes hand in hand with STR's.</p>
<p>I'm sure that there are respectful and mindful STR people, however, a portion are quite the opposite and ruin for everyone including those of us who don't rent.</p>
<p>The majority of the problems originate from properties used solely for income. Owners of these tend to not be concerned about the environment or other people.</p>
<p>I believe short term rentals add to the tourist industry in Haliburton and should be seen that way. People renting cottages eat in restaurants, partake in tourist activities offered in Haliburton, so should not be discouraged.</p>
<p>I didn't answer one question about how it should be regulated as I wasn't sure what each option meant or would look like. Thank you for your efforts.</p>
<p>The rental agencies should also contribute to this. As mentioned in some cases rentals are needed due to the rising cost of ownership, adding more cost will only drive prices higher.</p>
<p>Regulation should call for banning of any kind of rental</p>
<p>find something else to do with our taxes</p>
<p>The increase of short term rentals to groups of families is increasing each year on our lake. Most people are totally fine, but an increasing number have no regards for the noise and disruption they are causing. We have seen appalling behaviour on the water the past 2 summers (young children and parents in watercraft with no lifejackets, jetskier "play" driving at swimmers, jetskiers repeating buzzing up and down the shore just metres from shore with no regards for swimmer or boaters, etc). It is only a matter of time until there is a serious accident. Tax paying residents should be able to enjoy their homes/cottages ....and families or small groups of friends who want to rent a cottage to enjoy the lake should be able to do so in harmony...but owners who do not rent out should not have to put up with the increasing obnoxious behaviour at some rental units so that those owners can line their pockets.</p>
<p>will not support tax dollars paying for any regulatory requirements.</p>
<p>None</p>
<p>We have chosen to NOT rent out our cottage. However, this does not mean that I should get to tell someone else if they can, or cannot rent out theirs. With rules, regulations, ENFORCEMENT, etc.</p>
<p>it should all be fine. So many 1st World problems. Wow! NIMBYism at its worst.</p>
<p>We are supportive of renting cottages to make them more affordable to the owners but we would recommend minimum rental terms (e.g. min 25 days) so that the use is not "maximized" as much (i.e. every night is not a party, not maximum accommodation, not burning as much and drinking as much) to get the most out of the cottage property.</p>
<p>Safety issues created by pressure to use private seasonal roads year round When not safe as a winter road. Unfamiliar public uses unsafe road in winter and road underinsured</p>
<p>Commercial interests then attempt to pressure seasonal residents to finance the costs and take on the insurance risk. I realize this is a private road but it creates a community safety risk and also conflict</p>
<p>If STR's are allowed to continue, hire enough staff to deal with complaints and enforce the regulations.</p>
<p>Our property taxes in Dysart are out of control and zero services are provided. Please do not add more tax burden on cottagers as you are destroying the pleasure of owning a cottage and forcing owners to rent to STRs just to cover the taxation. This is absurd. Haliburton is not Georgian Bay.</p>
<p>Rental accommodation is important. It needs to be allowed but monitored and regulated like a business.</p>
<p>The time has definitely come to get a handle on this situation as it gets worse each summer. CBC News just reported on how many waterfront communities are being overrun by STR properties with devastating effects on the communities and the permanent residents. Yes, STR's bring revenue to Haliburton County with more renting tourists frequenting shops and restaurants as well as other services. But that plus must be balanced with a stringent enforcement of regulations. And that is a tall order as noted above unless enforcement officers are on top of the problem and make those breaking the rules or making life miserable for regular residents or cottagers pay dearly for their behaviour. We love sharing our cottage experience with others as it can be a wonderful way to experience nature, peace and tranquility. It is a shame that many STR clients and owners have spoiled that experience for others.</p>
<p>If the programme is well run and well researched by our County with other municipalities to determine what works and what doesn't, and our municipality institutes a "best practices" approach. Then we should have an overall benefit with very few issues.</p>
<p>This survey was quite biased. Please start again. Airbnbs support small businesses and visitors to our community.</p>
<p>No renting....instead make requirement that owner be on site (for example if there are multiple dwellings) to manage the behaviours of the renters. Renters do not care about neighbours and have no skin in the game.</p>
<p>Short term rentals are super important for tourism in the county. This allows residents to directly benefit from tourism. Be reasonable here. There are thousands of very responsible operators. Don't develop rules for only the very few bad actors.</p>
<p>Our family Rented many cottages for a week or 2 a year for about 5 years before buying on Little Redstone. Renting cottages is part of cottage country life and should be encouraged, but with some limits to keep it from being exploited. Our current cottage was rented every year from July to September and the noisiest tenants where the owners when then came to open and close. The best thing about being next to a rental is you always know when they are leaving... not so with owners..</p>
<p>Take action soon! Don't grandfather STR owners.</p>
<p>This survey is very prejudiced in terms of its context, and seems to be biased towards the creation of yet another government agency being designed to restrict the individual Canadian from exercising his/her rights and freedoms as intended by the drafters of our democratic constitution. There are responsible rental agencies who can be used to accomplish the same goal...without the potential tax burden associated with establishing yet another government entity. As far as fees are concerned, in this day and age of escalating costs under no circumstances should the government attempt to gouge the private home owner with additional fees and levies. It will be labelled as yet another government money grab. If you want to work towards a solution, get the professional agencies in the business involved...don't create more government administrative red tape.</p>
<p>Perhaps an additional bylaw enforcement officer could be given weekend and after hours work time.</p>
<p>we need to do our best to enhance the county and grow our population and thus tax income</p>
<p>The more renters we have in the county the more business is brought to the region. If you think owners should pay a tax to rent their properties perhaps we should be paid commission for bringing thousands of people to shop and spend their money in the county. I already pay tax and nothing extra is done for me whether I rent or not. BUT my rentals bring thousands and thousands of dollars to the community. This goes both ways.</p>
<p>Rentals cause more wear and tear on the cottage roads. More pollution to the lakes</p>
<p>Our primary concern is the impact on our lakes and environment. People (some, not all) who rent do not seem to care as they don't have a vested interest in the health of our environment. In addition if the owner/operator of the property never resides there, they may not care either.</p>
<p>Better line of sight of what the County wishes it's future to look like should be disclosed. Owners fake marking trees to look like beaver destruction for aim to easily cut them down for personal benefit and noise at 3 AM on the lake is becoming too much the norm of city life on the lake.</p>
<p>The short-term rentals have made my lake much busier than before.</p>
<p>What is your definition of short term? weekend? 4 to 5 days? week</p>
<p>No rentals on lake - rent properties in town if looking to get away from city. Our lakes are not a playground.</p>
<p>I feel strongly about this</p>
<p>When the owners use a rental company to take care of everything, then it is almost impossible to have an issue addressed as it is happening. The owners just want the agents to deal with everything. Agents are very busy because they look after so many properties. You may not reach them for hours. I think each owner should be the first contact whenever one of their immediate neighbours has a concern or complaint. They should care if their neighbours are unhappy with the renters. I've had a dog bark incessantly for an entire week. I've had music so loud during the day that I had to go inside and close all my windows. I've heard so much yelling that I've had to go over to a rental place on 3 occasions to remind them how much sound carries across the lake. This is where I believe that education comes in in a big way. There must be noise bylaws in place that don't just apply to after 11 at night or before 8 in the morning. If continuous noise is disturbing neighbours during the day, that is unacceptable. (for the very reasons I listed above) Enforcement must be available and fines given to the owner. If they have to pay for their renters noises, then they might take more care in the choosing process for the guests. I think there should be a maximum number of people allowed to stay at one time in a short term rental. Just because you can sleep 12 doesn't mean you should have twelve. The more people, the louder the noise. I think 8 should be the cap.</p>
<p>Thank you for doing this work. With threats such as invasive species moving from lake to lake, the need for most cottage owners to enjoy their property and have neighbours not strangers with whom to share their surrounds as well as concern for the environment are paramount.</p>
<p>Regulating should be to ensure and enforce the environment is protected and to ensure people who live or cottage in the area are not adversely impacted. Regulation to generate revenue is a money grab and owners are taxed enough. If additional fees is used as a deterrent to rent it's not a legitimate approach. Some people don't rent their cottage but donate it's use to family and friends - the exchange of fees and income generation is a matter for the cra and property owner.</p>
<p>I think that short-term rental has more disadvantages then benefits for the lakes, environment and lakeshore cottages.</p>

Consider a recommend to monitor and control/limit of the the number of STRs on a lake at a time, especially if the owner never resides at the property
I think many of the issues can be solved by enforcement and heavy fines for owners who have more than 2 complaints on file.
Get a grip Haliburton. So much stupidity. Leave people alone and stop acting like you own the area. You live here like everybody else
We have had very positive experiences with our rentals. Families who wanted to find some peace and quiet in nature; guests whose families used to have a cottage on the lake and wanted to return for a week with their kids, tourists from the UK who wanted to experience the Haliburton Highlands; skiers looking for accommodations near Sir Sam's; artists looking for inspiration. We prepared detailed instructions for garbage disposal, outdoor fires, etc. to make sure there are no issues. We rent for a minimum of 6 days, take a substantial deposit and have cameras on the property. All of this ensures that our place is not used as a "party place" and we do not inconvenience the neighbors. STRs can be a positive for the region and help property owners with the costs of cottage ownership
The problems associated with renters are escalating and worrisome. Regulation, enforcement, violation fines or complete banning of it. Long overdue neglected issue, that needs to be addressed. For the sake of our lakes, environment and the property owners who are powerless to enjoy our own property. We are helpless with no support.
We need long term, affordable housing and we need it now. Not in 5 or 10 years. Right now. If short term rentals are causing people to be homeless then they ned to be revisited. Folks have a right to money from their properties but there has to be a middle ground somewhere.
Manage Fireworks evening and weekends
Despite the last few questions qualified with "IF", the underlying impression is that regulation and licensing will be implemented. If one is opposed to this, there really is no appropriate option box to check.
Lets remember that misuse of cottages by renters is by far the exception rather than the rule, despite what non renters would have you believe.
At a time when all economies are struggling to gain traction, we should be doing all we can to stimulate growth in our province and our nation, NOT burdening and constraining opportunities. We have a province offering Staycation Tax Credits to encourage tourism, yet there is suggestion to stifle that with onerous paperwork and red tape.
Light by-law is important, the Airbnb by our cottage has their lights on all night every night
I don't think STRs should be regulated
There needs to be a mechanism to enable neighbours to provide feedback or identify issues to the municipalities who in turn would contact the owner
We do not use our property as an STR, but property owners in this county are being subjected to more and more invasive governmental policy. This notion is an over-reaction by a vocal minority; I believe there are some isolated issues and situations that have precipitated this. Relative to the number of properties that are used as STRs in any form the issues are way too small to justify another layer of governance. What is needed is better education, better enforcement in those rare circumstances that justify it.
It's unfortunate that once again the loudest few are allowed to wield such power over the County, that it feels it necessary to even consider yet another excessive reaction.
Besides the above, any proposed regulations that aren't absolutely justified and needed but have a potential negative impact on the economic strength of our County should be highly scrutinized. Why aren't a large number of these questions assessing the positive economic inputs that STRs bring to the County? The survey is flawed in its bias away from contemplating economic impacts. I hope the County is putting as much if not more effort into considering this aspect.
If someone owns a cottage that is only used as a rental, that is a business. However all they would have to do is stay in it one night to alter that position.
I do believe owners should be reminded about recycling and dump regulations, noise bylaws and watercraft licensing and safety. Anyone including the residents should be fined for not obeying the rules.
I really don't see the issue with short term rentals.
Ontario is a beautiful place and we should all be so lucky to get to expedite it.
Haliburton needs the injection of dollars from tourism and positioned itself as a destination for tourists (while there are not many hotels/motels). Only by diversifying the income of residents of Haliburton will the county be able to survive sustainable in the long-term.
I'm happy that you are taking a proactive role and trying to shape this positively. I feel there is a middle ground where the up north experience can be enjoyed by people who can't afford to buy a cottage, and the stigma associated with STRs can be shed through education and empowerment. Further, I think that the people generating revenue through their properties should take an active role in the education and bear the cost of the regulation - this should be part of the deal since you can earn so much doing it. You get the rent, you let the authorities know, everyone knows that drop-in checks (or whatever) might happen. It wouldn't take long to normalize something along these lines. Renters are happy, owners are happy, neighbours are happy. taxes are being generated. Net positive for all. :)
Stop short term rentals
I have a short term rental beside me and they have been nothing but problems even though the owner tries to rent to responsible people. Longer term rentals- month would weed out weekend parties.
I am in favor of banning all STR. The practice has no positive consequences for those that purchased property for their own enjoyment. Those that want to make money from such properties can invest elsewhere. I have no sympathy for them.
STRs provide the opportunity for many to come to the area and bring tourist revenue into the community. It helps offset the cost to the owners so is a win/win for all
The quiet enjoyment of seasonal cottaging can be materially impacted by STR's and it changes the dynamic of the community.
The financialization of real estate is a nation wide problem that is producing excesses in the property markets and adverse changes in the nature of our neighborhoods. This needs to be managed if a free for all is to be avoided.
This survey is brilliant. Well done and thank you for committing to fixing these issues
Please save cottage county before it is overrun by rental investors.
Buying a cottage for most people these days is simply not possible because they have become incredibly expensive - even a simple one. Renting a cottage as also become very expensive and for someone like myself who has been renting a cottage for a week or two in the summer to give my kids and family the Canadian Cottage experience - it would be sad to not have given my kids that experience or to be priced out of having that experience in a world where things are spiralling out of control cost wise.
I am thankful the county is taking constructive action to regulate. As a cottage owner I am fortunate to have wonderful neighbours. Air bnb properties can be a nightmare especially if unregulated. There has to be a system
To monitor
STRs should not be a township issue at all.
I think my survey answers make my opinion clear. The simple answer is a total ban. I don't believe that any regulations can be enforced. There are not enough bylaw enforcement officers to deal with their existing work load as it is.
The only other answer would be a substantial license fee and tax increase for properties offering STRs. Which may act as a deterrent for some.
Too many cottages being bought up by investors looking for lucrative rental income, instead of promoting family-owned cottages and lakeside communities.
STR has created lots of opportunities for our community allowing people to visit and appreciate the beauty of the County of Haliburton.
I dislike the idea all together of owning a property for the sole purpose of renting it out. Adds nothing to the community in my opinion.
Short-term rentals are a reality but it's good to have minimal rules provided they are enforced. Short-term rentals increase tourism in the area providing more employment for our residents and businesses and help property owners cover expenses of ownership. For the most part I think it's really just a few bad apples considering the cost of rentals in the area it's normally a more refined crowd of families renting to bring their children to nature. A licensing program, higher taxes would help cover the costs of having to deal with the bad apples and I don't think it would affect property owners abilities to rent the properties. Most property owners I know here that rent their properties monitor them and don't rent to those bad apples more than once.
The owner of the property near mine lives in another country. The property is rented year round. The operation of the property is managed by a professional property manager. After frequent complaints, the original property manager was replaced. One and two day rentals have been reduced as well as the number of occupants. The situation has improved but we still experience issues with renters not understanding cottage etiquette and safety on the water. It has added a layer of stress to our enjoyment of our own property.
Most of us at our lake come to enjoy peace and quiet and family fun. We have had many issues with inexperienced boaters in the last 3-4 years, much worse than previously (have been there for over 20 years). We have worked hard to own a cottage here and we need that space when we go there for weekends and holidays in the summer.
Taxing people renting out in this manner should not fall in general residences.
this will always be a sticky topic of discussion. property owners should be able to enjoy their property and make money if possible. however, in a area that doesn't have sufficient housing options full time it's sad to see housing being bought up and turned into STRs only.
Our medium sized lake has always had a wonderful community of people who generally are neighbourly, environmentally conscious and considerate. The last few years cottage rentals have increased and so have boat accidents and near accidents. I think this is by far the most serious problem with renting, as renters often bring rental boats which they don't know how to safely operate. When I see a quiet family renting a cottage, going off with their kids in a canoe, I think, how nice that we can share the lake with them. But when renters come to party, make noise and run their boats around I just want to leave.

Unfortunately it is only a few renters that spoil the basket. We have friends that rent every year on Kawagama and are respectful and good neighbours. So eliminating STRs would be too harsh. Problem renters, should be banned from coming back. Registering all renters would solve many issues... it lets them know that the municipality is watched them.
Tenants, landlords and agents must be part of the solution. Security deposits to ensure proper behavior. Someone once complained to me about children laughing. Children laughing and having fun is not noise. Education and respect.
The decision to regulate is a lower tier responsibility and not an upper tier one.
Seriously, just go away. Feel bad about yourself for being such an overbearing pack of leaches. You give practically no services.
They should not be allowed at all.
We rent using Cottage Vacations. families only
In over ten years of renting six to eight weeks in a year we have had only one bad renter They were removed were from the renters list, We had more problems with noise and disruption from construction of nearby cottages.
Our cottage is on a PRIVATE lake and road in Gooderham. This past summer new out-of-province owners of a cottage operate it as an Airbnb. Word is that the new owners made the property purchase solely for income/investment. Traffic on our road has increased so much since the fall that it has caused more wear and tear than usual and the cottage owners are now looking at an increase of road fees this year due to the additional traffic! Who needs additional costs these days? Who knows if the septic systems at these SRTs can handle the large groups that go in. In addition our lake is a designated NO Motor Lake as described in Schedule 3 of the Vessel Operation Restriction Regulations of the Canada Shipping Act, 2001. - Are these owners of SRTs going to be responsible enough to monitor this or will it fall to on-site property owners to address the issue with renters should it come up?
If STRs are highlupy controlled who compensates people who have already invested?
STRs should be restricted to a minimum rental of 4 weeks. Education of renters is essential.
Lake health is paramount and not only do these short term rentals get overcrowded which is a load on septsics, people who have never lived on a property with a septic do not know how to test them.
Like many things, the few ruin it for the majority but in this case people have limited time at the properties they worked very hard to attain and they should have the right to quiet enjoyment.
I have refrained from answering some question because they elude to renting properties being something I support I I don't not support this activity in cottage country.
I'm happy to see this survey. It's good to know the municipality sees a potential concern and is taking action to address it. Thank you!
We are not in favour of enforcement. We are not in favour of fees. We are in favour of voluntary actions and education.
I do not support a municipal role in regulating rentals. Limit your involvement to education
It's just all about money
By laws should be enforced for violating renters and property owners but leave the responsible property owners alone.. if family pays for a rental week is that considered STR?
I am a responsible renter and I think all people deserve the right to afford a vacation time in cottage country as long as they respect the area around here just as much as people here deserve a holiday or to rent something down south when they enjoy something in the city for example. Loud annoying obnoxious party type people should be avoided whenever possible although we have them amongst us in college country already.
I am concerned with over crowding at some STR. Example, I cleaned a cottage for a fellow who had a 4 bedroom cottage...in the rec room he's added 3 beds and is calling it a 6 bedroom cottage, sleeps 12. There are 10 beds set up in this place...I doubt the septic system was designed to support that many guests. He is earning 8K a week, but he doesn't live here. How much of his income is staying within our community? I do support STR but they need to be either managed through a local cottage rental agency and/or registered and enforced via the municipality. The local cottage rental agencies do a good job on educating guests, managing the number of guests, pre-inspections of cottages, etc. An easy fix would be to say ALL STR must be managed through LOCAL cottage agencies. This is a win-win-win as (1) many more cottage rental agencies would be needed therefore creating local jobs (2) STR would be monitored, guests educated, cottages pre-inspected etc and (3) at no cost to the municipalities.
When I grew up our family always rented cottages on Lake of Bays for 2 weeks / 1 month every summer. We rented from people who rented their homes out for the summer to make money to help them through the rest of the year. People who rent now are mostly those who have purchased cottages with the intent to only rent them out. Times have changed and now renters feel entitled to bring their city attitude to the country and ruin it for a lot of other people. Very disappointed in how noise and light pollution is destroying the calm peaceful existence of Haliburton.
I fear that banning STR will have a detrimental effect on tourism and take away a form of holiday important to many. Those places that are disruptive should be fined and perhaps the owner. Fees to operate a STR should be initiated.
1. Treat STRs as a business, license and tax them accordingly
2. Ensure that the taxes applied to STRs cover the costs of extra by-law officers and infrastructure (landfills, roads, etc.).
3. Place a special zoning designation for future STRs and allow neighbours to attend council meeting to dispute the allowance of such zoning.
Re: enforcement: small fines are not sufficient when an STR is abused regularly. Something with more teeth is required. And the ability to fine guests is also important because in cases where there may be no respect for fellow residents by renters, fining the owner does nothing.
Some regulation and registration as a business is a good idea and education around impact to lake health would be good. Strain on septic systems should be considered as part of application/registration process as well.
Short term rentals help the economy- we do not need to add strain to individuals and added costs and regulations in a time like this where housing costs are outrageous and people are trying to make ends meet!! There is no harm with str. If anything add education - but no further.
I feel disheartened! So many residents and seasonal residents of Haliburton County have been enjoying the beautiful Highlands for years and years. Now when people see an opportunity to make a quick buck, those of us who have peacefully and respectfully enjoyed the highlands have to suffer, give in and to these property owners? Treat your residents with respect and kindness and guarantee they will spend their money in your beautiful country and help ensure its environmental and economic health for generations to come.
Different licensing between owners who purchase just to rent full time and those that rent periodically. They would all need regulations to follow, education on water, septic information and use, lake use, disposal of garbage. They would have to know the number of persons or capacity of use each time. Education on treatment of neighbouring homes/cottages regarding noise, music, trespassing, and generally having and showing respect for the the people in homes/cottages around them. The rental situation that is becoming more prevalent is changing neighbourhoods for both residents and cottages and I believe not in a positive way. Enforcement is definitely required.
don't allow them. Airbnb has ruined our lake!
It will come down to enforcement, there is a common view that the County or townships will take the fees but not invest in enforcement.
This issue will not go away. We need exceptional enforcement on rentals. That enforcement should largely be paid for by those property owners who rent, with absentee renters paying a big some of money. They are not investing in the environment which makes Haliburton a desirable place to come. There has to be a hefty price tag on that. They have a right to purchase, but what responsibility do they have to their community. If their sole purpose is economic, then there cost should be highly economic
You don't have opt in/out boxes after some of your questions where you are forcing someone to choose an answer that supports you targeting STR as an issue. Renters get the finger pointed at them as the main cause of issues on and around the water, when quite often it is the owners and their families that are the issue. How about a survey to see how people react to dealing with problem neoghbourss???
Before any regulations are passed regarding STR in the County of Haliburton, I would strongly suggest that many of the neighbouring properties to existing STR's be interviewed to get their perspective. Since STR are an emerging situation, those who have experienced first hand the consequences of STR's should be heard.
The number of people on our lake (Kawagama) that have purchased properties simply to rent it and then sell it in a few years for a large profit is completely unfair. It's squeezing local people in the community out with the costs of property increasing and not adding value to the community. There isn't enough resources to support this sort of tourism and we put our savings into our family cottage to enjoy and pass down for many generations to come. We spend our summers at the cottage, many winter weekends and Holidays up north. It's important to us that we keep the land, lakes and environment safe, fun and in good health for our future generations.
Thank you for doing this.
Owners should be required by law to enforce rules for their rental (ie. no foreign boats, limits on number of guests to ensure septic capacity and noise levels, no fires when fire bans are in force, and to ensure all lake environmental and safety regulations are followed).
I think if they are able to regulate STR then a list should be available for people to access that details the property location and contact info of the owner or at least the management company
We have a short term rentals beside our lakefront property and if the owner is conscientious and nearby it really helps to enforce crucial rules around no foreign boats, fires, overcrowding, noise, dog behaviour.
Thank you for asking! This has recently become is a serious and growing concern for us at our location.
STR seem to be increasing in number and it is decreasing the enjoyment of those around them. The owners are the only ones to profit.
Do not let this happen wth logging and human activities increasing we are losing the natural environment rapidly and it will not recover

<p>Owning a cottage is a privilege and out of reach for most today due to rapid inflation. Without the rental income (6 weeks ea. summer) we will be forced to sell our cottage. We cannot afford to own a cottage without this supplemental income.</p> <p>If STR's are restricted or not allowed, property values will plummet because new cottagers will be deterred as rental income is not an option.</p> <p>Educate owners and renters - don't punish.</p> <p><u>What about those families that cannot afford a cottage at all? They are not allowed to rent and experience beautiful Haliburton?</u></p> <p>STR's are businesses operating in residential neighbourhoods .. they directly compete with licensed lodges and inns, add additional stress on lakes and environment, add noise and traffic to neighbourhoods where people have purchased or retired to enjoy the natural environment and quiet. If STR's are to be licenced and allowed locally, they need to be locally managed and required to participate with lake neighbourhoods in protecting the lake and quality of the environment. If allowed, the number of properties in neighbourhoods must be restricted .. Prince Edward County only allows a maximum of 15% of neighbourhood properties to be available as STR's. This ensures that quality of the neighbourhood is maintained.</p>
<p>We have been at our cottage for almost 30 years in Dorset Ontario. In the past year our long-term neighbors sold and now it is a constant rotation of airbnb rentals which has greatly impacted our enjoyment of our own cottage. If something's not done there will be a large loss of community and all areas.</p>
<p>What a terrible idea</p>
<p>The increased road traffic is of high concern to us. We've seen many close calls with pedestrian with high rates of speed on our road during summer months.</p>
<p>There needs to be an ability for those in the area to know when a property is being rented and how to reach those property owners. Also education on who/how to reach local authorities for issues. A Q&amp;A would be helpful on dealing with issues. For example, fireworks, fire ban fires, dangerous boating, dumping garbage etc-it isn't reasonable to call the by-law officer every time, but maybe outlining what the fines are for common infractions and who to contact for each. Posting this info on public landing boards, online, local Facebook sites etc may be very beneficial.</p>
<p>STD'S have gotten completely out of control. The type of clientele STR's attract do not care about the lake, the neighbours, the environmental impact &amp; safety. They only care about partying.</p>
<p><u>It ruins the tranquility of enjoying our "once was" pristine lake where the majority of property owners respect &amp; really care about what matters most.</u></p>
<p>Applying additional taxation on cottage rentals to subsidize the governments establishment of a new agency to oversee the implementation of new taxes and/or the implementation of a "fine" system for infractions to rules and regulations of cottage rentals would only add further costs to cottage owners and is both unreasonable and unfair. Our nuisance by-laws already apply to both renters and owners alike.</p>
<p><u>Rentals of recreational properties should be restricted to not less than 30 days.</u></p>
<p>I've been renting my cottage for many years and have even had my neighbours asked me to rent their cottage out as they saw how successful I was. All it takes is education and common sense of which I'm sure most if not all people have. Short term rentals provide families that cannot afford to purchase a cottage the ability to rent one for a short period of time. This is a tremendous service as just not the wealthy should be allowed to use our lakes and rivers. Our lakes and rivers should be available to all people.</p>
<p>You have worded this survey based on the assumptions that the Municipality have already decided on the enforcement of the short term rental fees.</p> <p>This really doesn't make the legitimate STR owner feel they have any input.</p> <p>Just another example of government getting in the face of the business of people trying to make ends meet in an already over taxed underserved Municipality.</p> <p>Should fees be collected how is the Municipality going to use these funds to address the supposed impacts and concerns of STR.</p> <p>Why don't you focus this much attention on getting internet services across the county and do something truly productive to increase quality of life and safety for us that live here.</p>
<p>The owners pay municipal taxes on properties they bought and paid for. They pay income tax on the incomes they generate from rentals. Additional government overreach, whether municipal, provincial or federal is other example of a blind tax grab with absolutely no risk or skin in the game. The owners are risking they're hard earned money on a property, only to have taxing pick pockets take it away for zero benefit to the owner or the community. Without short-term rentals a lot of little towns in the north would disappear.</p>
<p>Waterfront cottages are incredibly expensive and to not allow rental would mean that most people could never have the experience. People that I know who have rented their cottage are very careful about who they allow. We were renters for years before being able to purchase and were as careful then as we are now. I know that some of my neighbours rent and I haven't been bothered by anyone.</p>
<p>We love, love, love Haliburton! The region is beautiful! The people (cottagers and locals alike) are wonderful and friendly! We are soooooo glad we chose Haliburton over the Kawarthas or Muskoka. Having said that, property taxes are VERY high considering the services included. It would be completely unfair to expect cottage owners who do not allow STR's to pay for enforcement of programs for cottagers who do.</p>
<p>The county should immediately ban short term rentals of less than a week . This will remove a huge % of the issues / problems quickly &amp; easily. The focus can then be directed to educating the much smaller group of week long STR's and the issue can then be re-assessed in 3-5 years. I know a number of owners who have moved from nightly to weekly on their own and they are much happier with the overall experience for both themselves and the renters - and their income has not declined. In fact, some have re-invested in their properties and increased their weekly rates because they are providing a better experience for their guests.</p>
<p>While STRs have a long history of pros and cons in cottage country for both renters and owners, the advent of Air B&amp;B and other popular short term rental online schemes has changed the landscape of this perennial Ontario summer issue for the worse. The County must address this evolved issue to the satisfaction of all parties while keeping increased rental activities' impact/burden on the environmental as its top priority lest no one can enjoy the peace and beauty of these lands in future. If STRs are to continue in Haliburton then a mixture of municipal staff and private management companies that can be called upon at all times, 24/7 365 days/year, needs to be put in place to ensure rules/regulations are followed (and there need to be regulations!). In this way the public/private sector overseers would act at all times as not only a resource for those who want to rent, but also for those who need to ensure regulation of County rules that emerge for STRs are followed. If owners want to participate in STR schemes they should be made to register with the County and also with a private management company known to the surrounding community so that issues arising while renters are in place can be efficiently addressed (not , 'oh, I'll speak to the owner when he/she gets back from Europe/Toronto/vacaton, etc)</p>
<p>We reside in a beautiful quiet and pristine area of Ontario which we pay a lot for in our taxes. With STRs the pristine, quiet and beautiful surroundings we cherish will be destroyed impacting the environment, the many animal species that we love to see and increases fire risks for everyone. Basically there goes the Highlands! Council should look to step up as a community and say no to short term rentals. Show leadership in doing what is right for this beautiful area versus turning it into just for profit residences. It should not be all about the money for property owners and more about respect for what everyone cherish's here. We don't want to be like Wasaga beach...if we did we would be living there!</p>
<p>Respect to other properties surrounding the rental property re noise,their privacy,respect on the rds re speed,not dumping their garbage on sides of rds or neighbors properties.respect for our lakes.if bringing their boats up wash and clean them before putting them in our lakes,so as not to bring invasive species to our lakes.Not bring wood from out side of our area.If owners renting,they should provide local wood for renters to use,keep the noise down re music and yelling and screaming.Local cottagers come up here for rest and relaxation.not to be hounded by loud music all day and night.It all boils down to RESPECT TO OTHERS!</p>
<p><u>Any fees will simply be passed on the renters</u></p>
<p>As with many activities, a small percentage of people have ruined or at least made things difficult for the vast majority. We have less of an issue with someone renting their home or cottage to family, friends or acquaintances. They would be more likely to appreciate the connection of their neighbours. People from the City often abuse their anonymity. They have no appreciation of how far sound travels over a quiet lake. Someone operating a business has less control over their rentals and probably cares less about the other people on the lake. They just want to make their profit.</p>
<p>If STR are being done by owners who do not live or cottage on the property themselves, it is a business generating income and they should be taxed accordingly.</p>
<p>The only way I have to support the taxes I pay now is to rent a couple weeks a year</p>
<p>Or I will have to sell</p>
<p><u>Pay 10,000 a year for what ???</u></p>
<p>Most properties are only rented when the primary owners are not there. If properties are rented more often than the owners staying there, then it is a business. Business owners are there for the profit and not in creating good communities. This should be allowed occasionally and within some boundaries.</p>
<p>Do not regulate us and them out of business. Thank you</p>
<p>Is this really an issue? If so, where is the evidence. This survey seems biased to arrive at a regulation answer?</p>
<p>Please don't do anything like restrict or regulate short term rentals. This will reduce the attraction to Haliburton. I currently do not rent and never have, but do not want this option in any way impaired. Thank you.</p>
<p>No</p>
<p>There is a difference between renting a property a few weeks each year vs an investment property. That needs to be clarified with each property. Most cottage owners need a few weeks of rental income to help with the high costs associated with purchasing and maintaining a property. This has helped boost the real estate market and raise property value for permanent and seasonal residents. Those that rent a few weeks each year should not be included as a STR by definition. Those that solely rent and benefit from that rental income are in a position to be deemed a rental property.</p>
<p><u>They are extremely positive to the community. Individual owners need to take more responsibility as to whom they choose to rent too.</u></p>
<p>I do think if there are any changes to the STR's it should be grandfathered in. We are already going through inflation followed by recession the last thing we need to do is put more pressure on people these days.</p>



I chose a combination of both because short term rentals contribute significantly to the economy. If there were no short term rentals, local restaurants, tourist attractions (e.g. Winterdance) etc would have a more difficult time. We want tourism. And we want affordable accommodation. So short term rentals, if they are responsibly owned and operated, help solve that problem.
Ultimately, I understand there is a general concern but our direct neighbours have noted how our renters have not been intrusive at all. It seems intrusive for a municipal government to be insisting on how a property should be used. We support so many businesses and small business owners through our family cottage which we rent when we aren't there. Our lovely cleaner was able to find employment through STRs including our own. She has become like family to us. We are incredibly picky about who we host. Again - it seems like a huge economic disadvantage to not permit STRs in the area.
Creating barriers to STR's in Haliburton county would negatively impact property value, tourism, economic growth and property owners. Bylaws and standards should be created and enforced universally, with additional resources in place to support the industry.
STR promotes haliburton and brings in tourism where all businesses benefit. Neighbours can work things out amongst them.
Haliburton county's economic growth has largely developed from stems of STR and cottagers. This creates jobs in the area, brings money into the area, why would taxing it regulating one of the driving economic factors be a positive solution to any raised concerns? How will regulations and taxation help any local growth? Doing any such following a pandemic that has effected the area for the last two years is irresponsible and likely to have no immediate or future positive outcome.
STRs are the only way we can afford to have a property.
Tourism is our industry in the highlands. Why make it more difficult? We are already ensuring that the money comes to the community. Why are you suggesting an additional cash grab?
Be thankful for short term rentals. They are responsible for much of your income already...
As long as guests behave according to house rules, respect the environment and neighbours there is no difference to a property owner enjoying a property privately. Same rules need to apply to all and hopefully are. Other than that STR are and remain a huge economic factor in Dysart et al and this is well known. Too tight restrictions will only have a detrimental effect on the county's economic development. Whatever regulations may change to the current situation they need to be reasonable. Thank you.
I think continuing education for issues like recycling, lake health, fireworks, fire etc. should be recommended but not enforced on anyone. As property owners we already familiarize ourselves with the local rules and guidelines and ensure our guests are aware. At the end of the day, property owners who are renting out their properties are already taking precautions and have rules in place for their guests. Short term rentals employ local residents for many services such as cleaning, handymen, driveway maintenance, snow removal, plumbers, electricians. They also bring tourists which support local businesses. Why make it more difficult for property owners who are helping create economic development.
Short term rentals offer an affordable vacation for families, help with maintenance for owners and do bring more tourists that invest in the haliburton county economy. The tourists spend more money in local cafes stores and support local artists. Overtaxing it will make it affordable only for wealthy people who will not be supporting local economy at the same rate. Compare the financial impact of tourism to the possible tax hike and you will see that it offers a sustainable way of sharing accommodations For the countys economy it is important to bring more people in , where short term rentals do a really good job. A lot of us had worked hard entire life and renting out cottages in part helps with the bills. With the cost of cottages and short rental season nobody is making money to really profit out of it . It just helps with some costs of repairs that's about it. Putting more financial pressure will make it unaffordable for a hardworking family to enjoy cottage or spend dome time there during retirement.
I believe the biggest complaint with STR is noise, make it easier for cottagers to report noise complaints, and fine the people renting the cottage.
Taking owners that rent vs ones that are just vs planning about renting is one sided, sometimes we have amazing renters and it's still too much for nosey neighbours, if we book through airbnb we automatically have guest insurance coverage, there is also a digital tax being applied July 1,2022. By next year travel will commence and regular rentals levels will return to normal, let's not deter tourism by slapping more fees on users, it brings economic gain to the area.
STRs are not an issue, I've had long term neighbours much worse than anyone I've encountered using a STR. People should take a look at themselves before thinking a few tourists are a major issue. Sorry for getting a little preachy at the end.
I think it is a huge benefit to the community. Increases employment. I don't think a few 'bad' apples should ruin it for others that are just trying to make ends meet. There are enough regulations in Haliburton and surrounding areas.
No one values and respects our lakes like actual property owners. No STR should be permitted. The only way to preserve our lake health is to not all this.
I am for change and growth and free market. I'm sick of people who cut down all the tree on there property and then 20 years later tell others they can't (I'm against cutting down trees) but the point is the demographics of the complainers is typically people who did what they wanted in the past and now want to keep things the same or worse mKe it harder to do what they got to do, and this is dangerous. I certainly think that a system for reporting serious offenses makes sense but if it is actually serious then the police are the people to call and fines on STRenters should be issued to the actual renters offending not the property owners. The people to keep in check are the renters who miss behave. I'm owned a short term rental in the past and it's very easy to ensure guests understand there are serious fines for breaking rules around noise, to many guests, damaging property. Infact providing resources to the STR owners to help them deal with bad renters would be the best system to implement because it's would align goals and allowing the city to generate revue through the fines collect from unlawful renters. We give speeders speeding tickets we don't limit the numbers of cars on the road
Thank you for doing this survey.
Short term rentals support local employment for property maintenance and cleaning services, local retail and tourism services and restaurants. Single use families tend to go straight to cottage and not spend time exploring the local offerings for tourists or shop at the town retailers
I do not feel our property should be regulated for STR. Really more regulations that we have to pay for. Please No. Keep it simple. Deal with problems sure but I for the life of me cannot understand why this is a priority for our area. These questions appear to be focused on regulation. I am against regulation. These properties have 2 to 3 prime winter weeks most can use their property and 2 months in the summer. Rentals happen in that time frame. This is not Disney land with 45 -50 weeks of rentals. Can we focus on continued mandatory septic regulation. Safety on the water. Better boat launches. How about improved parks. Continue to provide home owners with best practices for maintaining good septic. Best soap to use for laundry, dishwasher, showers and no soap in the lake. Best brands of toilet paper that are great at breaking down fast. Not all are alike. This will help our lakes and that is our priority and is what we feel our focus should be on
Zoning should restrict STR to commercially zoned areas. If not you are approaching this issue with the wrong side of the stick. We are talking about commercial enterprise here.
I don't believe there should be a county or municipal program to regulate STR, there already provincial and federal regulations.
I think this is just another way to "regulate". People and situations that do not need regulating. Lack of housing appears to be the main issue and for those of us that rent out parts of our homes in particular, that is irrelevant.
I feel these rentals should only be done through a rental agency to screen the types of rentals allowed .any problem with the rental is reported back to the Agency. Future rentals by this group would be prevented.
The agency contracts are very detailed in what is allowed on this private property , respect being a priority.
I maybe old school but cottages were typically purchased for generations of families to enjoy and nowadays it seems the only purpose is to make a buck.
Short term rentals are generally a positive activity for many inside and outside the community. I strongly support education and that owners should reside there as they normally would use a cottage for themselves during various times of the year. I do not believe we should charge fees and have str's over regulated with strict enforcement. Nobody wins with that and nobody wants to have bad blood between Neighbours in the community and those visiting and enjoying what Haliburton has to offer. We want those coming to Haliburton to enjoy themselves, learn about our community and respect all aspects of Haliburton not to resent us.
Thoroughly analyze communities that implemented similar programs and adopt best practices. If implemented. Staff up and automate to create efficiencies. Hopefully the program will pay for itself and generate a profit to offset dump fee increases.
Many communities across Canada & US are struggling with this issue. Maybe research could be done on how other communities have handled this so far. There should definitely be a cap on the number private property short-term rentals in a particular area. After all; hotels/resorts, businesses, industrial sites, etc have limits.
We get tired of every concern being placed on STR in the area. On our lake we have concerns with some boating active (i.e. wake boats) but the offenders or local business/summer camps and cottage owners. Not STR. STR are a positive for the area economically. Their impact for local business cannot be underestimated and to charge/regulate property owners further seems to be an overreach.
I have seen situations where a 3 bedroom cottage was rented to a group of 12 or more people in that situation the septic system would start pollute the lake within 24 hours
Don't vilify STR's. Make all owners accountable for their properties and conditions.
This sounds like another tax grab. We live on a lake we do not have a STR where we live. Several neighbours rent short term. The biggest issue is people tossing garbage in the forest. We share any concerns with the property owner and the lake association.
We also own a cottage in Dysart and rent a few weeks a summer. We screen our renters. Explain the rules clearly and we take care of the garbage. Our neighbours know to call us if any concerns.
If a property is a year round STR there may need to be some regulation. We believe it will be very difficult to monitor and control.
I have no problem with someone responsibly renting out their property to help with expenses.
I do have a problem with absentee owners turning a property into party central every weekend.
I run a very tight ship and have for years. I know all the pitfalls and have addressed them all. I have 8-9 years of experience and do not let renters fall afoul of the rules and normal operating procedures. If they do, they are gone.
No further comments.

STR has a place to make the enjoyment of cottage property more accessible for the greater population but it should not foster the rental business as the primary intent. Enforcing responsibility and costs to an owner as well as restrictions for percentage of renting to personal use will be a step to limiting STR to well intentioned and responsible use.
Another survey? What about the information from all the old surveys? Yes. Stop complaining. Toronto gives you guys so many taxes and we don't even live there! I pay for your schools hospitals and increased infrastructure just remember that. So regulating str's is wrong. Just wrong. Don't do it. Its because everyone's 50 plus up there and 50 year olds like to complain all day long. You people have so much quiet it's not even funny. Try living in Toronto with a ltr that costs much more and we get nothing. Cheers hope you don't impose regulations thanks
Adding more taxes or fees will increase the prices and reduce the quality. Limiting the number of days will definitely reduce the accommodation quality and security. Any type of regulation will end up damaging the industry that provides employment to many people and businesses around. Each business can be inconvenient for a segment of people with certain views or expectations, but it doesn't make sense to regulate everything around. It should remain between the neighbors to come to a common ground.
WE AR SUPPORTIVE OF STR AS THIS HELPS OWNERS BE ABLE TO AFFORD A COTTAGE. OWNERS SHOULD BE EDUCATED ON VETTING THE TYPE OF RENTERS AND KEEP RENTAL PRIMARILY FOR FAMILIES. ALSO WE CANOT USE OUR COTTAGE ALL THE TIME - STR ALLOWS OTHER FAMILIES TO BE ABLE TO EXPERIENCE AND ENJOY A COTTAGE VACATION. WITHOUT STR MANY FAMILIES WHO CANNOT AFFORD TO OWN A COTTAGE WILL NOT HAVE SUCH ACCESS.
Do not allow str's. Fees should be high enough to cover all costs related to regulating str's. General taxes should not be used for this purpose. Regulations are not going to solve the problems with STR. Education and fining the home/cottage owner for renting to the wrong type of people for the area, they are in, may be a better solution. Every homeowner can dictate exactly what kind of guests they accept. If they accept the wrong kind of guests for the neighbours they have, and the neighbours, have called the homeowner regarding their renters behaviour and the homeowner has done nothing to rectify the situation, they can then call into the municipality/county. They can report any number of things like noise, trespassing, etc that there are already bylaws for, then the homeowner, after 2-3 complaints, should be fined a substantial amount of money like \$2000 -5000 ( the same cost as they get for renting it for the week could be good) if there is proof (like video, pictures that are time stamped) of not abiding by the local bylaws. All the other concerns should be the responsibility of property owner to inform their guests, of the bylaws and procedures to their guests. What the municipalities and or county should do is provide the property owners all the info a short term renter would need. The document could be filled out and printed off the municipal/county website, posted to the property rental ad and a hard copy at the location so there could be no excuses that the renter and their guests were not informed of the area's rules and regulations regarding all things like landfill, lake environments, campfires, etc. Education is the #1 challenge and will solve almost all the other issues except disrespect.
We have had our STR since 2019 and as I mentioned in a previous comment we haven't had any concerns with renters. We have had people coming back year after year season after season many book for the next year when they leave. One family has been back 12 times to our rental and they have since bought a property in Minden Hills, generating revenue for the area. STR's are an excellent way for people who have never experienced cottage life or have never been to beautiful Haliburton County or ever gone north of Southern Ontario to enjoy all that our area has to offer. If we are able to rent our home near Toronto, why is cottage country any different???????
Short term rentals are a great way to bring additional revenue to not only the owner of the property but also the community in general. The majority of short term renters and owners are responsible people and we should not be over engineering this process or making it more challenging administratively or financially to them based on a few bad apples or people (neighbours) unwilling to accept a different way people choose to use their properties. We also need to consider inflation and the ever increasing cost of property ownership in this province and that it is increasingly difficult for families to run or maintain their properties without some type of supplemental income. Also, this gives people who are not fortunate enough to be able to own properties in the area the ability to experience what we get to. They abuse our natural habitat. No respect of residents with the control of dogs and their shit and urine.
There is a huge increase in STRs via the replacement (heavy reno or knockdown/rebuild of family cottages expressly to make as much profit as possible. This use of shoreline property in HC should not be allowed but if it is it ought to be strictly regulated by a Shoreline Preservation By-law with teeth as well as a STR by-law also with teeth.
This is an overreach of the municipality to regulate str. We believe that all people not just property owners should be able to enjoy our county. It is extremely privileged to think that only property owners can use our spaces.
Yes many of the new businesses owners in haliburton and area came from out of the area, the revenue helps the area, in my job I see many homeowners with hound dogs barking, messy yards Short term rentals are important and people should not be penalized because they were able to purchase a rental property
Yes, I can choose not to supplement my retirement and not rent. Just remember, I share the profits with local businesses. Snow plowing, property maintenance, cleaning services, arborist etc. Say bye bye to a healthy economy. I am a responsible owner who screens my guest thoroughly and they must comply with my rules or they are asked to leave. Such as, comply to no burning order, do not trespass on others property, no exaggerated noise, no partying, no more than 6 persons at any time, no fishing without a license and mostly to respect the environment and the residents of Haliburton County. Regards, 
Smaller government, fuck off. Live free or die Guests stimulate the economy. Recent tax credit to renters by Fird Government, in light of Pandemic objectives, is Canadians avoid travel overseas for vacation but rather invest in Ontario. Putting restrictions in place is detrimental, contradicts, conflicts with what your Conservative elected officials who represent the kawarthas are thinking on the tax credit.
When I rent my home, I already pay taxes on any income generated and all costs like insurance etc associated with this. Guests staying here spend a lot of money in the area and are a definite boon for the local economy. Why are home/cottage owners being centers out here? I've experienced inappropriate behaviour from people at hotels and cano grounds. The problem is the people not the places they rent
I believe the Haliburton county would be negatively impacted if there were any additional costs added to either property owners or potential renters. We have had the opportunity to share our home with lovely and very respectful families who are not yet in the financial position to purchase their own cottage and therefore have the opportunity to rent our home and discover the beauty of Haliburton. There is a plethora of financial benefits provided to the county, including the many local businesses our guests shop/dine at and the local businesses we hire to help maintain our property. These families have the option to choose from many beautiful locations in Ontario and if there are any further costs to them, they will choose to spend their tourism dollars in another more welcoming county. It would be a shame for Haliburton to implement policies and additional costs that would have many short and long term financial impacts to the local economy. The scope of this study excludes a review of the positive economic benefits to Haliburton County which creates an imbalanced outlook that assumes STRS are problematic and require some form of regulation. The potential issues identified in this survey that STRs may create are not unique to STRs and may also be issues created by local non-STR property owners, therefore if these are in fact real issues they need to be dealt with through broader policies or by-laws that apply to all. Any regulation contemplated needs to consider the negative impacts not only on the local property owners but the negative impacts to the economic revenue for Haliburton County which does not appear to be included in this study. As noted earlier, the costs of cottage property ownership are extremely high and for many can only be financed through some form of STR. Please do not add additional costs and regulations as we are people who simply want to enjoy all the wonder and beauty that Haliburton County has to offer while also offering our home to families who cannot afford to own a cottage the chance to make special memories in this most magical place.
Stop with the continued harassment of property owners. Enough is enough. Regulation is not the answer. Stop gauging your citizens
No Regulation is important. Family renters are usually preferable to Party Week-Ends. Large numbers overload septs and threaten water quality. We all need to care for the lakes (which draw people to Haliburton). Regulations are irrelevant if not enforced! Let it be
If it is a primary residence it should not be allowed to be rented more than eg 6 weeks a year. Properties should be licensed Full Septic inspection should be done on each licenced property S Tr should not be allow=> Great that this issue is being addressed

<p>Have a required annual inspection, including a septic system check .</p> <p>There has to be a community contact to deal with emergencies and or any complaints .</p> <p>Enforcement needs to occur for complaints .</p> <p><u>Look at other jurisdictions, including the city of Toronto to learn about implementation challenges.</u></p> <p>We like our peace, hopefully the right decision will be made to keep it that way.</p> <p>I have been in the fire service for over 30 years. STR's are becoming an ever increasing issue in that the people that rent are not property owners. They don't necessarily care about the property, the neighbors nor the community as a whole. The local fire service will undoubtedly have increased call volume especially during the summer months placing a burden on local businesses and residents who support that service.</p> <p><u>STR's are strictly about the money and not about preserving the area, its nature and its locals, plain and simple.</u></p> <p>I do not support STRs, they have a very negative impact on the community lifestyle. They have a negative impact on our commercial business owners, on the environment in general. We did not buy our home or cottage in this area to contend with STRs.</p> <p><u>We get taxed at three levels of government, plus sales taxes, we do not need to be taxed a fourth time.</u></p> <p>The lodge owners pay high taxes and run a challenging business. Their rite to this income should be respected.</p> <p><u>My primary objection is to the violation of safe boating practices on the lake by non residents.</u></p> <p>If we wanted to live in a rental neighbourhood, that is where we would have bought a property. There are resorts across the lake (some more well managed than others) which already rent on a short term basis. And have a vested interest in their guests abiding by the rules and have ability to enforce with presence of management.</p> <p>The cost of cottages these days make STR a necessity. And ontario will go bust if all young people flee to other provinces because nothing is affordable anymore. Life was meant to be enjoyed. Opportunity equal. All of the worries listed like fireworks, fire bans, boating, dog behaviour could be broken by neighbours who own the cottage beside you just the same. As someone who grew up with a privilege of a family cottage I have many great memories because of that. I would like that for generations to come and with prices these days of cottages, if someone needs to rent there cottage out for how many ever weeks to do so then I will gladly support them in that endeavour to achieve what they want in this life.</p> <p>[REDACTED]</p> <p>Fees, insurance, taxation are all things that will cost the owners of STRs money - but will not make any impact on some of the problems that have been referred to the opinion pages in local news (none of which we, personally, have experienced)</p> <p>That's just a money grab.</p> <p>Education is the answer.</p> <p>Maybe the township could prepare a booklet outlining rules, regs that apply to people in STR's with applicable information. People aren't out to be thoughtless - perhaps they really just don't know. EDUCATE.</p> <p>Thank you for allowing me the time to voice my opinion.</p> <p>How will you ensure the survey results reflect the general views of the community and not those with excess time, money and opinions; special interest groups such as motels/ hotels etc. etc.?</p> <p>I feel i cannot properly answer many questions because i don't honestly know if the irritants come from owners or renters. The lake just seems much busier than 20 years ago, so I'm guessing its rentals, but i don't know</p> <p><u>We rescue people on the lake every year. Most of them are staying at the resorts.</u></p> <p>On our beach, there really have been no big issues, at least that have affected us. There have been more problems (noise, fires) with cottage owners themselves and their guests. The renters have been generally courteous and respectful.</p> <p><u>I am fully responsible for my property and if I rent it must absorb all consequences.</u></p> <p>The easiest way to solve this problem is through the use of proper vetting techniques by property owners. In addition, minimum rental times of one week would eliminate most of the party crowd that only wants a couple of nights. Once or twice a year we will rent to a family for a week and there are never any problems. Neighbours on our lake rent a few nights at a time to large groups of young people and there are always issues. Put the emphasis for proper tenant regulation on the property owner and fine them when they do not comply. Those only wanting to rent for a couple of nights could do so through cottage rental resorts. There are many available.</p> <p>I keep harping on the point about imposing discipline on your guests. No fireworks, no outdoor fires, no use of either the woodstove or candles, no loud music, keep dogs away from the neighbours (and the flowerbeds), Don't use the rowboat at night since you are likely to be run over, don't let small kids on the dock unsupervised, and etc, etc. Hard to legislate this sort of care on the part of we owners, but we must also remember that most of these rental guests are Citiots who have little or no experience with country living. In my printed instructions for the use of my STR I list all these rules and hints, but then go on to say that, although they may seem excessive, the intention is entirely that you and your family have a safe and enjoyable holiday! For fifty years my approach has worked well!</p> <p><u>WE HOPE AS LONG TERM COTTAGE OWNERS THAT THIS SITUATION IS RESOLVED QUICKLY AS WE WISH TO CONTINUE ENJOYING OUR COTTAGE AS IT WAS BEFORE THE PROLIFERATION OF STRS IN ALGONQUIN HIGHLANDS.</u></p> <p>most tenants show respect, only a few don't.</p> <p><u>I'm supportive as long as renters are respectful of cottage environment</u></p> <p>STR's are the fastest way to destroy a rural community. People making decisions and voting on the outcome of this survey should not be owners of short term rentals STR. There is a glaring conflict of interest in some municipalities.</p> <p><u>Owners need to be made responsible for any damages and complaints against the occupation of their property by renters.</u></p> <p><u>On boshkung lake short term rentals have ruined things for a group of neighbours</u></p> <p><u>Enforcement of municipal land use and allow the neighbors to enjoy the life they worked so very hard for.</u></p> <p><u>Stay away from our properties</u></p> <p><u>We would like to support the county of Haliburton to implement its vision.</u></p> <p>I would like to see all property owners being reminded that capacity limits are to be respected. For example, a three bedroom cottage with one toilet cannot have more than six visitors at any one time. I'm certain the municipality received many complaints over this.</p> <p><u>I am very happy that you are studying this! AirB&amp;B is ruining cottaging for owners and families ☹️</u></p> <p><u>Encourage rental properties where the owners are not present to consider long term renters</u></p> <p>I am glad to see this happening. There does need to be a balance, but there does need to be regulation, and fines for those who do not comply.</p> <p>The proliferation of STR needs to be curtailed. Renters are not invested in having a proper relationship with the environment or with other people nearby. They come in, have their frolic (that's what it's all about), and leave, under a cloak of anonymity and unaccountability. Regular folks are left picking up the pieces, whether it's the impacts on water safety, the environment, fires, litter, noise. Owners are invested. We value our properties &amp; the health of the lake and the environs. We value the relationships we have with fellow owners, whom we have to live with day after day. We are not anonymous. We are accountable. We have to be. They don't; and the negative impacts are too great &amp; need to be curtailed.</p> <p>I think if you were to regulate the STR, you could do a one time licensing fee. Property owners already have to pay tax for the extra income and premium insurance on the property. The costs would just end up being placed onto the guests in most cases, which should not happen.</p> <p>STRs impact neighbouring cottages more when cottages are closer together. There has been nothing asked about distance between property lines.</p> <p><u>If STRs are not an option then limiting the number of them on a lake and not giving a license to the same property every year could be ideas for reducing them.</u></p> <p>If we act now and we could potentially prevent a flood of numerous other By-law enforcement issues. I would not want a flood of By-law complaints to trigger an increase in the enforcement budget. That's the last thing we want as ratepayers is increased property taxes. Please keep any regulation costs on a "user pay" basis.</p> <p>I think education is critical. People can't follow the rules if they don't know what they are. And then there should be enforcement if people aren't following the rules. It's the property owners responsibility to ensure their tenants are educated.</p> <p><u>Str are a positive for the county and covered by existing bylaws</u></p> <p>Rentals have been going on in cottage country for years. Most are done through word of mouth to friends. You will never regulate this nor should you. The new STR problems come from Air B&amp;B or Vacation Rental ownership who are using this for investment income. That part should be regulated, they are businesses.</p> <p><u>Housing crisis needs immediate attention.</u></p> <p><u>STR regulations would be an unnecessary and costly layer of regulation and bureaucracy for the county.</u></p> <p>Haliburton's hotel and duly licensed lodging facilities are being decimated. People are turning their cottages into full-time tourist operations with no care of their neighbors. Allowing people to monetize their property at the expense of other tax payers is not right.</p> <p>When we buy these houses we do not expect to be Forced to live next to businesses operating for a quick buck. Halliburton is better than this.</p> <p><u>Thank you for the opportunity</u></p>
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It is inconceivable that any responsible council is even considering STR's. It will ruin cottage life as we know it, and has already on some roads. I know, I have spoken to many disappointed lakefront cottagers.
Occupancy Limits and Noise By-laws need to be regulated and enforced.
Thanks for asking!
Backlot development is my biggest worry, that I understand is still allowed in AH. It should be priority #1 and would take little effort to change it. Propose it at council level and vote. No cost to anyone.
Should be paying commercial taxes and following covid protocols. Health department should do random checks on health safety of cottage.
There are excellent rental agencies in the county that do a very professional job in screening renters and minimizing the issues as described in this survey. In addition the people who run these agencies are locals themselves, The likes of Air BNB and VRBO do not have the same interest in preserving the community, and the two should not be conflated. All rentals are not the same!!
Please don't hit responsible owners who rent through reputable agencies with another financial burden. Many are only renting out to cover the high costs of ownership like property tax etc.
A knee jerk reaction from the municipality is not the answer.
We need affordable housing for younger workers and trades. We don't need more tourists for 3 months during the summer treating year round residents like
Garbage! We need families and trades to stay in the area, not weekend vahoos.
STRs need to be categorized and regulated accordingly. Occasional STR use of property or a portion of the property versus full-time STR use and whether the property is in town, rural, or on the lake all may have different benefits, implications and regulatory requirements, and licensing/fees should be apportioned according to use.
It is relevant to note that we have experienced the same impacts/concerns from irresponsible 4-season cottage and homeowners as from transient STR users.
Classification of full-time STR use as commercial and with similar regulatory requirements as with other commercial enterprises such as B&Bs, lodges and hotels enables potential realization of all of the positive impacts to the County while also managing to remediate negative impacts through use of fee structures for municipal services.
Renting a cottage once or twice during the summer is not the same as renting a house continuously to different people. They should not be treated the same way. The latter should be subject to fees, strict regulations and enforcement; the former should not.
While STR is a great way to offset expenses for owners, renters need to be educated about cottage life. Many are first time renters, and have no idea about what the rules are, and how fragile our eco systems are.
I believe that the majority of renters are responsible. It provides an affordable way for families to vacation and enjoy our beautiful lakes, perhaps becoming property owners in the future. Perhaps the municipality could draft information sheets explaining the local bylaws, boating rules, etc. that must be provided to all renters. An educational and enforcement approach may be all that is required to ensure that the "bad apples" behave appropriately.
STRs are a quick way to destroy a rural community. STR owners should not be completing this survey, this is a huge/obvious conflict of interest. This is not a good survey when you have ... at the end of a selection. Several of the answers that you provided lean towards the suggestion that yes is the answer that I am selecting when NO is my answer.
Please regulate this issue.
I recognize that it allows people to purchase expensive property which they otherwise would not be able to afford, however it is at the expense of those of us who do not follow this practice. Many owners are responsible, but many are not and if they are not on the property they can not enforce laws, or even their own rules.
We should not have to pay for these expenses.
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By-law enforcement will need to be increased if STR's are permitted.
STRs are a very real PROBLEM. They should not be looked at simply as an economic benefit (for the few) but rather from the perspective of the negative impacts they cause for neighbours and the community at large. We have enough problems without having to embrace and enable more.
Short term rentals should absolutely not be allowed at all. There is no good reason for them.
This is a very very poor survey, unless, you want the reader to say yes to everything. There are several more sides to the issue but this makes it sound like the decisions are made and that short term rentals are going to be allowed, it's just a matter of how to regulate them. In the section about limits there was no option to say NO to renting at all. J.L. Richards does not demonstrate a very good grasp of the situation.
There are already many absentee owners and rental agencies who would have a conflict of interests on the subject as they are already making a living from short term rentals, I can only hope that they have not done the survey already.
I think thought need to be given to only to existing STR but where the STR industry/culture will be in ten, twenty, thirty years? What are the downstream costs in terms of a shift in culture, environment, economy. More residences in Oxtongue Lake are year round faculties and that trend will continue. How are STRs being managed in light of this shift? How do STRs work within the townships Long Term Plan?
Thanks very much for your work.
All the best
Tax payers should not have to pay for this program. The property owners that are making money should have to cover the costs.
There should be a dedicated phone number/website to report issues. If owners were significantly fined for infractions, they would be more careful who they rent out their properties to.
In the meantime there needs to be a way for complaints to be received and dealt with
SHORT TERM RENTALS GENERALLY BECOME A PROBLEM WHEN THERE ARE TOO MANY OF THEM. LONGER TERM RENTERS GENERALLY LESS OF A PROBLEM THAN SHORTER TERM RENTERS.
This is a critically important issue. Issues related to STRs were made abundantly clear during the Covid pandemic when many property owners, seeking supplemental income, rented to people that were not able to book traditional travel vacations. This was a wake-up call for all of cottage country.
Cottages that accommodate single families seem likely to create noise and safety concerns. Having limits on the number of renters would be very effective in managing noise. Properties that cater to multiple families and large groups of young people create considerable noise, traffic and activity that disrupts the peace of the lake.
Limits on how often a cottage can be rented during the summer would offer some respite to the neighbours of a STR. Cottagers expect more activity and noise during summer weekends but a rental can create excessive noise every day of the week as the renters seem intent on making each and every day busy and exciting. During the pandemic with the high demand for cottage rentals some cottages were rented without interruption for the summer and throughout the fall.
I live with strangers next door to me all summer. Often several groups interested in partying occupy the home next door in one weekend. The noise, disrespect for others, disrespect for law is rampant. I have called the police late at night three times in one summer. The neighbourliness and safety of my home is destroyed.
Every municipality in the province has this issue. It appears it's being studied individually; join forces instead of individually studying? Recognize they are a BUSINESS and treat accordingly. Real enforcement will be required (other municipalities have banned them, but they continue to operate). I consider my property taxes very high for what I get (basically nothing): I do NOT want STRs to be subsidized at taxpayer expense. Please stop debating/studying, etc and define a clear policy.
Our neighbour rents out their cabin on a regular frequency. They are at their cottage when doing so and are very responsible and courteous to the neighbours. We have never had an issue in 7 years of them renting. They are very selective of who they rent to. It's their property and their right to rent if they choose.
We understand other property owners are not as responsible and recognize the issues that come with that. Code of conduct would be an appropriate agreement between the renter, the tenant and the Municipality. Violation of the code with penalties may be a solution. Funds accumulated from the accommodation tax could be used to address those violating the code through by law enforcement. Fining the violators would be a proper deterrent.
Tax could be based on owner on the property (lower fee). Owner off property (higher fee).
I strongly feel that all property owners should NOT have to support any of the costs associated with short-term rentals. I would not be adverse to a tax if there was a guarantee that all the tax revenue went to enforcing the laws associated with short-term rentals.

There need to be several classes of STR. Those that are businesses and rented on a continuous basis vs those that are rented to friends periodically. Perhaps it should be based on gross annual revenue or # of nights.
There are already vacation options available that are regulated. STR hurt existing resort businesses
I don't enjoy having new neighbours every week. They are strangers with sometimes questionable actions and activities. No sense of community.
With the financialization of real estate buying properties in cities has become out of reach for most. We want that our lakes are accessible for families of all kinds for generations. If people are buying them up as investment properties and renting them out, then we further cut families out. That is why STR should only be allowed by people who already own.
As with so many things, there are many responsible STR operators and a few who ruin it for everybody. Being at the mercy of unscrupulous STR-providers because the municipality can't or won't act on complaints and infringements is damaging everything the Haliburton Highlands stands for in terms of a peaceful, nature-bound, vacation destination. Consider other vacation communities in southern Ontario that have been ruined by unfettered growth, a reputation as party destinations, or the garbage that litters the landscape.
Please act. The health of our lakes is paramount to the future of the county.
Short term rentals provide significant economic benefit for the region, including but not limited to job creation (tourism, property management, cleaning, maintenance, building and renovations, hospitality, retail), increased tax revenue, and more. This can have a positive impact for year-round residents in many ways including lowering unemployment.
Any municipal spending on the implementation of licensing, education or otherwise should be at the cost of all property owners through taxes and the usual annual budget process as the positive impacts of economic development benefit all.
STRs should be treated as what they are - a business. Revenue generated should be of value to the whole community and not just the owner. Licensing should be mandatory, associated costs should be borne by the owner. i.e., daily 'room tax' similar to other tourist destinations.
Of interest to the review should be the current STR issues in discussion in Ipperwash/Port Franks, Wasaga Beach.....
People that rent need to be respectful of their neighbours
The opportunity to share our cottages and properties should be available to property owners. Unfortunately, regulations are needed due to landlords and guests who do not respect the rights of neighbours to enjoy their homes. Guests from the city often are not aware of the issues and are oblivious to how their actions negatively impact others. We are fortunate to be owners in beautiful Haliburton and sharing our homes and environments promote appreciation and conservation of lakes and land. Short term rentals allow many to shoulder the burden of carrying costs of cottages, which are substantial, but careful and thoughtful regulation will make the process work better for all involved.
Single night rentals should not be allowed
No doubt you'll hear more from me.
I believe that short-term rentals are acceptable as long as the owners educate their renters and enforce good behavior so neighbours are not bothered by noise and irresponsibility and there is no negative impact on the environment.
Cottages have been rented in HALIBURTON County for over a hundred years its not new however we need to protect the lakes by continuing septic inspections and fire department standards. There are only a few bad actors out there. The municipalities need to be able to take the complaints and follow up on them. Increase fines for noise related cases. Most short-term rentals are everyday people that need to have the extra income to pay their mortgage and for those of them who are business owners of short term rental properties they need to have the freedom to run their business if this takes a bit of extra cash to do so its part of business. If you take away short term rentals it will cripple our economy here in cottage country simple as that!
STR usually bring people who do not have regard for environment, lake, proper boating, overcrowding
It is definitely time for closer control as it is the Wild West out there! Full level 4 Septic inspections should be done more frequently to ensure compliance...especially with these small grandfathered cottages whose septic systems were originally built close to the lake.
As a seasonal cottage owner who rents for a few weeks a year I strongly disagree with a tax or any other kind of fee to be levied on properties such as a mine. Such fees, inspections etcetera may be appropriate for home sharing or other arrangements. On another point - an effective survey should clearly outline the situation it seeks to address, citing meaningful examples. As it stands, it suggests simply another administrative process with an attendant funding grab. Please correct this.
Properties zoned SINGLE FAMILY RESIDENTIAL being used as COMMERCIAL OPERATIONS in violation of zoning.
I felt that this survey is too heavily weighted in favor of regulation. It gives you the impression that STR are already "approved" and we're only sorting out the details (insurance, inspection, etc.) now.
I also think that the survey underestimates the seriousness of the situation. We are truly at a watershed moment.
Short Term Rentals should be banned.
All other approaches (e.g. whether you need this-or-that piece of paper) simply commercialize the lake and take it away from us families.
If you need an example of the detrimental effects of commercial interests ruining a community, just look at the Vancouver real estate market, where foreign investors have bought up considerable real estate causing prices to skyrocket. Today, young people have to move far away from their parents/relatives, because they can't afford to live in the areas where they grew up. I assure you: we don't want that on our lake.
Anyone generating an income from short term rentals should have the same rules & regulations as hotels, motels, resorts. This way, everyone providing accommodation to the public will have the same rules. So if you want to have a short term rental, you will have to register it as a business, pay the taxes, insurance, comply with all the accommodation business regulations, environmental rules & be responsible for your guests whilst playing your part in the tourism & development in your area, not just by charging vast amounts of money to pay off your mortgage.
If rentals are to be run on a frequent and on going basis they should be regulated and expected to operate the same way a landlord of a permanent rental property must. Guidelines, education, rules, even laws should be in place according and appropriate for rural/lake cottage type establishments.
In general most cottage owners on our lake have had respectful renters and we haven't had problems. Sometimes the renters are more respectful than the regulars on the lake.
We rented our property for 5 weeks last summer. We added an additional rider to our insurance to cover these tenants. We communicated clearly the rules and regulations of the county with each of our guests. Not only were we able to secure additional (and much needed) income from our rental but we provided guests the opportunity to explore Haliburton/Goederham and the surrounding communities... something each of our guests was IMMENSELY grateful for as none owned their own property and would otherwise not be able to afford this experience. We strongly support STR's but our expectation that rules are followed and neighbours/communities are respected are equally enforced.
Are owners declaring the short term rental income to Canada Revenue Agency?
Property should be zoned for commercial enterprise and taxed accordingly.
NO
I am not against STR. Many people rent a place for a week and are very respectful to the lake, wildlife and neighbours. However it seems that many owners are renting their properties without concerns of the lake health, wildlife, environment, or neighbours.
I think that there should be a STR rental licensing fee to pay for inspectors. Over crowding (too many people for the septic system), fireworks, fires and loud parties are the main issues. These inspectors should monitor or be available on weekends especially in the evenings to monitor, respond to complaints and potentially ticket offenders (both renters and owner).
Owners should also be responsible to educate renters of the impact we all have on the lake health, how fireworks, light pollution and noise are affecting wildlife, and how fires outside the allowable times can create an environmental disaster.
Responsible owners and renters are great for the county and the economy.
Short-term rentals have been incredibly beneficial to all of the surrounding communities. While there may be some issues by some crappy hosts, the majority are responsible homeowners who have a right to do with their property as they see fit. We provide employment in a number of sectors from cleaning, property maintenance, contractors, etc. Tourism is the hub of Haliburton county, with the majority of visitors looking for a nice place to stay. There is a lack of resorts or reputable hotels in the area, thus many turn to STRs. Many of the issues brought about by STRs could be said to be issues by those who do not rent out their property as well (just because someone lives at their cottage full time or doesn't rent it out, doesn't mean that they don't play loud music or have their dogs barking outside all of the time). Don't penalize responsible property owners by imposing additional fees, not when the cost of living and operating a property is so high as it is. Implement licensing, continuing education and proof of insurance to run a STR. Please also keep in mind that some neighbours may be so opposed to STRs that they may lay false claims against owners of STRs to prove their point..
In my opinion, the ideal of the generational cottage being passed down through families is much rarer than it has been in the past. Many more people are selling their cottages given the real estate market and the profit that can be made. The flip side of this is that the individuals purchasing cottages at a much higher price are offsetting the higher cost through STR supplementation. Why should these owners not be permitted to rent the property when not in use in order to ease the financial burden? By doing so, people are exposed to the area, patronize businesses, restaurants, visit tourist areas, and then plan to visit again in the future. As a owner of a short term rental property, we take vetting our guests very seriously and share our lake association rules with our guests and have had no issues to our knowledge. I have found that the issues have arose more from ignorance and lack of communication from a neighbour who refuses to discuss any problems with us. If run properly and with good intentions, STRs can work and co-exist with permanent residents if all parties are transparent and keep an open line of communication.

<p>The Level of septic inspections should be performed when pumping out is required and/or every 3-4 years and ONLY by a LICENCED Septic Inspector with a valid BCIN # (Building Code Identification Number) from MMAH (Ministry of Municipal Affairs &amp; Housing)</p> <p>: Ontario Building Code (OBC) Part 8.2.1.6 requires an evaluation of setbacks from the septic system to wells, bodies of water and buildings.</p> <p>: Ministry of Municipal Affairs &amp; Housing (MMAH): Allows for various options of inspections &amp; the re-inspection framework is generally developed by local stakeholders &amp; Municipalities where programs exist. Example; Phase 1 &amp; Phase 2.</p> <p>A LEVEL 1 Inspection is referred to as Phase 1 in the Ontario Building Code and is essentially the gathering of information. The inspector is going to verify the presence of a septic use permit that coincides with the property.</p> <ol style="list-style-type: none"> <li>1. Structure that encroaches on any aspect of the septic system will be noted;</li> <li>2. Type of septic system that is being used;</li> <li>3. Any indication of surface break out, such as ponding, odours, or excessive growth;</li> <li>4. Surface water or groundwater that flows towards septic systems;</li> <li>5. Tree or vegetation growth on top of the septic bed;</li> <li>6. Location of septic system on the property.</li> </ol> <p>A LEVEL 2 is comprised of all the components of Level 1 as well as:</p> <p>Observe &amp; Identify any visible signs of existing malfunctions, ensure run-off water is not flooding the septic system, soil absorption field is free from buildings and deep rooting vegetation.</p> <p>A LEVEL 3 includes both from Level 1 &amp; 2 as well as: remove tank lids, measure depth of contents, verify liquid level prior to stress test, 20 minute flow stress,</p> <p>I RECOMMEND BEST PRACTICES Not just to STA BUT ALL Property owners.</p> <p>A LEVEL 4 comprises all procedures that make up Level 1, 2 &amp; 3. Level 4 leaves nothing to chance conversely a Level 3 leaves 80% of the tank in accessible.</p> <ol style="list-style-type: none"> <li>1. Observe and identify any visible signs of existing malfunctions of the system or</li> </ol>
The rental agencies should be regulated and all short term rentals should have to be done through local rental agencies.
No
<p>I would be interesting to understand just exactly what economic benefit to the County comes from STR's. This should include both the additional revenues, if any, and the extra costs.</p> <p>I have a concern that the definition of STR is imprecise. Is an STR only something like an advertised Airbnb? Does it include properties managed by rental management companies in the County? Does it include cottagers 'renting' to family and friends? Each one of these scenarios has different levels of education, oversight, and management.</p>
Regulate and enforce existing bylaws, plus put limits on numbers of renters at a time, ie. if sleeps 6, max 6, etc. but no limits on whether family-used property or not.
There are more pressing matters in the county than to be looking for payouts from str property owners to fund some of its shortfalls.
Everything in life is already too expensive. No need to add more fees. Renting is bringing more tourism and creating more jobs. A lot of people can't afford a cottage, why would you make it difficult for people to vacation? It's already expensive to own one, upkeep and manage. Renting helps with the expense and both sides gets to enjoy.
Not everyone can afford a cottage, short term rentals help the owners pay the bills and gives the opportunity for people who don't own a cottage to enjoy it as well.
<p>I have not had any issues with guests as I live on the property.</p> <p>I like the freedom to have the space available to my family when they come to visit rather than being locked into a long term agreement. The housing issue or lack thereof is more a municipality planning responsibility not a homeowner responsibility.</p> <p>Living in a poorer County, it is nice for businesses to have the extra tourist dollars and the residents extra income to put back into the community.</p> <p><u>Thank you for the work you all are doing to address this growing industry in our county.</u></p> <p>We need long term rentals in our county. There is a shortage of workers here and one of the reasons is that there is no housing available.</p> <p>STR property owners are just in it for the money. They can make more with short term turnover than long term rentals. Or they want the best of both worlds, rent some of the time and then use it for themselves regardless of what it means to their community.</p> <p><u>We truly need to help the community just educate and don't allow big parties have a limit</u></p>
Please see previous comments and below.
This may negatively impact the local economy as we use service providers in the area to assist us and this may decrease tourism.
<u>STR can be very beneficial to the community provided they are suitably managed by the owner(s) and at no additional cost.</u>
I think the last we need is more regulation - deal with those that break the current laws and leave the rest alone.
I feel STRs are an owners choose as they have purchased (typically at a high cost) by the individual prior to any regulations. This should not restrict the owners right to help pay off bills and mortgage debt if they decide to rent out when they are not home.
<u>I agree with a combination owner/operator and general taxation, but the majority of the costs should be shouldered by the owner/operators (through licensing fees).</u>
Generally we have observed that STR's have been going well and they support the local economy.
<p>Individual problems can be solved with existing authorities, more education to property owners, screening of prospective renters, clear communication to renters of rules/expectations prior to their arrival, and enforcement for not following rules/expectations. We have a Cabin Manual in the rental building that explains rules and provides information to renters, which has been very useful tool for preventing problems. All STR's should be required to have onsite Manuals of this type.</p> <p>If STR fees are being considered, they should be applied only to properties that are EXCLUSIVELY income properties. People who live on their own properties and rent out sometimes, or rent out part of the property, should not be penalized financially. Owners rent to help pay for the high (and increasingly higher) costs associated with property ownership.</p> <p>Two other points that haven't been mentioned in this survey:</p> <ol style="list-style-type: none"> <li>1) Many cottage owners do not occupy their cottage all the time, and if having renters onsite keeps properties occupied to prevent break-ins, theft, vandalism, arson etc. - that is an added safety bonus to the entire community.</li> <li>2) Renting a cottage also encourages owners to keep their properties up to snuff in terms of maintenance, renovations, repairs etc. Unused or underused cottages can get rundown, neglected, trespassed upon. Our property was terribly neglected and trespassed upon when we purchased it.</li> </ol>
SRTs should NOT happen on waterfront properties. No fee, education or rules will make this okay!
There are stringent rules and regulations already in place on property owners who allow STR's, whether they reside at the property or not. The rules are governed and enforced by federal and provincial tax and legislative bodies, as well as rental platform officials. Outside of education around proper property maintenance and care of surrounding wildlife, no one is looking for more regulations or fees.
I have short term rentals in Toronto and Haliburton and have gone through the proper protocols to license in Toronto as required. This is a fair and straightforward process that I think works and is worth implementing in the region if needed.
Our lake has a lot of original families. And they all understand what this lake means. Please respect their enjoyment of their family property. Even if it's only an income property for you.
If by law enforcement was effective we would not even be having this conversation
You are going to lose a lot of community employment if you eliminate STR or try to control them. Think about how many handymen/cleaners/boat repair/marinas/restaurants etc thrive off of visitors. Those visitors are all STR clients. If people don't rent your local businesses will go under. Your tax revenue will go down and your unemployment will rise. It is very shortsighted to limit STR or try to control it. STR keep Haliburton county running.
My job wouldn't exist without STR. Same goes for lots of my friends who do maintenance work and cleaning for cottage owners who rent. Plus when I talk to renters when they are leaving they tell me about all of the places they visited and restaurants they are in. Lots of money going into the county through short term rental visitors.
Why are we going to make it more expensive for people who own a cottage? Renting helps with the expenses and upkeep exc. Renting helps the owners and also people who can't afford a cottage.
<u>Short term rental will become a larger issue in time, just see what's happening with Airbnb.</u>
I realize it's a difficult situation to monitor, and regulate and property owners want to be able to afford their properties and renting is a way for them to manage ownership. Many owners never bother to access their prospective renters as long as they pay the fee.

Distances from neighbouring properties should be taken into consideration: a home on a property on more than 1acre of land would have less adverse effect on a home on a smaller property.
As a retiree who is renting only 3-4 weeks a year to cover some operating costs and who screens his tenants carefully, I would not like to see this option disappear. Also, If licensing becomes cost-prohibitive so that the rental option is no longer viable, I would not be amenable to this solution. FYI, I have been coming to the area for over 60 years, have been respectful of the lake and the environment. and want to see the area preserved and affordable as a family-oriented getaway.
As renters we have benefitted from rental properties in Haliburton for 13 years, bringing economic impact during our visits for many years. We have been respectful and understanding of our short term visits. Once we could afford it, we have now purchased our own cottage in the area. Due to the increased cost of ownership and to share it with others as it was shared with us, we are renting out our property for some periods to off set costs and enjoying it ourselves the rest of the time. We have made significant investment not only in the property, but by purchasing services from local businesses, shopping locally, eating locally, and encouraging tourism. We have gotten to know our neighbours and when we begin renting this year we will be clear with all of our guests that this is our home away from home. We vet our guests and ensure they know all of the "rules" including quiet times, fire burning, etc. We would support minimal regulations that deter those not being responsible renters but banning STRs or making them difficult for owners we believe is detrimental to the local economy and the future of the region to grow its enjoyment for future generations. The cost of ownership is unattainable for most middle class families now with the price of real estate. Families that have owned on the lakes for generations can't regulate new owners when the situation is completely different than it was when they purchased, built or inherited their properties. We love our Haliburton life but also believe it can be shared in a way that benefits everyone.
Every store and business profits from short-term rentals! This area needs the tourists, it's a beautiful area, let's share it !
There is no benefit to having people making money on the side from their houses/cottages at the expense of local businesses that work together to provide a rich tourism experience to visitors and are there to guide guests that may be unfamiliar with by-laws, rules, and respecting our natural environment.
WE have to act NOW .. before our lakes are ruined. There needs to be Legislation and the people renting their places out should be charged additional fees. Thanks I hope to see something develop from this.
Responsible STR increases tourism and provides year increased economic opportunities for all local businesses.
The fewer the better
Short term rentals are good for the area and property owners alike. Through licensing and education, a safe execution can be achieved and an understanding by all that each property owner that pays taxes and owns property in the area has the same right to do with their property what they choose to, and that as long as the rules and regulations of the county are followed, coexistence can be tolerated. Not allowing property owners the ability to enjoy and own property as they see fit, will diminish values and desire to own in that area. Elimination of the stigmatism that currently exists towards STR's also needs to be addressed as there is a lot of negative and biased attitude toward cottagers who do so. There is no need for us to feel judged or criticized for decisions we make for the properties we own. This is my property, my investment and I take great pride in ownership and and the maintenance there of. We love our lake, our property and the township. That is why we decided to be here instead of elsewhere. Thank you for your time
The rental units on our road have been a bother for years. Ill equipped vehicles on road pulling trailers and getting stuck on the hills, speeding cars, garage bags being dumped, people coming on our property and yelling when our dogs greet them, fishing out of season....oh, my gosh. I've turned into my mother.
Private residences should not be governed the same way as commercial operations. Education should be provided to any land/homeowner considering renting out their property but these are private transactions and the municipalities should not be involved.
I take the strongest stand possible against STRs.
Get strict limits, licensing, regulations, and most importantly, 24/7 enforcement in place ASAP.
In my experience, STRs do not increase employment or have any other benefits to the community in general. STRs provide some choice in accommodation types to renters, that's all. I am not opposed to occasional rental to help cottage owners with expenses but that should be very limited. Perhaps 3 weeks through June, July & August (once per month) - maximum.
Otherwise, an owner who rents out more often is basically operating a business.
Limiting the duration of rentals is NOT the way to address the issues of concern. Find and fine the bad apples who are ruining it for the rest and target them specifically. If I cannot rent my cottage in the way I choose that works best for me, then I cannot afford to keep it!!
If this bylaw passes, it will kill the dreams of those of us who are not wealthy enough to own without rental income.
I strongly feel that STR should be regulated and property safety inspections take place. I also feel that significant fines should be in place to ensure the owner take responsibility for their property on the actions of their renters. The cost of the program should be self funded with licensing fees. Enforcement is critical.
This is a much bigger industry than the County's initial survey suggests (300 homes). It is mostly driven by recent property buyers. The long-time owners/tax payors are experiencing a fundamental shift in the degree to which they can enjoy their properties. Strict regulation is required.
Enforcement is key!!!! Fireworks ban is an example - no enforcement
The questionnaire was poorly designed in some areas. eg. Do you believe there should be a limit in the number of DAYS or WEEKS. The answers provided do not relate to the question e.g. No more than a couple of times a year. if this circle is chosen does this mean no more than a couple of days a year OR a couple of weeks a year. There is a big difference.
We have done short term rentals and always pre screen people, limit numbers and have had no complaints at all from neighbours. It has generated income for businesses in town and provides city people with a chance to be at a cottage for a weekend or week. I feel it is nice to allow others to experience what we take for granted.
These regulations should not be put into place. If anything, more bylaws incase there are renters that are mismanaging their properties, however vast majority of us are respectful and compliant to ensuring our renters are not breaking any laws or putting others at risk. These rentals also bring great positives to the northern counties, providing jobs and tourism which in turn increases dollars for the townships. It is just another change wind, growing pain that people are adverse to, but will become comfortable with as time progresses.
STRs are fulfilling a need. They promote tourism, create jobs and introduce new members to our community. Owners that choose to rent their property as a STR should not have additional regulations placed on them.
A complex problem. We obviously do not support the STR's, we have a family cottage that we use within our family and enjoy our time at the lake.
Str's allow seasonal property owners the opportunity to offset cost of ownership including maintenance, capital gains tax to allow property to stay in family
Time it was addressed. Glad to see this proceeding.
I firmly believe that until we had a real rental business in Haliburton, no one knew we existed. Rentals have brought exposure, economic activity and growth to our community. It's all positive. Anyone can have noisemakers as neighbors. Stop blaming renters.
Just again... to please consider the impact this is having on housing for locals who live here. Many businesses are suffering as they are losing employees who have to move away because they no longer have housing here.
Let's bring back resorts and old fashioned BnBs, and add in fun short term rentals as cabins and accessory buildings at people's homes... and let's leave the homes to be homes and cottages.. and not poorly managed motels.
Thanks for taking the time to do this study! I hope something comes of it
Regulating rental properties would just create more red tape and drive the owners to try to hide the rentals. It would cause a lot of extra policing that the county doesn't need and is just a tax grab with no way to enforce any regulations.
We love using a place to rent for a week duration. We can't afford 30 days. Most rentals with strict rules are fine. Feels like a dictatorship. We rent places and are a very clean respectful group. We need to keep this it helps our town and businesses and so much. The pandemic hurt so many financially, Mentally and this str will add to it in negative way
I am a strong believer that when someone owns a property if they are following municipal rules and paying taxes, and being good neighbours by renting to quality rentals and keeping property clean then it would be the same as if they lived there. So no additional fees should apply. Just like a number of residents leave their home completely vacant for months at a time while they head to other countries. Taxes are the same for them year round with no tax deduction or fee for non-use.
Why would you take lively hood away from owners and people and ones who rent and have rented for 30 plus years
I think the town offices are stretched as it is. Appropriate funding for inspectors and office staff is necessary for this to work properly. Possible some input on the order of magnitude to start this and run it successfully servicing the operators/owners and their neighbors so there are not customer issues. Training from other municipalities where this has been done successfully might be in order..

<p>The County needs to ask itself: who is it accountable to? Because it has no duty, and no legislative purpose, in (a) acquiescing to people who have already broken zoning by-laws; (b) facilitating foreign companies like AirBnB to break our zoning by-laws; (c) making it more affordable to Ontarians to buy SECOND homes; (d) permit any kind of use that its residents find offensive or incompatible with other uses (residential in this case).</p> <p>However the County is accountable to its residents, and has a duty to (a) regulate land use in the best interests of the community, which means (b) establishing and enforcing residential areas that permit quiet enjoyment; (c) protect our watersheds and forests for future generations; (d) maintain our small town lifestyle.</p> <p>This is about values. No resident I know would ever put 'making money' ahead of quiet enjoyment, knowing one's neighbours and protecting the land. So why would Council consider 'making money' to be a top priority -- remembering of course that we have no evidence whatsoever that any of this money actual comes or stays here? And we have no evidence that this influx makes anyone happy. On the contrary, our towns are so crowded now in summer that locals avoid them.</p> <p>If we value being a small town kind of place, Council needs to proudly protect that by restricting these anti-social activities. People come here for community and to live a decent life. Nobody - nobody! - moves here to be among short term renters. Council needs to grow a pair and say to those who want to rent out cottages as motels: go somewhere else.</p> <p><u>They should be baned!</u></p> <p>Responsible short-term rentals create demand for local community services, create jobs, bring revenue into the community, boosting tax revenues from outside renters and enable people to enjoy the beauty of the Haliburton area, creating referrals and an ongoing improvement in services.</p> <p>The costs of operating short term rentals to the owner is significant, with regulation there would be a decrease in supply, leading to an increase in price which would drive renters away from Haliburton to other areas. The benefits currently available and growing for the local community would be transferred to other communities.</p> <p>Responsible short term rentals in the county provides opportunities for all. There are excellent short-term rental agencies in the community who already do a fantastic job of regulating renters and properties. Further rules and regulations would involve unnecessary cost and reduce demand for experiences in Haliburton, resulting in weaker economic benefits for the local community.</p> <p>I would like to be able to check a County listing of rental properties on my lake, when there are concerns. I think the estimate given, on the number of rental properties, is very underestimated. The answer often given, when talking to the property owner, is that the people renting their cottage are "friends".</p> <p>I have rented cottages in Haliburton and other areas usually in Ontario and Quebec. I have always found renters to be of an excellent quality. Most bring families to enjoy the area and assist in creating demand for tourism, services, restaurants, outfitters and outdoor experiences such as the Wolf Centre, Haliburton Forest, Sir Sam's Ski area, Algonquin Outfitters and the many other businesses and services in the area. Compared to the Muskoka area, Haliburton offers fewer local services, so encouraging people to visit is critical to ensuring prosperity to the community in all seasons</p> <p>Maximizing the availability of rental properties is critical. Creating an improved supply of properties and generates an improved quality of renters visiting the area, leading to improved local benefits via taxes, services and employment. Maximizing the availability of properties will also improve the quality of other rental properties enhancing the opportunities to the local community.</p> <p><u>There should be a list created of bad tenants that is posted and shared</u></p> <p>No</p> <p>My immigrant parents bought a building lot on gooderham lake 40 years ago for \$16,000 off of Cliff Stoughton. Back then, their home in Toronto was worth \$150,000. That is roughly 10% of the value of their home. I bought my own cottage on Billing's lake 14 years ago for \$225,000 when our home in Toronto was valued at \$500,000. That would be an increase to 50% of the value of my home. Today, many lake front cottages are approaching a million dollars! In today's terms, that's more than 80% of the average price of a home in Toronto.</p> <p>Where am I going with this, how are young Canadian families suppose to enjoy cottage life? The costs are totally out of reach.</p> <p>Even though I don't rent, I get it.</p> <p>We need to make this work for everyone. Septic systems must be inspected and working properly. Limits must be set based on how many people a septic can handle. 2. Different dumper cards need to be handed out or purchased at lucky dollar or building department. 3. A list of common sense rules must be stated, like no trespassing. No paddling right up to my dock while my family is trying to enjoy the sun, turn off your radio when you are not listening to it, and if you need to come on to someone's else's property, don't cut across the front. 4.. Renters must have insurance. Maybe an insurance company would be interested and renters pay the extra premium, like how you can pay for extra insurance when renting a trailer from uhaul. 5. Dogs. I own a dog. I've had my next door neighbours renters come on my property and almost get attacked by my Shepard. My dog should be able to enjoy her cottage too without having to work. Also, I've had countless stray dogs wonder over. I don't want someone else's dog on my dock trying to steal my chips.</p> <p>As someone who owns a cottage next to someone who rents regularly, 90% of the time the renters are better behaved than the owners. Most renters are quiet and very respectful. Rarely do they come with a motor boat or play loud music. I always know when my neighbour are using their cottage as their radio is on all day and they are really loud.</p> <p></p> <p><u>Haliburton's lakes, forests and wildlife are its greatest asset. Protect them; don't lose them.</u></p> <p><u>STR's are not a problem as long as there are strict regulations and they are enforced.</u></p> <p>This is the first time we are turning our cottage into a STR -- to make changes to the rules and adding fees could make it difficult for some to own a cottage. We are transitioning to this - to help pay for university and life! We hope it works out and we are not forced to sell our cottage.</p> <p><u>Please don't place restrictions on my father's retirement plan. Aren't there more pressing issues that the local government should deal with?</u></p> <p>Please don't limit freedoms of my family's short-term rentals. This pays for my school tuition and gives us the ability to enjoy our family cottage year-round. I don't want my father to sell the cottage because it becomes too expensive!</p> <p>Our cottage rental income pays for tuition costs for university and also the upkeep of cottage maintenance, which is increasingly expensive. Please don't place restrictions on rentals. I would be devastated if we had to sell the family cottage.</p> <p>I've been a cottage owner on Oxtongue lake for 7 years. I've only started renting during the week in the months of June-Sept. I've witnessed many noise related situations from renters on the lake that are not much more concerning than those behaviors of the owners. I've seen fireworks sent off from resort properties on numerous occasions on restricted days. I've noticed seadoos on the lake from resort guests where the operators are racing down the lake and playing chicken with each other. I've heard dogs barking from owners pets. I've heard loud music from owners properties celebrating birthdays. I've seen kids from AO canoeing down the river with music playing. I've seen owners kids and their friends drinking and swearing on their docs. Large planes flying low over the lake. ATV's with modified or non existent mufflers loudly going down the street. I've had multiple guests from resorts trespass looking for a nice photo. I've seen management of resorts playing loud music and allowing their kids to race their ATV's on their property and play their cultural music quite loudly during celebrations. Kids playing bumper cars on canoes rented from AO and then washing up on my shore. AO guests stopping by to relieve themselves and their garbage on my property along their tour to the falls.</p> <p>The general feeling I get is that there is concern regarding STR's not caring. I believe it is the responsibility of the owners to make sure there are no "Party" policies in their rental agreements and that unsafe operation or racing is not permitted on the lake. We are a community and we should get to know our Neighbours, share our phone numbers and be connected to them. If guests are acting out - encourage your Neighbours to notify the owners of those properties so they can act. From what I've seen over they years is the majority of this behavior is somewhat isolated to long weekends. Kids want to play. Whether they are a STR or resort guest. I'm lucky to have a great relationship with my Neighbours and we communicate both ways. Some of us would prefer to hear nothing but the wind and the birds with the occasional canoe pass by (me).... But that's not realistic or I would've bought on a non motorized lake. Some owners of STR's are using funds to maintain their family property and not use it merely as an income. Taxing, inspecting and red taping properties won't eliminate all the concerns. There will always be guests who are respectful and guests who just want to party and let loose. Let's not stereotype them as merely STR's.</p> <p><u>Allowing STR is a great attraction for the community. Why charging property owners a fee? While they bring business here and make our properties more valuable?</u></p> <p>Licensing and enforcement is the key. Our lakes and shorelines are already in trouble. STRs are not invested in the property and lake so the owners must be held responsible!!</p> <p><u>I believe that their should be some sort of licensing/ demerit system in place - if a rental property accumulates too many demerit points (through complaints) they should lose their license and their ability to rent</u></p> <p>I am especially concerned with the rental unit that will be our neighbour as we have a shared deeded lot, so strangers will be using our beach and docks every weekend.</p>
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We both own a cottage that we enjoy and 2 other cottages that we rent out. We provide employment to numerous people in the Dysart community year round, our guest gifts are local fare and we highlight all local activities to our guests to enjoy and we support the local charities as well. We also used all local trades to renovate and still use them today for anything we need. We also purchased everything possible at the local stores to outfit our places. Quite a number of smaller businesses are all very thankful for our support and that we encourage our guests to use their services, be it tourism or restaurants, etc. It is a win-win for the community. We bought these rentals for others to be able to enjoy the area as much as we do without the huge investment. Any complaints by people about potential noise, etc., could also be given about neighbours on the lake, etc. Renting for vacation doesn't mean you are going to be irresponsible. It happens worldwide. We are very involved in the community and very involved in ensuring our STRs are a positive for all involved. I'd be happy to speak about it further, should anyone want to contact [REDACTED]

I personally would be upset if my immediate neighbour's became str.

I believe they have a positive impact by maximizing the seasonal population which at the end of the day will benefit all local businesses.

Short term rentals do not build a community - they destroy it! We have a housing shortage - we need unoccupied homes to house those needed to work in and contribute to our community (nurses, doctors, trades people, etc.).

The county lacks enforcement on many bylaw violations so how can there be assurances that they will follow through with this one?

I think STR's are a business, whether rental is restricted to just family and friends or not, and these businesses should be zoned and taxed as such. I did not answer the question "Do you feel there should be limits ...", because any answer would agree with The existence of STR's.

I omitted the question on limits to the number of days, because I don't agree with having STRs at all. As I mentioned above, I strongly disagree with STRs being in residential areas. STRs are a business, not a home.

x

hard to regulate, needs infrastructure like compliance and enforcement officers, and ultimately hard to tell property owners what they can do. Maybe a voluntary code of conduct that listings could use like Haliburton County Good Neighbour Program.

Given the number of potential STR's in the County and the number of potential renters visiting the community during a year, and the economic value they bring, putting limits on STR's could harm the Community. We provide employment to three members of the community that help us look after our place. We have had no complaints. STR's bring more benefit than harm.

It is a real shame that a 'few bad apples' are potentially spoiling the barrel. The significant positive economic benefit to the community far outweighs the attempts to limit the activity of short-term rentals. I could understand a small fee to be levied to anyone using their property for short-term rentals, but nothing more. we already pay property taxes; landfill passes are purchased for short-term renter's use. The cost of the landfill passes is already a "fee" being levied to the property owner. Why double deal????

At the end of the day, the community should be doing everything they can to encourage tourism + positive economic activity in the community, not placing barriers in the way.

I would very much like to see licensing and taxes enforced for STR use.

An educational package for folks renting their places and for the renters would be beneficial to establish expectations and to try and keep them consistent. For example, I leave a cottage rental garbage information package for each renter that includes information about how to sort garbage, where to take it, bear safety, etc. and everyone seems to be respectful in reading and applying the rules.

Short term rentals should never infringe on the enjoyment of the neighbouring property owners or contribute to water quality problems in bodies of water.

Provide up to date information on how other home/cottage owners can lodge a complaint and a realistic enforcement time line. It seems most home cottage owners phone the OPP to make a complaint tying up resources for non emergency matters.

STRs are not a problem if managed well. They bring jobs and tourism into the community.

I have encountered more in appropriate behaviour by owners or family of owners then ever from STR occupants.

The community should offer the same education/training to all owners and encourage owners to speak to one another with understanding. Also encourage STR owners to be available or within a couple hours drive to address concerns or have a local company available.

I don't believe anyone doing STR is looking to have destructive/disrespectful renters so maybe understanding what to do if the situation arises would be helpful.

There are many concerns about STRs however before we blame them for everything I think you need to be clear if the renters are actually the problem. We have seen significant changes in the behaviours of people on the lakes and in town over the past two decades. It has become more like Muskoka and less like the Haliburton of before. This is progress. Blaming it all on short term rentals is not the end all solution.

Owners renting to friends are fine. My issues are mainly music all day and a fire going constantly all day. Renters generally don't care about the lake or neighbors.

STRs do not produce income to the region as the old style weekly rentals by a family as they are there for a couple days and bring everything they need from home.

Some people who rent are lovely and very respectful of the property/neighbours/the lake, etc. But there will always be those who aren't and, with an area the size of Algonquin Highlands, most of the infractions would never be addressed.

The concern would be doing something (regulation) at a cost to taxpayers or compliant property owners, to attempt to placate the few who loudly complain to whomever will listen rather than doing something (regulation) that actually needs to be done.

People who rent short term rentals are there to pack a summer of fun in a week, at the expense of the neighbours around the lake. The property owner probably doesn't care either and will flip it when the property is wrecked and leaves others to clean up the shared areas like the lake and the road going into the cottage. I don't believe for a moment that week long or weekend renters do anything but stay at the lake. They are not going into town for culture, shopping (except more booze) or adding anything to the economic base in the county except for maybe cottage cleaners. The only people who really benefit from short term rentals are the property investors who overuse the property and the common areas through the rentals. Let property owners rent to a group (2 people/ bedroom?) once a month, for up to a week and a half, but not more than that. That may reduce the stress on the shared areas like the lake and roads and let other property owners enjoy their property and common areas too.

These STR add a lot of extra revenue to local businesses on a weekly bases more so in summer. The township(s) should be working together to be sure these STR tenants are spending as much money as possible within the townships.

The Dorset Tower is a good example of the kind of money that can come from people staying in the area. There could be more attractions added to the townships to keep that money flowing and people coming back every year.

People want to come and stay in the township so best not to push them away by limiting where they can stay.

There are not enough motels or campgrounds without the STR!

I do think that rentals can be permitted, but I would prefer to see them similar to the old lodge atmosphere that our area has been known for. The STR's have taken away this type of business by sheer ease of rental over the internet with no personal interaction. Perhaps planning could make new lodge or renovation of existing properties more feasible. Thus still providing the influx of visitors, but overseen by respectful land owners. I worked at Hart Lodge in the summers, each renter had a great time, and their was way more interaction with people and businesses from the area. Most STR's stay at the rental for the week and never interact or do business with the local area.

I strongly support STR in Haliburton. Our family rented a cottage for 2 weeks every summer on Twelve Mile Lake from 1986-2014 before we were able to purchase our own family cottage on the lake. We are thrilled to have had the opportunity to experience the lake growing up and now be raising a second generation on that same lake. This would not have been possible without STR available. We support local restaurants and businesses as a priority, generating income for an area that we hold in high regard. STR allow families to have strong bonding experiences and travel within our beautiful province of Ontario.

I didn't buy my property to live next to a property that would be rented. My safety of having a property that is rented to many different people may be jeopardized. I like the fact that I know who is residing next to me and it is not someone different at any time.

As noted above we already pay tax on rental income and land tax. There shouldn't be any additional tax given the main reason people rent out cottages is to offset costs including high land tax.

If you allow STR's as a business ( property that is primarily used for rental income), regulation and enforcement will be critical although this will be problematic since most of the issues occur after hours. Renting your cottage for a few weeks to help defray the rising cost of cottage ownership is acceptable provided the renters meet a code of conduct and enforcement is available to deal with bad apples. In some cases, cottage owners are as bad as renters. The county should consider enhanced noise bylaws with enforcement, limits on occupancy based on septic capacity, strict enforcement of fireworks and burning by laws etc with strong communication to all owners and renters. STR businesses need to be licenced with enforcement and serious penalties for repeat offenders including loss of licence. I suspect most renters are no different than most owners. Some people just need to be reminded to be respectful. Addressing the more serious cases of overcrowded party rentals should be a priority. Education of renters might also help to a degree with a posted code of conduct for all renters including issues such as use of watercraft, noise, speeding, bylaws etc.

Government regulation means nothing without a well planned implementation strategy that is supported with appropriate knowledgeable bodies to enforce it. Otherwise, government regulation is simply a means for local politicians to spout on about action they feel they have taken to resolve an issue. However, without a strong implementation strategy that is adequately staffed and funded, they are blowing smoke up all of our asses.

No

Cut them back. Small old cottages are being rented to far too many people with small septs. We keep ours According to bylaws. Rentals do not. Strs are ruining cottage life and are having an adverse affect on our lake environment
Charging fees is a good idea but these funds should go toward paying for enforcement. Boats should be locked unless the renters have Boater Safety Certificates. Limit the number of renters to the size of the building & property. Fire bylaws need to be posted in clear view and signed off.
Short term rentals are a great way to improve our local economy. Our area in particular relies heavily on cottagers visiting the town to support our local stores, gas stations, community centres and firehall. Most renters are screened before booking and are aware of the local rules, regulations and are courteous of neighbours. With the cost of living and inflation, being able to rent out our property provides much needed income for my parents who rely on that money for their retirement.
The renter community creates revenues and jobs for so many residents. If u make it difficult jobs will be lost.
I believe STR's create a tourism economy. Most are so regulated by the cottage owner that there are no issues.
On to of the fact that there's a great deal of families in this county that feed and support their families by cleaning our maintaining these properties weekly or by weekly.
Without STR's tourism will die. There's not enough other places for people to reside while visiting.
Many long time cottage owners are finding it increasingly difficult to pay rising taxes and costs of maintenance and upkeep of their property as they age and are on fixed incomes. They may need to rent their property for periods of time to help pay the continued rising costs. They should not be penalized further through STR municipal fees. The whole community benefits from bringing in more tourists to the area.
Being a cottage owner paying TMI regardless of how much I am up there, it seems a waste to not let others use the property if a family member cannot be there. I know of many cottagers on our lake that have rented their places out at least a few times in the past. For the most part renters have been respectful and I personally have never had an issue arise. But I have heard some horror stories, about drunk renters shooting firearms across the lake while staying at a cottage on our lake. It is far enough away I have never noticed any excessive noise myself but it was purchased solely for purpose of being a STR.
I personally would never rent to a complete stranger through Airbnb or any other website b/c of situations like this. I respect my neighbours and they respect us while we are at the cottage. I think the root of the problem becomes when a property is purchased for the sole purpose of being a STR the relationship with, and respect for the neighbours is quite often lost...and ultimately they are the people who pay the price and have to deal with any rowdy guests.
Undersized Septic systems not meeting demands of heavy use is probably one of the biggest concerns I have as well. Most people do not understand how a septic works, and when it's being rented by people that don't have to deal with the problem if there is one, they are even less likely know or care.
Will regulation work? I have no idea... I don't know enough about other townships that have implemented it. My first instinct would be to oppose anyone telling me who I can and cannot have stay at my cottage, but I sympathize with the people who are no longer enjoy their family cottage b/c it's partly control and door.
People are providing STR space in order to pay bills and continue to be able to afford their places. Calm down spoiled people. Life evolves. Try embracing it instead of entrenching in your old ways
This survey is not impartial and seems to focus on a preconceived notion that STR's are problematic and in my opinion they are not. If it weren't for STR's my family wouldn't have been able to enjoy lake and cottage country for their holidays nor would we have purchased one. Development is healthy in rural counties and folks that own cottages paying ridiculous hydro and taxation rates are allowed and should be allowed to do what they want to do with their property. In most cases people are offsetting the costs of ownership not necessarily making a large amount of cash.
These questions are not neutral and very skewed in favour of introducing STR policing.
I think high standards should be set to maintain the natural beauty and superior quality of the County
As there is insufficient hotel/motel accommodation, cottage rental is needed and useful. My family can't visit me for a week without renting something and they appreciate cottage like too. Regulation, licensing, supervision and enforcement is necessary. At present the situation on many lakes appears out of control and bad for all.
Stop the over reach!!! Let home/property owners be owners! If a property is solely a rental then it is a business and treat it as such.
Last year, a long term owned cottage was bought by a local real estate agent and turned into a STR. While most guests were respectful, ones guest flew his drone early in the morning and at dusk close to the shore, hovering in front of properties to view ls as we were sitting on our decks and docks. Disturbing noise and a total Invasion of privacy.
Possibly a limit in the number of properties an owner can have in a given municipality. The requirement to display some sort of emblem or indicator that the property is an STR (addition to the fire number?). If it's a legitimate business the property owners should not mind. Mandatory posting of waste disposal rules and municipal noise rules, etc. Registration with the municipality to better track infractions and penalize accordingly. Requirement to show proof of insurance that the property is technically a 'commercial' property. See above comments as well please.
In my experience, as a full time resident on one of the larger lakes in Dysart et al and having a rental cottage on the same lake, I see more of these issues with cottage owners and their own use of their properties. We have renters at the neighbors and our own rental place, renters will tend to follow the rules when they know what they are.
If not carefully considered and enacted the regulation of short term rentals has the potential to be administered in an inequitable way. Environment and Safety education should be the initial focus and should extend to cottage ownership in general as more could be done to address the above listed concerns in that population as compared to renters.
Most people rent their cottages out for a few weeks because of the huge expense of owning one. Labour costs and maintenance costs are way higher than in the city Cottage properties are taxed at a very high rate with very few services provided Declaring war on cottagers does not strike me as a particularly good way to do business We have already seen very poor relations develop with the shoreline bylaw and attempt at tax increases Increasing taxes to manage this is not feasible. The rental economy will simply be driven underground
All challenges of. Renter who is badly behaved should be treated as any person who is breaking the law. Fines and arrests. It makes no difference if the person is breaking a law if they are renting.
It would be a better use of everyone's time to actually crack down on clear cutting, septic abuse, chemical destruction of the lakes, over building shorelines, filling on protected habitat and generally destroying the precious lands that you need to be stewards of.
Minimum 30 day rental is how many municipalities have handled this to avoid crazy weekenders/high turnover
We own both a home and a family cottage in Dysart. For about 3 years in the past, we rented our cottage for up to 3 weeks a year. We were extremely careful who we rented to, met them when they arrived to explain all the rules, and had no problems. So we can see this issue from both sides. I don't think rentals with absentee landlords should be allowed, although I don't know how that would be regulated.
Regarding the question about whether or not STRs have a positive effect on the community. I would like to answer yes, but with conditions, which were not offered in the choices. I would like to see a limit on the number of STRs in the area, including on lakes. STRs should be prohibited in residential areas where people's homes are.
I am strongly against all property owners having to pay any increased taxes for the regulation of STRs. If someone wants to make money by renting their property, they should be responsible for any costs. But enforcement is essential.
I also don't think that problems on lakes are only caused by renters. Unfortunately there are many cottage owners now who lack respect for their neighbours and for the environment.
My husband and I were going to retire north, but when he passed away, I bought my cottage to use, but not live as I decided I should be closer to family being all alone. I want my cottage to be a place where I can go on weekends to relax, work from there in the winter, enjoy a couple of weeks in the summer to swim and be on the water. I want a place my sons and their young families can go because they don't have the money to go on fancy trips, a place where we can go together to make new memories. The goal is to rent it out enough for it to pay for itself - costs, maintenance, upkeep, etc. I can't afford it otherwise. I believe I am not the only one in this position.
It is helpful for some property owners to gain income from short term rentals. It just needs to be monitored by owners. Having been in this position. Some guests are fabulous. Some guests need supervision.
Should be treated as a business and as such regulated in the same manner as other similar accommodation business. Sharing expenses for enforcement and if allowed without owner on property than significantly higher licensing costs and penalties. Probably need to do a better job with other rental inspections.
Ban short term rentals or be prepared to fully and properly enforce the regulations and by laws.
I reside in Muskoka and cottage in Algonquin Highlands, so I am well acquainted with STRs in both communities. They are fraught with difficulties for adjacent property owners, as well as for enforcement agencies and the townships involved. The cost of enforcing regulations will be significant and should be borne by the STR operators.
Penalties and fines should be enacted, for failure to comply with the rules and the protection of the rights of adjacent property owners should be paramount.
Don't over regulate. A lot of the short term renters eventually become property owners and any negative impacts to STRs may affect future owners/tax dollars
STRs are a valid source of income to people affording their dream property in Haliburton. However this must be heavily monitored as when owners or renters try to take advantage the lake and it's owners are the ones to pay the price via damage to property, ecosystem, and home values.
Make more housing options for those looking for housing.
Can't even get in a shelter here cuz there's no space...
Thank you for addressing the issue with this survey.

I do not support licensing - there is plenty of evidence to support the detrimental effect this has and blatantly looks like a cash grab on behalf of the county. What benefits would be offered back to the community funded by licensing? Why do all homeowners not have to offer proof of insurance and fire code compliance? And education on recycling, lake health etc.... would also benefit the whole community.
Regulation of STR is not a productive solution. Guidelines and education for both owners and guests should be the first step towards ensuring the small number of complaints are dealt with on a case by case basis.
The need for 7 day a week bylaw enforcement is already obvious and does not happen.
People have been renting cottages for ever. It should be allowed without restrictions unless of course they don't act within bylaws. I don't believe it should be changed. I have never rented my cottage however I do antici in retirement if I was traveling I would want to rent my cottage when away to pay for my travel. Most Strs are without incident. Why set up rules for the minority problematic ones. I do not believe I should pay more taxes for you to regulate something that does not need regulating and has been going on for many decades
I was not aware of this survey until a friend mentioned it. Surely there is a better way to advertise this and get greater input.
These rentals bring in additional revenue to other businesses beyond just the owner of the property. Marinas / stores / towns / places of interest benefit. Restrictions may do further damage to an already struggling local services.
I think its a poor survey. I have done another with similar questions. I assume if enough renters support positive answers you will go that way. Surveys are a poor way to know what is right. Its just peoples opinions. When the ministry of environment passes down rules they don't ask our opinions, they just hand out the rules.like it or lump it. But when politicians are involved now they can say we consulted with public. Which really you did not you gave us guided answers that fit your natiave.
Without strict controls and heavy license fees we will see huge growth in renter use which puts pressure (and therefore cost) onto our infrastructure, environment, enforcement people, and ultimately on non renting cottage owners. . Greed and Profit are the motivators of rental schemes so our County needs to curb that by taking a "user pay" attitude.
STR's have created an affordable housing problem in our County. Many properties for STR's have been purchased by investors and driven prices up. Perhaps with more regulations and staff to enforce bylaws, many of the issues would not arise with STR's.
Licensing is the best approach to managing STR.
Sadly boating safety has been our biggest issue. Poor operation of the boat resulting in dangerous driving. Lack of knowledge regarding boating laws, lifejackets, children being towed behind boats and Sea-Doos. Lack of spotters in the boat. The list goes on. It seems to be easy to get your hands on a boat without any knowledge of how to drive it and any regard for others on the lake. Including following too closely to other boats, driving too close to docks and swimmers, not giving right of way, complete lack of knowledge on how to tow a skier or a tuber. All incredibly dangerous. Waiting for a very bad accident to happen.
With the higher cost off cottages in Algonquin highlands sometimes it is the only way people can afford the residence. Having been a cottage in Algonquin highlands for 29 years, and knowing the positive effects it had for my family I want others to be able to experience cottage life
Waste of time and municipal resources to regulate or try to regulate short term rentals that are sporadic.
STRs allow people to try out different areas before purchasing a vacation home (or permanent home). We, personally, have had amazing guests who were very respectful of our property and of our neighbours. They come to explore the area and shop/eat in Gooderham and Haliburton.
Is there a current process for escalating complaints of STRs? For example, speak to the owner first, then escalate somehow from there?
I can understand people's concerns about STRs, but we have personally never experienced the negative issues as listed above. On the other hand, we do have neighbours who are very disruptive (noise, etc) on our lake.
Question re limits....no choice for never
The added economic development to the community is great! Particularly in light of the past two years.
I feel that regulations about environmental safety should be enforceable and the property owner could risk fines if they allow renters to violate County by-law or guidelines. I feel our taxes are high enough considering we don't reside full time and as a lake access owner with limited parking available we should not be held responsible for added fees for enforcement.
Again, there needs to be someone close by who can deal with concerns in a timely manner if there are significant problems. Don't want to contact someone hours away if there are renter issues
The county really needs to give consideration to the fact that short term rentals are a asset to the county with regards to visitors contributing to the local economy. Providing education to short term rental owners around local issues with regards to i.e. fire bans, recycling etc. would be important especially to those that are new owners to the area.
Forget licensing. Education is the key here.
Leave STR alone they bring good money into the community. I have not heard any negativity in the years I have been here. This is only a tax grab.
Get good advise from those who have been in the business of renting cottages successfully for decades such as CottageRental.com. they have very good renter policing policies.
My family doesn't want to short term rentals on the lake!
Most owners and renters are really good people. My family rented before purchasing. Some owners just see it as a way to pay for a cottage/home investment and they care little about the locals.
Don't go over-board.
Absentee operators of short term rentals need to be stopped. If they are not regulated by this municipality we will likely and sadly be forced to sell our cottage after 25 years due to a combative operator. Alternatively, we may turn our own property into it a full time short term rental as well. This is a slippery slope as the entire lakeside community could eventually become principally short term rentals and drive out other full time and seasonal residents entirely. negatively affecting the community.
Only experienced this for 10 months. Most people fairly quiet so far except for New Years Eve. But chatter and laughing in the hot tub at night means our bedroom window cannot be opened until well after we go to bed- annovino! Also have concerns that SRT next door will negatively affect the value of our property.
The township has to enforce this and the people who own these rental units have to be held accountable for the problems it causes their neighbours as well as the community
I believe that our current bylaws address most concerns with short term rentals (noise,septic,fireworks,fireban) i would agree that some postage in the rental would be beneficial. The owners and operators of such a business have incentives to keep their property in good repair, rent out to respectful tenants, keep garbage and noise to a minimum, nobody wants their property to be destroyed or be bothered with noise complaints. This is the reason for Airbnb, it is a community based platform that weeds out undesirable hosts and properties. Regardless if a property is ran as a short term rental or not, the use does not change. Owners use it as a vacation destination, the same as the tenant does. Nobody wants to live beside a problematic neighbour. But i would argue that noise of any kind disrupts some people, not just short term rentals, they are an easy target. We stay at our cottage and rent out during the time we are not there. I fail to see the overwhelming difference in a short term renter compared to a full time owner. Some of the people we rent to have children and im sure they are loud during the day while swimming and having a good time. No different than when I enjoyed the cottage with my siblings when i was young. We have rented to people who like to have a couple drinks around the campfire at night, laugh, play music, catch up. No different than when i get together with my family and friends on the lake have a couple drinks around the fire and enjoy spending time together. Some people we rent to, you would barely tell that they were there, they come up and just want to read a book on the dock in the morning and enjoy the peacefulness of cottage country. No different than my grandmother that would like to do the same. People vary greatly on how they live their lives and our current bylaws address any complaints a neighbour would have. If i lived beside a disruptive owner and all they ever did was party and be a nuisance, what am i supposed to do? I can complain and they are to adhere to the bylaws, thats it. Why should short term rentals be treated any different? You cant choose your neighbours. I would argue the fact that renters are typically there for less than 1 week so it is better than being beside a bad neighbour indefinitely. I have thought about buying a cottage and fully renting it out. I would screen tenants, the platforms rating system is great, bad hosts and tenants get weeded out pretty quick. I look to local businesses to enhance the experience of our guests. I educate my guests on septic systems and lake health. Haliburton is largely a vacation destination, i believe short term rentals fit in and are clearly net positive for the growth of the town, owners flexibility and general enjoyment of the town.
I think the economic benefit is fantastic and being able to share this beautiful place with others less fortunate to not be able to afford a permanent place up here. It is important to encourage respect and love of nature and our lakes- but not take away something that belongs to a residents autonomy of their property. Ie: we already can't camp or put a tent on our property.
Short term rentals are great for exploring areas in Ontario with our families
Unfortunately it's the renter's that don't care, that ruin it for the people who just want to have a little holiday
I am at my wit's end with STRs. If STRs are not strongly regulated soon, I will be forced to move from my cottage where I have been coming for 25 years. My plans of retiring here and passing the property on to my children will be ruined. I will have to move to a community where regulations against STRs are strong and enforceable. Alternatively, I will turn my own property into a full-time Airbnb. I do not believe that this sort of transition from a community of permanent residents and cottagers to one that is displaced entirely by STRs is good for the community. and that such a transition will lead to a terrible decline in lifestyle for current residents. Noise is the number one issue by far with AirBnbs. The police and the municipality need enforceable regulations against renters and operators who repeatedly flaunt the current noise bylaws and who do not respect the right to peace and quiet for neighbours. It is a false notion that short term renters contribute to the community in any way. My observation is that they bring their own food and booze from home, and sit on the dock slowly getting wasted while they slowly increase the volume of their music, yelling and cursing. They contribute only to the unhappiness of neighbours and make no contribution whatsoever economically to the community.

After twenty-five years of coming to Haliburton, I am being forced to sell my beloved family cottage due to the presence of Airbnbs next door and lack of regulation and enforcement by the municipality. My plans of retiring here full time and passing the property onto my children who have grown up here have been ruined. My only choice is to move to another community where STRs are regulated. The other alternative I am considering is turning my own property into an STR. This sort of phenomenon where full-time residents are replaced by nothing by STRs is a real threat to the community and not good for permanent residents. I hope for rapid institution of strong regulations around STR operations, otherwise, I shall be saying goodbye to Haliburton forever.
Lakes are to be enjoyed and used responsibly by all. There should be a limit on the number of STRs per lake depending on the size of the lake. Education, regulations and monitoring will help to maintain the safety and enjoyment of the lakes.
STRs such as Airbnbs are commercial venture. They will be very harmful to and degrade our community. Airbnb type rentals are very different from Informal, private cottage rentals by an owner - this latter type of rental has always been the case in cottage country.
STRs such as Airbnbs are commercial venture. They will be very harmful to and degrade our community. Airbnb type rentals are very different from Informal, private cottage rentals by an owner - this latter type of rental has always been the case in cottage country.
There should be a limit on the number of SRTs on a lake, depending on the size of the lake
No septic system can support a large number of users over a long weekend. This is not specific to rental units. Cottage owners can also abuse their septic system because of ignorance. A new state of the art septic system can be overwhelmed by intensity of use.
Short term business rentals take essential housing stock out of the market. Our lakes and environment should not be commodified anymore than they already are. On the other hand recreational properties should be accessible to the middle class who may need rental income from time to time in the early years of ownership to assist with expenses.
Some families rent their cottages on a part time basis to cover the cost of taxes and maintenance - this is not a "commercial" venture vs people who own a property or properties purely to generate revenue. It would be a shame if regulations forced those families to have to sell their homes as they could not afford them. Not all renters cause problems - we screen the people who rent our property. We are close by incase there are issues. I think some sort of regulation to deal with the adverse effects of rentals is required (noise, parking, breaking of bylaws such as fires and fireworks). But if there are regulations then there needs to be a way to enforce those regulations/ bylaws. Right now there isn't any real way to solve these issues such as noise etc. unless you call the police.
A particularly poor survey, as this is, will only drive more divisiveness and confusion. I would have expected better after the learning from the shoreline debacle that continues today.
have public meetings on the new bylaw. When a new draft comes out have a new meeting. Do not run it like the shoreline bylaw where the majority of residents concerns were ignored.
Don't make a mountain out of a potatoe mound...some folks are just on a power trip.
If we are not careful with how we use our lakes respecting nature etc once we realize the mistakes we have made the damage we allowed could never be reversed. We must make property owners responsible for their part we need to make them care about the future of clean lakes, healthy forests and our amazing wildlife. Renters come and go many do not understand about septic nor care about their impact even if only for a weekend. Choose wisely when considering STRs without the necessary regulations in place. Thank you!
This survey seems like a decision has already been made. People have been advocating for an end to short term rentals near full time homeowners. The decision to allow short term rentals to continue, just makes people feel like their concerns are not being heard.
Too much government intrusion into our lives already. Lower my taxes please and support peoples rights to support themselves, their families and their businesses. We pay too much already.
There should be a distinction between people who rent a couple of times a year to friends and neighbours and those who use internet sites like Air-b-n-B.
No, but hope this survey helps !!
limiting the amount of time someone can rent out their cottage will not only take money away from residents who are helping maintain the property, but also gives extremely less options for people wanting to travel to your beautiful County. I think this would overall have a very negative effect.
I don't favour a bias permitting STR's in order to generate fees or tax revenue. The focus should not be on municipal revenue but on environmental protection of our municipal assets, that we are blessed with, on Bylaw respect and enforcement. I would favour financial penalties for Bylaw infractions, to the perpetrator and even the owner who failed to manage their client appropriately.
Just stop interfering with what people do with their private property.
Under the question do STRs have an adverse impact - I only listed the three areas that have impacted us. The other areas are of concern but we haven't seen any examples that would lead me to check the boxes in that question.
Thanks for providing the opportunity to comment - an [REDACTED] cottager for over 50 years.
I think it's an opportunity for many who cant afford a cottage to be able to enjoy the beauty of the north but STR should not be used for an owner to subsidize their mortgage payments by renting their places out most of the summer season. A ratio of rent versus owner being there should be a factor.
Education on both parties are necessary or fines implemented. The owner should be on site the days the property is being rented greeting and leaving the renters. Maybe owners to take recycling and garbage to the dump to make sure it is disposed of properly.
While I recognize that property owners should have the right to rent out their property, there must also be some means of holding them accountable for the impact such rentals have on the community as a whole, and particularly on directly neighbouring properties.
We don't mind renters as long as they RESPECT the environment and their neighbours. But a lot of people who rent, come for a short time and want to have the best time while on holidays. They don't really care about the special place that they have been given the privilege to enjoy. Mostly it's Party Time!!! All the Time!!! We moved here to "Cottage County" to enjoy natures beauty and all that surrounds it (peace and tranquility).
I am a local who moved back from Toronto after 22 years. I rent my property only to small families who are regulars that have been coming for several years in the summer. I am very communicative w my neighbours and have had zero negative issues. Three of my past renters have purchased their own properties bc they loved Haliburton! I understand the reluctance of people and some of their concerns are very valid if a rental is not managed properly to short term renters. I believe that regulating, licensing and paying a fee is very fair in order to minimize any negative impacts. The reality is, there are not many accommodations in the area where families can stay when visiting the area. I have personally been able to maintain regular visiting families as my property offers them the comforts of a stay that the available resorts/hotels cannot offer for longer visits.
Any amended definition, and/or changes to the Dysart Zoning By-law, should not permit existing Short-term Rentals/Short Term Accommodations, in waterfront residential zones, to be considered legal non conforming uses.
STRs where the owner does not reside on the property should be required to be located only in the areas designated for resorts/lodging/hotels. In Haliburton, people come to enjoy the natural environment and enjoy the peacefulness away from their daily lives. This needs to be built in to all contracts between STR users and the property owners and needs to be a requirement for licensing. Education of STR owners is not enough! There needs to be an online municipal program for all users of STR properties that must be viewed prior to a rental agreement. STR properties marketed for large groups/partying should have further regulations for licensing and not be in close proximity to permanent landowners or cottagers. Based on our experience most STR users respect the environment and the neighbours and just want to enjoy the natural beauty of this county. You only need one group to ruin the experience of everyone.
Thanks for your continued work on this issue. I believe that everyone has the right and the responsibility to enjoyment of this beautiful county. We also must maintain the integrity of this environment for generations to come. Well designed use requirements and detailed responsibilities ensure everyone has pleasurable access.
Homes are not zoned as hotel accommodations.
This survey leads to allowing STR. Questions are leading
We purchased our property for personal use, and to rent periodically to offset the cost. Should we be required to pay for licensing, or inspections, or accommodation tax etc. we would not have purchased... If these regulations were to be implemented after the fact, it would put us in a real bind.
There is also the additional consideration of property value. Buyers are less inclined to purchase in areas with STR regulations. The result would be a potential decrease in property values in the County.
We are retired and live at [REDACTED] Six of the 12 cottages in our bay are rental properties! There needs to be a density limit of rental properties vs non-rentals per shoreline sections. Due to high density of STRs around us, we rarely enjoy any peaceful moments on our dock. STRs are going to drive us to sell our retirement home.
Haliburton has been a place where middle-class families could have a reasonably priced, small cottage. The rich have sadly branched out from Muskoka and brought their monster homes, clear cutting, wake boats (which ruin the shoreline), and loud parties. The last thing we need is short term renters with no long-term responsibility to make things even worse.

Be very careful regulating short-term rental properties in Haliburton County. It is potentially a huge mistake. The tourism sector is changing, and it is having positive impact on the community, the lakes and the businesses. The thought of a municipal accommodation tax is foolish - all this is going to do is increase the price of rentals. No rental owner would absorb the cost, considering the demand for rentals.

If you want to regulate something, regulate/enforce the many locals and generational cottagers who believe the rules don't apply to them. They contribute far more towards the noise, fireworks, overcrowding and drinking/driving than any renter.

Short term rentals provide an influx of people who are looking to experience Haliburton. Why mess with a positive thing just cause of a couple people complain?

We need them more now than ever before because most of the lodges/resorts & trailer parks have been put out of business like we were because of higher property taxes on lake fronts, business taxes, & the amount of business insurance the county made us carry, plus at least 2 health inspections per year. Oh what FUN!


Same goes for Kids Camps, at one time Haliburton was known as having the most kids camps in the world, but most have gone because of the same thing. It was cheaper to close the businesses & sub divided their lake front property into summer cottage lots than try to make a below sub living along with all the problems & putting up with the demanding tourist.

This all came about back in the mid 1970's when people started renting their cottage out to family, then they found they could even make a living by renting them out by the week for 8 to 10 weeks a year. We along with all tourist operators complained to our townships, & even the county wanting them to be taxed the same way we were. But NO, so more & more people took their 2 week holiday, & then rented it out for the rest of the summer. It became a Unlicensed Business, along with No Health Inspections etc. FREE MONEY!

Summer Lots, what a joke that is, all of our townships did away with the Smaller Old 2 by 4 Uninsulated Cottages years ago, so people have to build larger year round homes so they could collect more taxes from. So now we have this problem to contend with because they too are having problems paying their taxes. In the long run the county would be better off having the resorts, but their gone & these short term rents are here to stay.

I've been looking forward to getting this off my chest for years.

Your truly,



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My sense is that many people are looking for alternatives to traditional types of accommodation (bed & breakfast, hotel/motel, resort style etc.) and/or can't find accommodation. Allowing STR opens our region up to be more appealing to diverse visitors looking for different/unique experiences and styles of visiting the Highlands. As a creative business owner and a person who offers studio experiences to visitors, I've also heard countless times how hard it is to find a place (particularly at peak season), this has had an adverse impact on my business on more than one occasion that I am aware of, and I am certain many times where I didn't even know it. While there are risks, I think it's all about education, taxation and accountability. We can be forward thinking without putting the joy of living here year round at risk. If we don't, those visitors will be heading to other regions for those experiences, thus negatively impacting the many small businesses that are the fabric of this community.

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For some of us it's the only way to pay the cottage bills & maintenance to keep the family cottage in the family.

short term rentals have taken over our lake, these renters rent boats that they have no idea how to drive, disrupt wildlife, chase loons with boats, have loud parties, swearing at all hours and no one does a damn thing, with the lack of housing in our county for permanent residence to be able to raise a family and support themselves, it is sad. People are having to leave this county because landlords are kicking them out to rent on Air B&b cause they get more money, cannot say I blame them, but this should be licensed, taxed and be made to pay big bucks to do so

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I object to people running a business for profit in a residential area where the neighbours and the municipality bear the costs.

Do not need license or any control If renters cause problems call police or the property owner Personally I would rather ban surf boats to protect the shore line.

STRs very sadly have free reign, and many are full time commercial businesses, with new guests all the time, year round, becoming a veritable motel/hotel business, drawing constant business through extensive advertising through social media channels. There is no municipal monitoring of these STRs and there is even very little handle on how extensive, pervasive and intruding these STRs have become. These STRs have significant negative impact on our quiet cottage life, and place a very high burden on our environment. It is high time that this out-of-control issue be addressed, reigned in, and have very strict limitations and a very high taxation base if STRs are allowed to continue in any capacity. STRs should strictly be allowed only for cottage owners who reside at their property.

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I do not support regulations about amount of str on personal property. It provides income, tourism and revenue for the municipality. Lakefront property is very expensive and often property owners rely on rental income to afford these properties.

More education about being good neighbours, noise, environmental waste and impact can be done.

Eliminate daily rental options completely.

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If you must keep weekly rentals, allow them only for family owned and used cottages.

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Though I am not in favour of absentee owners renting perhaps a compromise would be to allow them monthly rentals only. This would eliminate the revolving door of different renters each day/week and reduce the frequency of late night partying. Having the same people next door for a month might actually build a rapport between the two neighbours.

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I think propety owners should take a good look at their behaviors and disturbances that they make on the lake. In my experience most renters are very respectful and cottage owners who rent their cottages in order to keep up with the high cost of maintaining their cottage are for the most part, very careful as to who rents their cottage. Sometimes, you may get a bad renter, but that is not the majority. In that case, the renter is not let rent again.

Please do not procrastinate on putting pressure on owners who purchase properties as business opportunities. This practice is already having an adverse affect on the environment and our way of life.

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I really object to county council intrusion into privately owned property. I feel the same way about shoreline proposal

**DO NOT ALLOW STRs At ALL!**

The only way we can afford as a family to have a cottage is by renting it via STR. It's a critical to our family. We always encourage our guests to visit local attractions, restaurants, shops, etc. I know STR bring a massive financial benefit to our community.

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So pleased you are collecting this data. We are stewards of this gorgeous land and STRs need to managed to protect this special environment.

No

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I believe the reasonable concerns of most can be addressed through enforcement of existing regulations (and perhaps new ones) and educational resources for owners and renter's.

Licensing seems an unnecessary beurocratic expense and burden on owners and municipal/county staff.

The lake capacity was meant to be for seasonal residents not mass turnovers. The increased use threatens the health of our lakes

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It's a \$ maker for most STR residences and robs permanent residences of safety & enjoyment. It is the wild, Wild West for STR, anything goes. Overuse/misuse of septic systems by renters degrade the lakes.

Who pays when lawsuit goes forward for a careless renter who damages another boat, kills a swimmer, causes a forest fire? The STR... I doubt it at this time, maybe they should!

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I think this is a real concern and i am glad that the county is trying to address it.

Yes The County can put out all the surveys they want to seem like they are doing something BUT do something. I can give you the addresses of two STR's that have barking dogs almost every weekend on Wilkinson Rd Kennisis Starts Friday afternoon about 400pm and ends sunday at 1100 How would you like that next door to YOU

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Thank you for the opportunity to provide input. This was a well thought out and well designed survey where I can see that the data will support decisions and be actionable. Well done.

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LEAVE SHORT TERM RENTALS ALONE . THEY DON'T CAUSE HARMS TO ANY ONE SHORT TERM RENTALS ARE SHORT TERMS AND NEVER EVER RENTED MORE THAN 2 MONTHS PER YEAR OF SUMMER SEASON AFTER ALL

HIGHER FEES SHOULD ONLY BE IMPLANTED TO RESIDENT AS THEY ARE THE ONES WHO ADVANTAGE THE TAXES COLLECTED .

SHORT TERM RENTERS ARE ALSO TOURISTS THAT COME OVER AND BUY FROM LOCAL STORES EVERY ONE STORES.LCBO ,GAS STATION SUPERMARKET. LOCAL FARMS RESTAURANTS AND MORE THEY ALL ADVANTAGE THEM .

I WAS IN HALIBUERTION FEW TIMES SO FAR I SEE MANY STORES CLOSED . IS THIS SHORT TERM RENTERS FAULT.

I DON'T THINK SO ITS THE TOWN COUNCIL LORS AND MAYORS FAULT

Please do not pursue STR regulations as it will price out many demographics rendering Haliburton county only accessible to the rich.

Stop trying to take away the rights of proper owners. Focus on effectively enforcing regulations already in place.

Understanding the importance of tourism on the economy, I feel that a lot of the "renters" bring their own supplies and don't contribute to the local economy. Of the 4 rentals of our lake of 22 buildings, we don't often see people leaving the access local buildings.

By supporting registration fees/taxation perhaps those funds could be funnelled to the local municipality.

Short term rentals are overall undesirable as it feels as if strangers are in our very close proximity every few days/weeks all year round. It's not a nice feeling of community and to be honest we are tired of constantly patrolling these individuals for issues such as trespassing, abuse of fire revaluations, more garbage, water and tear on the roads.

Another impact is on real estate and the value of properties, for example if you want to sell your property and the property beside is a rental, they could have a negative impact on your property value.

The past practice of "renting" a cottage for the family has gone by the way side and has exploded into this very rapid high turn over business with increased numbers of individuals renting. For example the "cottage" across from us would normally house a couple or a family now sees multiple individual turn over. In the past two weeks there has been 8-10/2-4/10 = 24 people over a 10 day period. That's 24 strangers compared to a family/individual residents that would be using that property maybe full time or maybe just seasonally indicating the complete impact on the environment/ local resources/health care/ municipal services such as waste disposal in a NEGATIVE way.

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No... Fed up with renters traffic and speeding especially in the summer

**NOISE AND BARKING DOG NO REGARD FOR NEIGHBOURS ENFORCEMENT AFTER HOURS IS A MUST TO CONTROL THE PROBLEMS**

I believe we need to focus on driving more dollars into the economy, into local businesses, and giving people the opportunity to earn more. Plus, open up restrictions on building rules to help support more building. As an example, how many lots of land are not able to be severed in Haliburton County, yet they are over 10 acres? Or even over 5 acres? Maybe they were severed before, or don't have the amount of frontage with outdated bylaws. Or, people are unable to build a smaller house (less than 750sqft?) on a piece of property. Why are we blocking this? Why are we only encouraging people to build large homes?

We need to streamline building and support the trades and business owners that are willing to drive the area forward.

Sites like Airbnb can get a bad wrap. In brief, why do we use a site like that to rent our property? The same property where we have put most of our life savings into?

-We get to screen the guests. We know exactly who is coming and can also check their profile that includes past reviews. The guests are accountable on these as if they have bad reviews, they are not renting out place. Think of a hotel where there is only one way ratings (hotel gets rated but never gets to rate the guest). These sites allow both ways and you can see the history of both parties.

-We can set very strict rules (no fireworks, no loud music, # of people and more)

-It allows us to manage our own property and we can make a change at anytime. If we want to add a week, or make it unavailable, it's all in our control

-Additional insurance over and above our own

-Ease tax reporting

We are not renting to people looking to party. It's usually couples, two friends, a small family who are very respectful. Most of the time we can't even tell people where there as it is left so clean,

Please also check the reviews of a few local hotels. Many 1 star reviews. These are not options for all people as one of the council members mentioned in the newspaper. They were great places in the 80's and times have changed. We need to move past this. This isn't all as there are great hotel operators in the area doing an amazing job. My point is the way people travel and want to travel has evolved.

Haliburton needs to move forward for the local residents, and seasonal residents. Short term rentals are an important part of the region, and when managed properly, are vital to the future growth.

thank you,

I am just shocked by how biased this survey is. I am an owner of two properties in Haliburton. And we consider ourselves very much part of, and contributors to our community. Not only do we own and rent both properties, if we had not bought them, my husband and I would not have also opened [REDACTED] It's pretty obvious the municipality is just looking for a tax here.

I am just shocked by your leading survey questions.

Rental properties have compromised the quality of life and enjoyment of the lake. With the advent of the various online rental websites this is going to get worse. Rentals on the lakes need to be highly regulated and even curtailed.

Haliburton County is a centre of tourism for our growing Province. It needs to be welcoming to both residents and visitors. With ownership of recreational property increasingly out of reach for all but the wealthiest, STR is a reasonable way for families of more diverse economic means to both own and visit cottages.

The focus of any local measures should be about education and awareness of how to operate responsibly and respectfully. Onerous regulation, enforcement or fines should only be contemplated for owners that demonstrate willful neglect of local nuisance by-laws. Any such measures must also be transparent, fair and not subject to NIMBY abuse.

Both the federal and provincial governments invest heavily in promoting tourism in Haliburton, including such programs as Destination Ontario. The County and Township have a responsibility to ensure they do not undertake punitive measures that would frustrate these tourism promotion efforts by arbitrarily limiting accommodation options for Ontarians. Such measures can easily take on the appearance of preserving exclusivity for the privileged.

This is becoming an increasing issue on Haliburton lake with cottage properties being run as full time commercial rentals and these renters are not aware of noise, fire, nuisances and noise disturbances that they cause in addition to safe operation of boats and proper restraint and leashing of their dogs which cross onto other properties and confront us in an aggressive manner because the animal thinks we are encroaching on the animal's territory. We should not be subject to feeling unsafe or in any danger while on our own property.

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I hate it!

Short term rentals are a large part of the tourism market in Haliburton and help drive a number of positives into the county, from economic development opportunities and employment. We truly believe property owners of STRs are aiming to run their properties in a respectful and courteous manner. A number of strict rules are often put in place for guests when hosting, to not only protect their home but to protect their neighbourhood and surroundings. Taking away or putting restrictions on STRs could lead to detrimental effects to the overall economy of the county.

We have seen behaviour on the lake getting worse and more confrontational in the last couple of years which takes away from our enjoyment of the property we own and pay taxes on.

STR are supporting our community, creating employment for many, just boosting tourism. Take that away?? Then there's complaining about lack of tourism. Make up your mind. Over tax them, and you lose.

As noted above, I strongly feel that owners should be limited in the number of STR properties that they operate. I also realize that some will find ways around this, ie, putting properties into the names of other family members. But, I also know of some constantly buying up properties and using as STRs. Thereby preventing area residents from purchasing homes in which to live!!!! That needs to stop. Also, how many of these operators of STRs are even paying any taxes to the government on this income that they're earning?? Let's face it, the gov't doesn't know they're running an Airbnb if they don't tell them.

Good Luck!

It is definitely helping tourism, employment and our great community for future owners of property to the lifestyle we all enjoy.

The biggest issue is the number of people some renters allow. There's multiple cars and they don't care about blocking other residents on shared driveways. We have a full time Airbnb not far from us with someone new there every week. It's awful! And there's no way people who do not rent their cottage should have to pay anything towards it. We get absolutely nothing for our tax dollars except for the use of the dump which now even charges for leaves!!

I do not think that tax payers should pay for the education of any STR if they are not financially benefiting from a rental property. Renters come and go with little regard to the values that these properties have. Our lake is being polluted by over used septic because people are over booking STR's.

There needs to be action taken before it goes any further and the township cannot slow it down

Unless this townsite gets cleaned up, I will not support any more potential issues.

How will you enforce the people that continue to rent without regulations and licensing?

If STR's are allowed. Possible age restrictions to plus 30 yrs old. A registration system set up on Municipal portal with Proof ID etc submitted by renters along with securities posted by owner. Fees for inspections/ complaint investigation reduced from owners fee or tagged to owners credit card?

Most people who rent their property do so respectfully and renters do not have a negative impact to the community.

There are a few renters that cause a problem and responsible property owners manage those types of renters effectively.

The significant problem is with bad property owners who don't care about the community and rent to anyone who pays the bill. It appears these tend to be owners who don't reside in the property and the property is for rent only. Often these owners are far away from the property and are unable to manage unruly guests because of the distance. There should be an authorized agent for the property owner close to the rented property to manage unruly guests with the contact information of that agent provided to the local community.

I don't think having more government and laws that target all people that rent out their properties is fair or reasonable when only a small number are causing most of the problem.

A graduated scale of fines where the first complaint instance would receive no fine or a very small fine and as more complaint instances are logged the fine increases. Complaints could include noise complaints, over capacity, menacing dogs, bon fires during bans etc.

You're in a tough spot. I appreciate you're gathering survey responses and hope that it will lead to a diverse investigation and hearty discussion about a very hot topic. They've been great from an economic/tourism perspective for sure, but get that there's the odd bad apple that does tend to spoil things.

A balanced approach is needed. Reality is over regulation and you're going to end up with folks who find a way to cheat the system regardless, but shutting down STRs will have a very negative impact on the economic and tourism benefits for the region.

As owners that occasionally allow others to use our property, we've been blessed with respectful and conscientious guests. We're proud of our property and have used STR platforms to help us host guests that understand the importance of that. We do not have a 'party property' and are very concerned about our neighbours and the greater communities. I cannot say the same for properties whose owners who don't ever use their properties and they are purely for business/revenue generation. I worry about that segment of STRs and would like to see them regulated in particular as they have no ties to the community.

Thank you

Somehow the owner/operator must ensure that renters adhere to the same standards as permanent residents in terms of nuisance behaviours, waste, safety, property upkeep.

Property owners deserve to be able to enjoy their cottages free from the nuisance of daily or weekend renters causing undue noise-loud music that can be heard across the whole lake and general disregard for people's docks beaches etc by big boats that have no business on small lakes. These people don't seem to even have the basics of boater courtesy.



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