



Township of Douro-Dummer Revised Agenda for a Regular Meeting of Council

**Tuesday, October 3, 2023, 5:00 p.m.
Council Chambers in the Municipal Building**

Please note, that Council may, by general consensus, change the order of the agenda, without prior notification, in order to expedite the efficiency of conducting business

Electronic Meetings

Regular and Special meetings of Council are being held in person and electronically. Regular Meetings are recorded and live-streamed on the Township YouTube channel. Special Meetings will be recorded and live-streamed where feasible.

To watch the meeting live or access a recording please visit the Township's YouTube Channel
https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A

Please contact the Clerk if you require an alternative method to virtually attend the meeting.
martinac@dourodummer.on.ca or 705-652-8392 x210

	Pages
1. Call to Order	
2. Land Acknowledgement	
3. Moment of Silent Reflection	
4. Disclosure of Pecuniary Interest:	
5. Adoption of Agenda: October 3, 2023	
6. Adoption of Minutes and Business Arising from the Minutes:	
6.1 Special Council Meeting Minutes - September 19, 2023	1
6.2 Council Meeting Minutes - September 19, 2023	3
7. Consent Agenda (Reports voted upon by ONE motion) - No Debate	
7.1 Peterborough County Council Minutes - August 16, 2023	13
8. Delegations, Petitions, Presentations or Public Meetings:	

8.1	Tina Warren and Lois Wallace - Petition in support of the Enforcement and Licensing of Short Term Rentals	20
8.2	Doug Owens - Presentation in support of Licensing and Enforcement of Short Term Rentals	32
9.	Public Comment Period – No Debate or Decision:	
	A list of registered speakers will be released no later than Monday at 4:30 p.m. The deadline to register is 12-noon on Monday prior to the meeting.	
*9.1	Public Comment Period - List of Registered Speakers	76
10.	Staff Reports:	
10.1	Report and Capital Project Status	77
10.2	Extension of the Legal Services Agreement, C.A.O.-2023-23	82
10.3	Short Term Rental Advisory Committee Summary and Next Steps, C.A.O.-2023-24	94
11.	Committee Minutes and Other Reports:	
11.1	Events Committee Meeting Minutes - August 21, 2023	221
11.2	Short Term Rental Advisory Committee Meeting Minutes - August 24, 2023	224
12.	Correspondence – Action Items:	
12.1	Letters to Council Regarding Short Term Rentals	228
	- Barbara McGregor - September 24, 2023	
	- Betsy McGregor - September 25, 2023	
	- Birchcliff Property Owners Association - September 24, 2023	
12.2	Town of Midland - Resolution Regarding Catch and Release Justice in Ontario	231
13.	By-laws: None	
14.	Reports derived from previous Notice of Motions: None	
15.	Notices of Motion - No Debate:	

16. **Announcements:**
17. **Closed Session: None**
18. **Rise from Closed Session with or without a Report**
19. **Matters Arising from Closed Session**
20. **Confirming By-law: 2023-43**
21. **Next Meeting Date:**
Committee of the Whole - October 10, 2023
Council Meeting - October 17, 2023
22. **Adjournment**

Minutes of the Special Meeting of Council of the Township of Douro-Dummer

September 19, 2023, 3:00 PM
Council Chambers in the Municipal Building

Present: **Mayor Heather Watson**
 Deputy Mayor Harold Nelson
 Councillor Thomas Watt
 Councillor Adam Vervoort
 Councillor Ray Johnston

Staff Present **CAO - Elana Arthurs**
 Clerk - Martina Chait-Hartwig
 Fire Chief - Chuck Pedersen

1. Reason(s) for Special Meeting:

The Mayor called the meeting to order at 3:00 p.m. and stated that the reason for the Special Meeting was to kick-off the Township Strategic Plan Project.

2. Land Acknowledgement:

The Mayor recited the Land Acknowledgement.

3. Disclosure of Pecuniary Interest:

The Mayor reminded members of Council of their obligation to declare any pecuniary interest they might have. None were declared.

4. Adoption of Agenda:

Resolution Number 277-2023

Moved By: Councillor Vervoort

Seconded By: Councillor Johnston

That the agenda for the Special Council Meeting, dated September 19, 2023, be adopted, as circulated. Carried

5. Delegations, Petitions or Presentations:

5.1 Lynn van der Linde, Erik Lockhart and Michael Hay, Quarry Consulting - Kick-Off Presentation for the 2023 Township Strategic Plan Project

Lynn van der Linde, Erik Lockhart and Michael Hay, Quarry Consulting attended the meeting virtually and provided Council an overview of the project and it's timelines.

6. Adjournment

Resolution Number 278-2023

Moved By: Councillor Johnston

Seconded By: Councillor Vervoort

That this meeting adjourn at 3:44 p.m.

Carried

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Minutes of the Regular Meeting of Council of the Township of Douro-Dummer

**September 19, 2023, 5:00 PM
Council Chambers in the Municipal Building**

Member Present: **Mayor Heather Watson**
 Deputy Mayor Harold Nelson
 Councillor Thomas Watt
 Councillor Adam Vervoort
 Councillor Ray Johnston

Staff Present: **CAO - Elana Arthurs**
 Clerk - Martina Chait-Hartwig
 Interim Treasurer - Paul Creamer
 Manager of Recreation Facilities - Mike Mood
 Planner - Christina Coulter

1. Call to Order

With a quorum of Council being present, the Mayor called the meeting to order at 5:01 p.m.

2. Land Acknowledgement

The Mayor recited the Land Acknowledgement.

3. Moment of Silent Reflection

Council observed a moment of silent reflection.

4. Disclosure of Pecuniary Interest:

The Mayor reminded members of Council of their obligation to declare any pecuniary interest they might have. None were declared.

5. Adoption of Agenda:

Resolution Number 279-2023

Moved by: Councillor Vervoort

Seconded by: Councillor Johnston

That the agenda for the Regular Council Meeting, dated September 19, 2023, be adopted, as circulated. Carried

6. Adoption of Minutes and Business Arising from the Minutes

6.1 Special Council Meeting Minutes - September 5, 2023

6.2 Council Meeting Minutes - September 5, 2023

Resolution Number 280-2023

Moved by: Councillor Vervoort

Seconded by: Councillor Johnston

That the Minutes from the Regular and Special Council meetings held on September 5, 2023 both be received and approved. Carried

7. Consent Agenda (Reports voted upon by ONE motion) - No Debate

7.1 Municipal Appraisal Forms (MAF) for Severance Files B-70-23 and B-71-23

7.2 Township of Selwyn - Notice of Complete Application and Public Meeting for Zoning By-law Amendment - 2090 Nathaway Drive

Resolution Number 281-2023

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That the Consent Agenda for September 19, 2023 be received. Carried

8. Delegations, Petitions, Presentations or Public Meetings:

8.1 Public Meeting - Zoning By-law Amendment File R-05-23 (Mundell),
Planning-2023-32

Resolution Number 281-2023

Moved by: Councillor Vervoort

Seconded by: Councillor Johnston

That the Public Meeting regarding the proposed Zoning By-law Amendment R-05-23 (Mundell) be declared open (5:04 p.m.). Carried

Christina Coulter, Planner, explained that the rezoning is required as a condition of Consent Application for File B-08-22, that was conditionally approved by Peterborough County on August 2, 2022.

The subject property is currently zoned Rural. The Zoning By-law proposes to rezone a portion of the subject lands (Severed Lot 1) from the Rural Zone to the Environmental Conservation Zone to recognize existing wetlands and their 30 m Vegetation Protection Zone.

The remainder of Lot 1 will be rezoned to the Special District 257 Zone in order to recognize the existing garage/shop in the absence of a primary structure. The Special District 257 Zone will permit all of the uses and regulations of the Rural Zone.

No one was in attendance for the application.

Comments Received:

- Enbridge Gas: No objections to the application.
- Hiawatha First Nation: No concerns.
- County of Peterborough Public Works: No further comments than those provided for the Severance Review. No changes required to the existing entrance.
- Otonabee Region Conservation Authority:
The proposed rezoning is not located within a known flooding hazard and the application is consistent with Section 3.1 of the PPS referencing Natural Hazards.

Permits from this agency will be required prior to any site alteration or construction in those areas regulated by Otonabee Conservation.

Resolution Number 282-2023

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That the Public Meeting regarding the proposed Zoning By-law Amendment R-06-23 (Mundell) be declared closed (5:09 p.m.). Carried

Resolution Number 283-2023

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That Report, dated September 19, 2023, regarding Zoning By-law Amendment – File R-05-23 be received; and

That Council receive all comments related to Zoning By-law Amendment File R-05-23; and

That the By-law to enact the amendment be passed at the appropriate time in the meeting. Carried

8.2 Public Meeting - Zoning By-law Amendment File R-06-23 (Active Recreational Uses, Planning-2023-28)

Resolution Number 284-2023

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That the Public Meeting regarding the proposed Zoning By-law Amendment R-06-23 (Active Recreational Uses) be declared open (5:09 p.m.). Carried

Christina Coulter, Planner, explained that the purpose of the Amendment is to introduce new regulations for active recreational uses, amend the existing definition of active recreational uses and to maintain the existing definition of active recreational use as it applies to the Open Space –

Three Zone to recognize Warsaw Caves which has a special exception to specifically permit an active recreational use as currently defined.

Attendance:

Pat Smallwood – Asked question regarding why the amendment is before Council.

Comments Received:

- Enbridge Gas Inc.: No objections to the application

Resolution Number 285-2203

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

That the Public Meeting regarding the proposed Zoning By-law Amendment R-06-23 (Active Recreational Uses) be declared closed (5:17 p.m.).

Carried

Resolution Number 286-2023

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That the Report, dated September 19, 2023, regarding Zoning By-law Amendment – File R-06-23 be received; and

That Council receive all comments related to Zoning By-law Amendment File R-06-23; and

That the By-law to enact the Amendment be passed at the appropriate time in the meeting.

Carried

8.3 Jayne Culbert, Age-friendly Peterborough - 2023-2027 Action Plan and Report Card 2017-2022

Resolution Number 287-2023

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That the presentation from Jayne Culbert, Age-friendly Peterborough regarding the 2023-2027 Action Plan and the 2017-2022 Report Card be received.

Carried

8.4 Donna Peacock - Millennium Garden at the Township Office

Resolution Number 288-2023

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Watt

That the presentation from Donna Peacock regarding the Millennium Garden at the Township Office be received and the matter be referred to staff and brought back at budget deliberations.

Carried

9. Staff Reports

9.1 Report and Capital Project Status

Resolution Number 289-2023

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That the Report and Capital Project Status for September 19, 2023 be received.

Carried

9.2 Advertising and Sponsorship Policy - Update, Recreation Facilities-2023-07

Resolution Number 290-2023

Moved by: Councillor Vervoort

Seconded by: Councillor Johnston

That the Report, dated September 19, 2023, regarding Advertising and Sponsorship Policy be received, that the updated Policy and Procedure be approved and numbered as Policy R14 and R14a in the Township Policy Manual and further that an amendment to the User Fees and Charges By-law be brought forward to reflect the new advertising rates. The fees attached for the advertising options are the current 2023 fees, the fees for the advertising and sponsorship packages will be updated in the User Fees and Charges By-law. Carried

Resolution Number 291-2023

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That the first public skate will be sponsored by Council which each member personally contributing towards the cost. Carried

10. Committee Minutes and Other Reports:

10.1 Township of Douro-Dummer Arena Facilities Ad-Hoc Committee Minutes from March 14, 2023

Resolution Number 292-2023

Moved by: Councillor Vervoort

Seconded by: Councillor Johnston

That the Township of Douro-Dummer Arena Facilities Ad-Hoc Committee Minutes from March 14, 2023 be received and approved. Carried

11. Correspondence – Action Items:

11.1 Town of Grimsby - Resolution regarding the Establishment of a Guaranteed Livable Income

Resolution Number 293-2023

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That the Resolution from the Town of Grimsby regarding the establishment of a guaranteed livable income program be received.

Carried

12. By-laws:

12.1 By-law 2023-39 - To amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" (R-05-23) (Mundell)

12.2 By-law 2023-40 - To amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" (R-06-23) (Active Recreational Uses)

12.3 By-law 2023-41 - To amend By-law No. 2022-21 - Procedural By-law (Introduction of Public Comment Period and Housekeeping)

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

That the By-law 2023-39, Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" (File R-05-23 - McMillan); and

That the By-law 2023-40, Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" (R-06-23 - Active Recreation); and

That By-law 2023-41 -To amend By-law No. 2022-21 - Procedural By-law (Introduction of Public Comment Period and Housekeeping) all be passed, in open council this 19th day of September, 2023 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto.

Carried

13. Reports derived from previous Notice of Motion – None

14. Notice of Motion – No Debate – None

15. Announcements:

Councillor Johnston announced that the Remembrance Day Ceremony will take place on November 10th, 2023 at 11:00 a.m. at the Warsaw Cenotaph.

16. Closed Session – None

17. Rise from Closed Session with or without a Report – None

18. Matters Arising from Closed Session - None

19. Confirming By-law - 2023-42

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That By-law Number 2023-42, being a By-law to confirm the proceedings of the Special and Regular Meetings of Council, both held on the 19th day of September, 2023, be passed in open Council and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto.

Carried

20. Next Meeting Dates:

- October 3, 2023 – Regular Council Meeting
- October 10, 2023 – Committee of the Whole

21. Adjournment

Resolution Number 294-2023

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

That this meeting adjourn at 6:13 p.m.

Carried

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Minutes County Council - Regular Meeting



9:30 AM - Wednesday, August 16, 2023

Electronic Participation

The meeting was held hybrid (in-person and electronic) and was streamed live on the County of Peterborough's YouTube channel ([Part 1](#), [Part 2](#) and [Part 3](#)).

Present: Warden Bonnie Clark, Deputy Warden Sherry Senis, Councillor Carolyn Amyotte, Councillor Carol Armstrong, Councillor Ron Black, Councillor Lori Burt, Councillor Matthew Graham, Councillor Ryan Huntley, Councillor Terry Lamshead, Councillor Jim Martin, Councillor Joe Taylor, Councillor Heather Watson, Councillor Tom Watt, Councillor Hart Webb, Councillor Jim Whelan, and Councillor Pat Wilford

Regrets:

Staff Present: Chief Administrative Officer Sheridan Graham; Senior Director of Emergency & Shared Services/Chief of Paramedics/Deputy CAO Randy Mellow; Chief Information Officer/Chief Financial Officer and Senior Director of Corporate Services Jennifer Stover; Senior Director of Planning and Public Works Bryan Weir; Director of Legislative Services/Clerk Kari Stevenson; Director of Planning Iain Mudd; Deputy Chief of Community Programming and Emergency Management Craig Jones; Manager of Finance/Deputy Treasurer Michelle Fisher;

1. Call To Order

Warden Clark called the meeting to order at 9:32 a.m.

2. Land Acknowledgement

The Warden recited the Land Acknowledgement.

3. Moment of Silent Reflection/Silence

Alexander "Al" Rennie (a.k.a. Allan) - County Council Member - Deputy Reeve, Dummer - 1982-1991 - passed away August 3, 2023.

Council observed a moment of silence in memory of Alexander "Al" Rennie.

4. Adoption of Agenda

Resolution No. 172-2023

Moved by Councillor Armstrong
Seconded by Councillor Whelan

That the agenda be adopted as circulated.

Carried

5. Disclosure of Interest

There were no disclosures of interest.

6. Adoption of Minutes

Resolution No. 173-2023

Moved by Councillor Wilford
Seconded by Councillor Webb

That the minutes of the Regular Council meeting of August 2, 2023 be adopted as circulated.

Carried

7. Delegations and Presentations

- a. **Andy Mitchell, Selwyn Resident**
Re: A Regional Approach to Developing Recreational Aquatic Infrastructure

Resolution No. 174-2023

Moved by Councillor Lambshead
Seconded by Councillor Black

That the presentation from Andy Mitchell, Selwyn Resident, regarding a regional approach to developing recreational aquatic infrastructure be received and referred to staff for review.

Defeated

Resolution No. 175-2023

Moved by Deputy Warden Senis
Seconded by Councillor Martin

That the presentation from Andy Mitchell, Selwyn Resident, regarding a regional approach to developing recreational aquatic infrastructure be received.

Carried

- b. **Valerie Sluth, CEO of Praxis Consulting**
Re: Strategic Planning Session

Council recessed from 11:20 a.m. until 11:33 a.m.

Resolution No. 176-2023

Moved by Councillor Amyotte
Seconded by Councillor Watson

That the presentation from Valerie Sluth, CEO of Praxis Consulting regarding Strategic Planning be received; and,

That the Peterborough County 2023-2026 Strategic Plan Strategy Map be approved as amended and attached to these minutes as Appendix 1.

Carried

8. Consent Items

Note: All matters listed under Consent Items are considered to be routine, housekeeping, information or non-controversial in nature and to facilitate Council's consideration can be approved by one motion.

- a. **Staff Reports**
Sheridan Graham, CAO, Deputy Clerk, Deputy Treasurer
Re: 2023 Quarter Two (Q2) CAO's Report
- b. **Staff Reports**
Kim Squires, Manager of Purchasing
Re: FIN 2023-26 Purchasing Awards Report - July 2023
- c. **Staff Reports**
Kim Squires, Manager of Purchasing
Lynn Fawn, Director of Strategic Services/Deputy Clerk
Re: FIN 2023-27 Award of P-08-2023 - Insurance and Risk Management Services
- d. **Correspondence Report**
Re: CPS 2023-24 Correspondence Report
- e. **Committee Minutes**
Accessibility Advisory Committee
Re: Minutes of June 15 and August 3, 2023
- f. **Committee Minutes**
Waste Management Committee
Re: Minutes of May 1 and June 8, 2023
- g. **Liaison Reports from External Committees, Boards and Agencies**
Fairhaven Committee of Management
Re: Minutes of January 11, February 8, March 8, April 12, May 10 and June 14, 2023

Resolution No. 177-2023

Moved by Councillor Lambshead
Seconded by Councillor Burt

That the 2023 Quarter Two (Q2) CAO's Report be received; and,

That FIN 2023-26 Purchasing Awards Report for July 2023 be received; and,

That report FIN 2023-27 Award of P-08-2023 – Insurance and Risk Management Services be received;

That Proposal No. P-08-2023 – Insurance and Risk Management Services be awarded to Intact Public Entities in the amount (estimated) of \$924,354.69 including 13% H.S.T. (\$832,410.03 net of refundable H.S.T.).

That a by-law be passed to authorize the County of Peterborough to enter into an Agreement with Intact Public Entities for Proposal No. P-08-2023 – Insurance and Risk Management Services; and,

That CPS 2023-24 Correspondence Report be received; and,

That the minutes of the Accessibility Advisory Committee meetings dated June 15 and August 3, 2023 be adopted; and,

That the minutes of the Waste Management Committee meetings of May 1 and June 8, 2023 be adopted; and,

That the minutes of Fairhaven Committee of Management for January 11, February 8, March 8, April 12, May 1 and June 14, 2023 be received.

Carried

9. Staff Reports - Direction

10. Notices of Motion

11. Announcements

Councillor Burt advised that the Peterborough Agricultural Roundtable is organizing a farm bus-tour on September 28, 2023. The tour is for council members and planning staff, and they are required to pre-register.

Councillor Watt announced that on Saturday, August 19, 2023, the Warsaw Lions Club is hosting their Benefit Cruise Night from 12 p.m. until 5 p.m. The rain date will be the following Saturday.

Councillor Burt left the meeting at 12:19 p.m.

12. Closed Session

Under the authority of the Municipal Act, 2001, S.O. 2001, c. 25, S. 239(2) to consider:

(b) personal matters about an identifiable individual, including municipal or local board employees (municipal or local board employees)

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (negotiations carried out on behalf of the County)

Resolution No. 178-2023

Moved by Councillor Webb
Seconded by Councillor Graham

That Council move into Closed Session at 12:19 p.m. under Section 239 (2) (b) and (k) of the Municipal Act, 2001.

Carried

13. Rise from Closed Session

Resolution No. 179-2023

Moved by Councillor Watt
Seconded by Councillor Lambshead

That Council rise from closed session at 12:43 p.m.

Carried

14. Matters Arising from Closed Session

Resolution No. 180-2023

Moved by Councillor Huntley
Seconded by Councillor Armstrong

That the minutes of the Closed Session dated August 2, 2023 be adopted.

Carried

15. By-laws

16. Confirming By-law

Resolution No. 181-2023

Moved by Deputy Warden Senis
Seconded by Councillor Martin

That the confirming by-law to adopt, ratify, and confirm the actions of Council at today's meeting in respect to each report, motion, resolution or other action passed and taken by Council be adopted.

Carried

17. Adjournment

Resolution No. 182-2023

Moved by Councillor Wilford
Seconded by Councillor Taylor

That the Council meeting adjourn at 12:44 p.m.

Carried

Warden, Bonnie Clark

Clerk, Kari Stevenson



Hope and Dream				
Peterborough County celebrates, preserves, and respects our diverse landscapes and vibrant beauty. Our communities continue to be safe, inclusive, and welcoming while providing opportunities to grow, prosper, relax, connect and disconnect.				
Mission				
Peterborough County is an upper tier municipal government serving residents, visitors, and eight townships to meet the needs of our community, in consultation with First Nations. The County provides paramedic services (emergency and community); public works and land use planning services as well as partnered services including public health, economic development and tourism, municipal long-term care, social and children’s services, and housing support.				
Vision				
Working together with our townships and service delivery partners to provide high quality municipal services to our communities.				
Values				
Respect We honour our commitment to environment, history, culture, and one another.	Responsible We are accountable and efficient in our use and management of resources.	Integrity We are ethical, professional, and transparent. Our decisions are data-driven.	Teamwork We are collaborative and work for the betterment of all our communities.	Customer-Centric We embrace customer-focused service delivery. We foster a sense of community in our interactions.
Strategic Imperative				
Customer Satisfaction				
Council Three Year Deliverables				
Planning and Public Works New Administration Building New Public Works and Operations Depot Transportation Master Plan New County Official Plan County employment lands Organics collection/Garbage collection Causeway project Watershed Plan Materials Storage Building		Paramedic Services – Emergency Response and Community Paramedics Establish & implement Northern/Rural infrastructure and deployment strategy – New North/Central Station. Build and implement integrated health continuum service plan to meet changing community needs guided by updated (2023) masterplan and KPIs. (Meet or exceed urban and rural response times targets, Expand community programs to reduce 911 calls/ER visits)		Partnered Services Regional airport Consolidated Municipal Services Management agreement (CMSM) Peterborough and the Kawarthas Economic Development (PKED) agreement Eastern Ontario Wardens’ Caucus 7 in 7 Housing Project Strategic plan for expanded long term care Funding strategy for public health Expansion of rural transit (community care or other) Dedicated physician recruitment Shared Services Strategy and implementation (lowered tiered townships)
4.0 Customer Impact Statements	Our success comes from serving:			
	4.1 Residents Peterborough County delivers the services I need efficiently and professionally.	4.2 Townships Peterborough County is a knowledgeable, collaborative partner and an advocate.	4.3 Business Peterborough County supports my business through listening to my needs and providing timely solutions.	4.4 Visitors Peterborough County is a beautiful place to visit providing experience rich in culture, history, and natural landscapes.
3.0 Financial Measures	We ensure accountability and sustainability by:			
	3.1 Sustainability Maintain core operating budget aligned with inflation and maintain a dedicated infrastructure levy.		3.2 Growth Increase tax base and earned revenue	
2.0 Operational Priorities	We strive for operational excellence with specific emphasis in:			
	2.1 Communication 2.1.1 Implement a County Customer Service Strategy 2.1.2 Implement the County Communications Strategy	2.2 Corporate Planning and Project Management 2.2.1 Implement a long-term Financial Management Plan 2.2.2 Update asset management plans 2.2.3 Efficient planning processes to support tax base growth	2.3 Technology and Data 2.3.1 Implement an Information Technology (IT) Master Plan 2.3.2 Implement a Business Continuity Plan 2.3.3 Implement an electronic document management system	2.4 Business Process Optimization 2.41 Realize operational savings through implementation of lean six sigma and continuous improvement efforts
1.0 Organizational Priorities	We strive for organizational excellence with specific emphasis in:			
	1.1 People and Planning (Training, Wellness, Resources) 1.1.1 Implement the People Management Plan for greater employee satisfaction, development, and retention 1.1.2 Develop, implement, and communicate an employee attraction program 1.1.3 Engage and educate employees in embracing change		1.2 Governance Excellence 1.2.1 Enhance communication between County, townships, and partners to facilitate greater collaboration 1.2.2 Maintain effective County governance 1.2.3 Engage and educate Council in embracing change 1.2.4 Provide appropriate support and oversight to the CAO	

September 12, 2023

To: Elana Arthurs, Chief Administration Officer, Douro-Dummer Township
Cc: Martina Chait-Hartwig, Clerk

Re: Short-Term Rentals agenda item for October 3, 2023 Council meeting

Dear Ms. Arthurs:

Thank you for the opportunity to express our concerns about the serious and growing issue of commercial Short-Term Rentals run by owners in Douro-Dummer. Please include this letter and accompanying petition in the meeting package for all members of Council.

As residents of Upper Stoney Lake in Douro-Dummer Township we have a number of serious concerns about the frequent disturbances caused by Commercial Short-Term Rentals in our area. These rentals are run almost entirely as businesses, with absentee owners taking little to no responsibility for the actions of their renters. These commercial STRs on Stoney rent to multiple large groups, a dozen or more people at a time, every weekend and most weeks in the summer.

We and our neighbours are kept awake repeatedly by overnight parties with loud music played well past midnight, where fires sometimes are left to burn unattended. Then after departure, garbage is often left behind or dumped, and is spread by animals, leaving a mess for neighbours to clean up. Efforts to discuss this with owners are usually ignored and neighbours are simply told to "Call the Police".

Police have more important issues to attend to, and the very neighbours who are suffering significant loss of enjoyment of their own properties should not have to be constantly vigilant about the threat of fire, or be responsible for "policing" these commercial STRs and contacting the authorities.

Shoreline Residential owners pay the majority of Douro-Dummer property taxes, while STRs provide little to no economic benefit to the township. The growing STR trend also puts a strain on our Township infrastructure – public and private roads, healthcare, garbage services and recycling – and has environmental impacts.

Commercial STRs with far too many occupants damage lake water quality by overloading septic systems, causing phosphorus and E. coli to leach into the water. Many ads for STRs say "sleeps 14" or "sleeps 16", while the cottage septic system was likely built to handle three bedrooms on the basis of two people per bedroom.

We appreciate that the Township took a step toward resolving this problem by setting up a committee to study it, with representatives from both sides of the issue. However, we were appalled to see how this process evolved, with a Chair who was clearly biased, and a meeting

taken over by an aggressive participant. This stalemate made many lake residents realize that more intervention was needed for Council to take notice of our concerns and rights.

As a result, I started a petition to gauge support for stricter rules and enforcement. To date 345 people have signed this petition (see accompanying document). Essentially the petition demands that, at the very least, Council strengthen Bylaws regarding noise, fire and general nuisance complaints and enforce these with stiff penalties for failure to comply.

However, we do not believe that simply strengthening existing nuisance Bylaws fully addresses the problem. And this approach would still leave the onus on neighbours to be the “cops”.

Fundamentally, commercial STRs should not be allowed on properties zoned as shoreline residential. We are concerned that if this aspect of the Comprehensive Zoning Bylaw is not enforced, it weakens the Township’s ability to enforce other aspects of its zoning bylaws affecting waterfront properties, to the detriment of our lakes.

If the Township is not prepared to enforce this zoning, we urge it to create a program similar to Kawartha Lakes’ licencing program, which includes enforcement and escalating fines. While Douro-Dummer is not as large as Kawartha Lakes and does not have the same financial base, there could be a proportional effort made to pilot a smaller licensing program, and resources could potentially be shared across Townships to save costs (as is being considered with IT, for example). Licencing would not need to apply to responsible owners who rent their cottagers for a couple of weeks each year to help pay their taxes.

Not every commercial Short-Term Rental owner is irresponsible, and most rural areas aren’t affected by this issue. Therefore, place your strategic resources where the problems are, and consider the revenue opportunities here from licensing fees and fines. Enforcement 24/7 is essential, with escalating fines for repeat offenders and, ultimately, suspension of licences as STRs if there are too many violations.

For the health of our lakes, an essential component of any new approach to regulating STRs must be a thorough inspection of their septic systems and dwellings, with close scrutiny being given to the true number of potential occupants.

Finally, we want to point out that this issue is shared by the other Townships around our lakes, and if Douro-Dummer does not implement strong rules and penalties, more and more STRs will gravitate to our shores from other jurisdictions with stricter bylaws and enforcement.

Thank you for considering our concerns and ideas about this important matter.

Sincerely,
Tina Warren and Lois Wallace

Link to Petition: <https://chng.it/jZmbcqng47>

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DEBORAH W	PENTICTON	V2A 8V9	Canada	2023-09-07	
Marina NW	Toronto	MSN 138	Canada	2023-09-07	
Gary Warren	Annapolis Royal	B0S	Canada	2023-09-07	
Brittany Owens	Toronto	M6S	Canada	2023-09-07	
Mareuko Adiveh	Etobicoke	M9V 2C6	Canada	2023-09-07	
Valerie Roberts	Toronto	M6H	Canada	2023-09-07	
Tara Greenwood	Etobicoke	M9C	Canada	2023-09-07	
Jonathan Warren	Toronto	MSA	Canada	2023-09-07	
Vasileios Grigoriou	Birkenhead	England	CH43 4XH	UK	2023-09-07
Heather Pollock	Catterick	DL9	UK	2023-09-07	
Al Ponnwitz	Douro-Dummer	K0L 2H0	Canada	2023-09-07	
Denise Dorion	Toronto	M4J	Canada	2023-09-07	
Ben Fraser	Toronto	M6H	Canada	2023-09-07	
Deborah Kustor	Toronto	MSN	Canada	2023-09-07	
Karl Kustor	Toronto	MSN	Canada	2023-09-07	
Jim Coyle	Brampton	L6X	Canada	2023-09-07	
Patricia & Robert Jameson	Douro-Dummer	K0L 2H0	Canada	2023-09-07	
Rob Gouinlock	Montreal	H1Y	Canada	2023-09-07	
Alessa Paxton	Donwood	K9L 1J3	Canada	2023-09-07	
Marika Kenney	Toronto	M4W 3K3	Canada	2023-09-07	
Robert Kenney	Toronto	M4W 3K3	Canada	2023-09-07	
Saskia Gingrich	London	N6B 1X8	Canada	2023-09-07	
Tony Halmos	Toronto	M6H 34	Canada	2023-09-07	
Bill Wilson	Scarborough	M1B	Canada	2023-09-07	
Barbara McGregor	Orangeville	L9W	Canada	2023-09-07	
Bruce Johnson	Lakefield	K0L	Canada	2023-09-07	
Dawn Gledhill	Toronto	M4W	Canada	2023-09-07	
Tania Craig	Oshawa	L1K 2S1	Canada	2023-09-07	
Kathryn Overall	Oakville	L6H	Canada	2023-09-07	
Ruth Brownlee	Douro-Dummer	K0L2H0	Canada	2023-09-07	
Mike Coros	Woodview On.	K0L	Canada	2023-09-07	
Marilyn Clark	Douro Dummer		Stoney Lake	K0L 2H0	Canada 2023-09-07
Rosemary Campbell	Toronto	MSA	Canada	2023-09-08	
Catherine Thrasher	Toronto	MSA	Canada	2023-09-08	
Martha Lush	Caledon	L7E 5T5	Canada	2023-09-08	
Martha Hunt	Marmora	K0K 2H0	Canada	2023-09-08	
John Huycke	Breeze Island		Douro Dummer	L3X	Canada 2023-09-08
Peter Laverne	Toronto	M430C2	Canada	2023-09-08	
Nancy Laverne	Newmarket	L3X	Canada	2023-09-08	
David Fullerton	Cobourg	K9A	Canada	2023-09-08	
Beverly Baird	Scarborough	M3M	Canada	2023-09-08	
Al Tyler	Douro Dummer	K0L2H0	Canada	2023-09-08	
Dave Jaworsky	Crowes Landing	K0L 2H0	Canada	2023-09-08	
Marlon Halmos	Toronto	M5P	Canada	2023-09-08	
Susan Schurr	Douro-Dummer	K0L 2H0	Canada	2023-09-08	
Stephen Power	Toronto	M4G	Canada	2023-09-08	
Joanne Gooding	Toronto	M6B	Canada	2023-09-08	
Brian Gooding	Toronto	M5R	Canada	2023-09-08	
Dawn Berny	Toronto	M5R2L6	Canada	2023-09-08	
Elizabeth Hyde	Lakefield	K0L	Canada	2023-09-08	
Catharine M Mullar	North Kewartha		ON	K0L 3E0	Canada 2023-09-08
Monica Straatsma	Millbrook	K0I 1H0	Canada	2023-09-08	
Julie Coleman	Toronto	MSA	Canada	2023-09-08	
Nick Coleman	Douro-Dummer	K0L2H0	Canada	2023-09-08	

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Pétition · Large commercial Short...						
Mise à jour sur la pétition · Douro...						
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Name	City	Province	Postal Code	Country	Signed On	
Tina Warren	Toronto	Canada			2023-09-06	
Judy Patterson	Douro-Dummer	K0L2H0	Canada		2023-09-06	
Susan Hunter	Toronto	M4T	Canada		2023-09-06	
Doug Owens	Lakefield	K0L	Canada		2023-09-06	
Jim Davies	Stoney Lake	K0L 2H0	Canada		2023-09-06	
Linda Mathies	Ottawa	K1H	Canada		2023-09-06	
Linda Gilbert	North York	M4G0A6	Canada		2023-09-06	
Jim Patterson	Douro-Dummer	K0L2H0	Canada		2023-09-06	
Dorothy Tuckerman	Lakefield	K0L	Canada		2023-09-06	
Frances Share	Toronto	M4J 4N8	Canada		2023-09-06	
Janis Beach	Toronto	M5A	Canada		2023-09-06	
Kelly Owens	Mississauga	L5H	Canada		2023-09-06	
Jeff Beedell	Ottawa	K1H 5K9	Canada		2023-09-06	
Gillian Anderson	Douro Dummer	K0L2H0	Canada		2023-09-06	
Richard Clark	Douro-Dummer	K0L2H0	Canada		2023-09-06	
Nancy Bell-Dorfinan	Lakefield	K0L	Canada		2023-09-06	
Andrea Ellefson	Regina	S4R	Canada		2023-09-06	
David Morton	Lakefield	K0L	Canada		2023-09-06	
Abel Mutize	Calgary	T2E	Canada		2023-09-06	
Brian Turner	Douro-Dummer	K0L 2H0	Canada		2023-09-06	
Patricia Morton	Peterborough	Ontario K9H7G2	Canada		2023-09-06	
Jane Greenwood	Napanee	K7R	Canada		2023-09-06	
Deborah Scott	Brampton	m5a 3g6	Canada		2023-09-06	
Leonard Minty	Lakefield	K0L	Canada		2023-09-06	
Patricia Bourne	Toronto	M4R	Canada		2023-09-06	
Ruth Snider	Ennisnore	K0R 1T0	Canada		2023-09-06	
Jocelyn Wyatt	Toronto	M5A	Canada		2023-09-06	
MARYL APPLETON	Douro Dummer	K0L2H0	Canada		2023-09-06	
Caroline Stikkelbroeck	Douro-Dummer	K0L 2H0	Canada		2023-09-06	
John McGregor	Ennisnore	K0L	Canada		2023-09-06	
Kathleen Ratcliff	Lakefield	K0L2H0	Canada		2023-09-06	
Brian Moore	Tempe	Arizona 85284	US		2023-09-06	
Jacob Rodenburg	Peterborough	K9H	Canada		2023-09-06	
Glenn Hunter	Toronto	M6G	Canada		2023-09-06	
Bruce H Hedges	Toronto	M4W2S9	Canada		2023-09-06	
Lisa Jobe	Whitby	L1R	Canada		2023-09-06	
Ben Samarin	Woodview	K0J	Canada		2023-09-06	
Susan Peterson	Toronto	M5N	Canada		2023-09-06	
Karl Lie	Toronto	M4K 2B8	Canada		2023-09-06	
Jeffrey Chalmers	Catterick	DL9	UK		2023-09-06	
Len Marsh	Crowes Landing Douro Dummer ont		K0L2H0	Canada	2023-09-06	
Fred Cress	Douro Dummer	K0L	Canada		2023-09-06	
Sverre Lie	Trondheim	Norway			2023-09-06	
Wendy Zeloman	Lakefield	K0L	Canada		2023-09-06	
Susan Kapigian	Toronto	M4N	Canada		2023-09-06	
Jennifer David	Burleigh Falls	K0L	Canada		2023-09-06	
Susan Anderson	Toronto	M4G	Canada		2023-09-06	
Steve Cooper	Douro Dummer Ontario	K0L 2H0	Canada		2023-09-06	
Julian szuchopa	Toronto	M6E	Canada		2023-09-06	
Neri Brooks	Calgary	R3B	Canada		2023-09-06	

Nick Coleman	Douro-Dummer	K0L2H0	Canada	2023-09-08
David Sumner	Lakefield	K0L 2H0	Canada	2023-09-09
David Cameron	Toronto	M4N	Canada	2023-09-09
Elizabeth Coleman	Douro Dummer	K002H0	Canada	2023-09-09
Kim Lenover	North Kewartha	K0L 2H0	Canada	2023-09-09
Carol Winter	Toronto	M4N3N8	Canada	2023-09-09
Arlene Edwards	Brighton	K0K 1H0	Canada	2023-09-09
Travis Calahan	Lakefield	K0L	Canada	2023-09-09
Cynthia Odell	Woodview	K0L 3E0	Canada	2023-09-09
Mary Kuracina	Ottawa	K1S	Canada	2023-09-09
Dave Couper	Whitby	L1N1V3	Canada	2023-09-09
Kyle Walker	Toronto	K0L 2H0	Canada	2023-09-09
Kelly Wells	Toronto	M5B	Canada	2023-09-09
Kevin Kimsa	Toronto	M4E1A8	Canada	2023-09-09
Andrew Madland	Douro Dummer	K0L 2H0	Canada	2023-09-09
Kevin Liggett	Toronto	M4K	Canada	2023-09-09
Dorothy Wells	Etobicoke	M9V	Canada	2023-09-10
Elda Pirie	Oshawa	L1K8B6	Canada	2023-09-10
Brenda Tognotti	Lakefield	K0L	Canada	2023-09-10
Dave Lush	Lakefield	K0L	Canada	2023-09-10
Jan Jaworsky	Toronto	K0L2H0	Canada	2023-09-10
Chad Tranter	Woodview	K9J	Canada	2023-09-10
Dave Anderson	Toronto	M4N	Canada	2023-09-10
Glenn Tranter	Markham	L3P	Canada	2023-09-10
Candace Jentz	Lakefield	K0N	Canada	2023-09-10
Connie Tranter	Peterborough	K9J	Canada	2023-09-10
Kimberly Walker	Douro Dummer	K0L2H0	Canada	2023-09-10
Erica Sloane	Toronto	M4P	Canada	2023-09-10
Ashley Sloane	Toronto	M5V	Canada	2023-09-10
Madelyn Sloane	Toronto	M4P	Canada	2023-09-10
Lara Teoli	Douro Dummer	K0L 2H0	Canada	2023-09-10
Sherri Adams	Toronto	M4P	Canada	2023-09-10
Tom Hong	Toronto	M4R 1T3	Canada	2023-09-10
Joe Hertz	Stony Lake	K0L2H0	Canada	2023-09-10
Lori Knox	Woodview	K9J	Canada	2023-09-10
Leslie Primeau	Lakefield	K0L	Canada	2023-09-10
Rubin Robb	Lakefield	K0L 2H0	Canada	2023-09-10
Jenna Conlin	Millbrook	L0A	Canada	2023-09-10
Alex Brooks-Hill	Whistler	V8E0T7	Canada	2023-09-10
Davi Hulsebosch	Douro Dummer	K0L2H0	Canada	2023-09-10
Dawn Bernier	Toronto	M4G	Canada	2023-09-10
Mike Cunningham	Newmarket	L3Y 6B2	Canada	2023-09-10
Hilary Zimmermann	Cayman Islands			2023-09-10
Christopher Geggie	Toronto	M4G	Canada	2023-09-10
Ekjot Binning	Kelowna	V1x7p2	Canada	2023-09-10
Jennifer Wortzman	Toronto	M5M	Canada	2023-09-10
Jennifer Knox	North York	M2N	Canada	2023-09-10
Gwyneth Pryse-Phillips	Toronto	M4T	Canada	2023-09-10
Kathy Duncan	Orangeville	L9W	Canada	2023-09-10
Melissa Hicks	Lincoln	L0R1B9	Canada	2023-09-10
Shelagh Durno	Toronto	M4P	Canada	2023-09-10
David Durno	Toronto	M4P	Canada	2023-09-10
Lesley Stiles	Peterborough	K9J	Canada	2023-09-10
Greg Taylor	Peterborough	K9J	Canada	2023-09-10

Marily Mendosa	Montreal	H3N1S4	Canada	2023-09-10			
ann morgan	Dundas	L3H 4H8	Canada	2023-09-10			
Eugene Siklos	Toronto	M4N1M1	Canada	2023-09-10			
Shelby Hallihan	Woodview	K9J	Canada	2023-09-10			
Trace Allan	Toronto	M4Y	Canada	2023-09-10			
Laura Curtin	Douro-Dummer	K8L 2H0	Canada	2023-09-10			
Dylan Hutchison	Edmonton	T6G	Canada	2023-09-10			
Stephen McDonald	Miramichi	E1N	Canada	2023-09-10			
Sandra Harris	Toronto	M5V	Canada	2023-09-10			
Beckie Bart	Paget	Bermuda	2023-09-10				
Jen Angelopoulos	Niskayuna	New York	12309	US	2023-09-10		
Van Forbell	Lakefield	K0L	Canada	2023-09-10			
Turner Jacqui	Toronto	M4G	Canada	2023-09-10			
Patricia Lewis	Hunter River	C0A	Canada	2023-09-10			
Dave Offierski	Toronto	M4J	Canada	2023-09-10			
Louise Sugar	North York	M2M	Canada	2023-09-10			
Maan Singh	Nepwan	K2J	Canada	2023-09-10			
Alexander Hamilton	Toronto	M8S	Canada	2023-09-10			
Stephanie Kraft	Vancouver	V6R	Canada	2023-09-10			
Gian Dornellas	Douro-Dummer	K8L 2H0	Canada	2023-09-10			
Alisa Leses	Pierceland	T9M	Canada	2023-09-10			
Tanisha gratten	North Battleford	S9A	Canada	2023-09-10			
Anilue Iwuchukwu	Scarborough	M1W	Canada	2023-09-10			
Penny Colwell	Paris	N3J 3e1	Canada	2023-09-10			
Cynthia Goodchild	Toronto	M4P	Canada	2023-09-10			
Ward Strickland	44 Fairy Lake Island				Stony Lake	Ontario.	K0L 2H0 Canada 2023-09-10
Lenore Black	Markham	L3S	Canada	2023-09-10			
Cleo Goggie	Halifax	B3K	Canada	2023-09-10			
Maegan Burke	Dieppe	E1A	Canada	2023-09-10			
BlueLine BallButler			Canada	2023-09-10			
Laura Gaine	Lakefield	K0L	Canada	2023-09-10			
Heather Anderson	Toronto	M4B	Canada	2023-09-10			
Rob Welsh	Douro-Dummer	K0L2H0	Canada	2023-09-10			
Jillian Baker	Toronto	M6G1x2	Canada	2023-09-10			
Philip Walton	Lakefield	K0L2H0	Canada	2023-09-10			
Hona Malone	Albetna Island				Stoney Lake Douro Dummer	K0L2H0	Canada 2023-09-10
Jacqueline Martin	Tillsonburg	N4G	Canada	2023-09-10			
Andrew Rush	Toronto	M2N	Canada	2023-09-10			
Kayla Pollock	Grande Prairie	T8V 3L9	Canada	2023-09-11			
Joan Carmody	Charlottetown PE	C1E 2E9	Canada	2023-09-11			
Jennifer Carson	Fredericton	E3C	Canada	2023-09-11			
Tom Pitfield	Woodview	K0L	Canada	2023-09-11			
Ed Dillon	Toronto	M5M	Canada	2023-09-11			
Nicole Davies	Toronto	M2N	Canada	2023-09-11			
Rick Brooks-Hill	Stony Lake	K0L2H0	Canada	2023-09-11			
Elaine Sackville	Toronto	M6C	Canada	2023-09-11			
Bryon Sackville	Toronto	M6C	Canada	2023-09-11			
stephen Jago	Maple Ridge	V2X	Canada	2023-09-11			
Kathleen Guthrie	Pickering	L1V	Canada	2023-09-11			
Joanna O'CALLAGHAN	Vancouver	V6H	Canada	2023-09-11			
GERRY Stokman	Toronto	M5A	Canada	2023-09-11			
Linda Drysdale	Toronto	M2N	Canada	2023-09-11			
Cathy Huycke	Newmarket	L3X	Canada	2023-09-11			
Ian Scates	Lakefield	K0L	Canada	2023-09-11			

Matt Sutherland	Toronto	L3R	Canada	2023-09-11		
Peter Sullivan	Peterborough	K9J	Canada	2023-09-11		
Steve Avery	Toronto	M4P	Canada	2023-09-11		
Liz Tyler	Long Beach	California	90814	US	2023-09-11	
Cheryl McEwen	Toronto	M5R	Canada	2023-09-11		
Tony Brooks-Hill	Vancouver	V6R 1V3	Canada	2023-09-11		
Susan Abramovitch	Toronto	M4v2g5	Canada	2023-09-11		
Tanya Geggie	Canada			2023-09-11		
Marlus Collin	Montreal	H3A	Canada	2023-09-11		
Jeff McCann	Douro Dummer	K0L 2H0	Canada	2023-09-11		
Peter Watson	Pictou	K5K	Canada	2023-09-11		
Jacquelyn Siklos	Toronto	M4S	Canada	2023-09-11		
Judy Roberts	Lakefield	K0L	Canada	2023-09-11		
Nancy Wells	Toronto	M4V	Canada	2023-09-11		
Susan Fisher	Toronto	M4N	Canada	2023-09-11		
Terrylyn Northey	Toronto	M6M	Canada	2023-09-11		
Mark Rankin	The Blue Mountains	L9Y 0B8	Canada	2023-09-11		
Inga Gallacher	Ottawa	K1K	Canada	2023-09-11		
Joshua Fink	Peterborough	K9J	Canada	2023-09-11		
Sasha O'Marra	Uxbridge	L9P	Canada	2023-09-11		
Heather Green	Collingwood	L9Y	Canada	2023-09-11		
Krista McKerracher	New York	New York	10011	US	2023-09-11	
David Dembroski	Toronto	M4P	Canada	2023-09-11		
Brent Currie	Toronto	M5A	Canada	2023-09-11		
Gordon Bogden	Toronto	M4T 1R1	Canada	2023-09-11		
Eric Castonguey	Lakefield	M6B	Canada	2023-09-11		
Christopher Collins	Teignmouth	England	TQ14	UK	2023-09-11	
Jovi Castro	Regina	S4V	Canada	2023-09-11		
Judy Bruce	Wasaga Beach	L9Z 2B1	Canada	2023-09-11		
Iain Matthews	Toronto	M4N	Canada	2023-09-11		
Gillian Bogden	Toronto	M4T	Canada	2023-09-11		
Carson Loveless	Bay de Verde	A0a1e0	Canada	2023-09-11		
Carla Ann Paquette-Carr	North Bay	P1B	Canada	2023-09-11		
Jessica Nitta	Manchester	England	M21 0SL	UK	2023-09-11	
Graeme Eatson	Peterborough	K9H	Canada	2023-09-11		
Hasher Gardici	Toronto	M2J	Canada	2023-09-11		
Bonnie Dean	Beverly	Massachusetts	01915	US	2023-09-11	
Richa Kaurhal	Orleans	K1C	Canada	2023-09-11		
Mark Kauffman	Toronto	M6G	Canada	2023-09-11		
Pat Allan	Douro Dummer	K0L 2H0	Canada	2023-09-11		
Abdul Naseer	Hamilton	L8P	Canada	2023-09-11		
Jeff Russell	London	N5Y	Canada	2023-09-11		
Doug Wheeler	Abbotsford	V3G	Canada	2023-09-11		
Benifer Gebrehawariat	Vancouver	V5V	Canada	2023-09-11		
Jennifer Elliott	Toronto	M5P	Canada	2023-09-11		
Bryan Yeatman	Aurora	L4G	Canada	2023-09-11		
Oak Arseneault	Greater Sudbury	P3B	Canada	2023-09-11		
david bignell	Toronto	M4V	Canada	2023-09-11		
Hemangini Patel	Markham	L6E	Canada	2023-09-11		
Danielle Poirier-Meine	258 Fire Route 10		Woodview	Ontario	K0L3E0	Canada 2023-09-11
Liz Eustace	Toronto	M4K	Canada	2023-09-11		
Betsy Reburn	Lakefield	K0L	Canada	2023-09-11		
Wendy Pittblado	Toronto	M4W	Canada	2023-09-11		
David Ramsay	Lakefield	K0L 2H0	Canada	2023-09-11		

Sheila McGuire	Oakville	L6H	Canada	2023-09-11		
Lydia Luckevich	Lakefield	K0L	Canada	2023-09-11		
Jamieson Cochran	Douro-Dummer	K0L 2H0	Canada	2023-09-11		
Bradley Sherk	Douro-Dummer	K0L2H0	Canada	2023-09-11		
John Jentz	Lakefield	K0Z2H0	Canada	2023-09-11		
Susan Pirie	Woodview	K0L 3E0	Canada	2023-09-11		
Sandy McDonald	Toronto	M4E0C2	Canada	2023-09-11		
Jennifer Bedwell	Ottawa	K2P 2P3	Canada	2023-09-11		
Ingrid Nolan	Peterborough	K9H	Canada	2023-09-11		
Janet Matthews	Toronto	M4W	Canada	2023-09-11		
Katherine Reed Fraser	Toronto	M4N	Canada	2023-09-11		
Elena Joyce Marinko	Owen Sound	M4K	Canada	2023-09-11		
Jawid Pajal	Toronto	M5T	Canada	2023-09-11		
Priyanka Kamath	Toronto		Canada	2023-09-11		
Jeff Wyatt	Stoney Lake	K0Z2H0	Canada	2023-09-11		
Bryce Horvat	Edmonton	T5H	Canada	2023-09-11		
Bryce Stewart	Victoria	V9C2C4	Canada	2023-09-11		
Taylor Savary	Moncton	E1C	Canada	2023-09-11		
Leah Walton	Vancouver	V6R 2K5	Canada	2023-09-11		
KEVIN MALONE	Toronto	M4T 1E8	Canada	2023-09-11		
Linda Black	Mundelein	Illinois 60060	US	2023-09-11		
Kara Davis	Fort Hope	L1A	Canada	2023-09-11		
Catherine Zemans	London		Singapore	2023-09-11		
Mark Wilson	Toronto	M6J 2Y4	Canada	2023-09-12		
Laura Peers	Hillbrook	L0A	Canada	2023-09-12		
Ian Roberts	Toronto	M1M 3E1	Canada	2023-09-12		
Anna & Douglas McCalla	Guelph	N1H	Canada	2023-09-12		
June Cooper	Toronto	M6C	Canada	2023-09-12		
William Cookson	Toronto	M4K	Canada	2023-09-12		
Blair Mackenzie	Lakefield	K0L	Canada	2023-09-12		
Jed Fallis	Montreal	H2T	Canada	2023-09-12		
Diane Pittblado	Toronto	M6G2Y4	Canada	2023-09-12		
Kelly Kennedy	Whitby	L1R 3R8	Canada	2023-09-12		
Sally McCubbin	Prince Edward County	K0K	Canada	2023-09-12		
Elizabeth Pinder	Toronto	M5P	Canada	2023-09-12		
Virginia Henderson	Toronto	M5A	Canada	2023-09-12		
Shannon Thibodeau	Douro-Dummer	K0L 2C0	Canada	2023-09-12		
Trevor Powlesland	Plymouth	England PL5 4LW	UK	2023-09-12		
Katie Grieve	Kincardine	N2Z	Canada	2023-09-12		
Jennifer Stewart	Toronto	M4W	Canada	2023-09-12		
Steven Laine	North York	M5M 2N1	Canada	2023-09-12		
Debbie Sutton	Woodview	K0L3E0	Canada	2023-09-12		
Trina Macrae	Toronto	M4R	Canada	2023-09-12		
gregory neudorf	Toronto	M6J	Canada	2023-09-12		
Tracy Berry	Cobourg	K9A 1R4	Canada	2023-09-12		
Stojevic Ramona	Lakefield	K0L	Canada	2023-09-12		
Maureen Miller	Fort Lauderdale	Florida 33301	US	2023-09-12		
Scott Berry	Cobourg	K9A	Canada	2023-09-12		
Barb Sheedy	Toronto	M4M 1T3	Canada	2023-09-12		
Maria McGibbon	Toronto	M4G	Canada	2023-09-12		
Penny Rush	Peterborough	K9H 4W8	Canada	2023-09-12		
Rob Thomas	Douro-Dummer	K0L 2H0	Canada	2023-09-12		
Debbie Vandenberg	Toronto	M4H	Canada	2023-09-12		
Michael Boughner	Peterborough	K9J	Canada	2023-09-12		

Charles Becze	Oakville	L6H0B9	Canada	2023-09-12	
Hugh Lissaman	Toronto	M4R	Canada	2023-09-12	
Vicki Drouillard	White Lake	DOURO-DUMMER	K0L2H0	Canada	2023-09-12
Gerald Buxton	Douro-Dummer	K0L 2H0	Canada	2023-09-12	
Lisa Schekking	Toronto	M5A	Canada	2023-09-12	
Kristin Macrae	Ottawa	K1S	Canada	2023-09-12	
Donald Cowley	Schenectady	New York 12302	US	2023-09-12	
Bruce Cowley	Longmeadow	Massachusetts 01106	US	2023-09-12	
Steph Ernst	Uxymminster	SPV	Canada	2023-09-12	
Miranda Piper	Hamilton	L8L	Canada	2023-09-12	
Denis De Jong	Ottawa	K2R 1E2	Canada	2023-09-12	
Ryan Bruinius	Chatham	K0K	Canada	2023-09-12	
Tammy Blakney	Hancton	E4J1X6	Canada	2023-09-12	
Julie Wyatt	Lakefield	K0L2H0	Canada	2023-09-12	
naninder pal	Brampton	L6Y 4K4	Canada	2023-09-12	
Karen Sinclair	Lafrenquette	ROAOWS	Canada	2023-09-12	
Doug Huot	Millbrook	LDA	Canada	2023-09-12	
Bahader Sidhu	Calgary	T3D4V4	Canada	2023-09-12	
Shey Burgh	Brampton	L6R	Canada	2023-09-12	
Sandy Dewar	Smiths Falls	K7A	Canada	2023-09-12	
Catherine Craig	Hamilton	L8H	Canada	2023-09-12	
Meghan Van der Giessen	Toronto	M6P	Canada	2023-09-12	
Jenna Van Der Giessen	Barrie	L4M	Canada	2023-09-12	
Patrick Farnum	Calgary	T3B	Canada	2023-09-12	
Deborah Markey	Berkeleyheath	DA7	UK	2023-09-12	
Denisse Dignam	Milton	L9T	Canada	2023-09-12	
JONAS Anthony	Toronto	M6N	Canada	2023-09-12	
varvara cheer	Thornhill	L3T	Canada	2023-09-12	
Iuc Bayard	Calgary	t2y2r1	Canada	2023-09-12	
陈世伟陈世伟	Richmond Hill	L4B6L8	Canada	2023-09-12	
Christine Roberts	Douro-Dummer	K0L 2H0	Canada	2023-09-12	
R Urquhart	Cornwall	K9H	Canada	2023-09-12	
Celia Tash	Winnipeg	R2P 1H9	Canada	2023-09-12	
Kaitlyn Robinson	Vancouver	V5S	Canada	2023-09-12	
Danielle Ward	Lino lakes	Minnesota 55038	US	2023-09-12	
Margaret(maggy) Bentham	Montreal	H3H	Canada	2023-09-12	
Tori Cavanagh	Clear Lake	K1R	Canada	2023-09-12	
Greg Corniss	Hamilton	L8M	Canada	2023-09-12	
Hank Van Der Giessen	Lisbon	1000-001	Portugal	2023-09-12	
Maria Dorado	Toronto	M6B	Canada	2023-09-12	
Alice Kempff	Vancouver	V6B	Canada	2023-09-12	
Phil Hunt	London	N6G	Canada	2023-09-12	
Deinnell Jennifer	Toronto	M4S	Canada	2023-09-12	
Karen Hunt	London	N6G	Canada	2023-09-13	
Devon Doney	Peterborough	K9J	Canada	2023-09-13	
Janis Chittick	Lakefield	K0L2H0	Canada	2023-09-13	
Yvonne Zorniecki	Toronto	M4W	Canada	2023-09-13	
Sue Hill	Lakefield	K0L	Canada	2023-09-13	
Julia Ouellette	Toronto	M4V	Canada	2023-09-13	
Brian Rolles	Toronto	M4M3A3	Canada	2023-09-13	
Kelly Senike	Douro-Dummer	K0L	Canada	2023-09-13	
Kenneth Stroebel	Cleveland Ohio	44128	US	2023-09-13	
Janet Childerhose	Douro-Dummer	K0L 2H0	Canada	2023-09-13	
mandy wilson	Grimsby	England DN32 8ED	UK	2023-09-13	

Lyn Krahulec	Philadelphia	Pennsylvania	19103	US	2023-09-13
Tracy Salter	London	EC4N	UK	2023-09-13	
Don Mai	Toronto	M6P	Canada	2023-09-13	
Wendy Hill	Douro-dummer	K9L 2H0	Canada	2023-09-13	
Patrick Strzalkowski	Seleyrn	K0L	Canada	2023-09-13	
Kate Armstrong	Toronto	M6P	Canada	2023-09-13	
Julia Morris Thomson	Toronto	M4V	Canada	2023-09-13	
Cathy Gallagher	CALGARY	T3E5Y7	Canada	2023-09-13	
Mary Taylor	Belleville	K8P 5M4	Canada	2023-09-13	
Garrett Killaby	Ajax	L1E2E7	Canada	2023-09-13	
Brent Whetung	Lakefield	K0L2H0	Canada	2023-09-13	
Susan Young-Moore	Toronto	M5A	Canada	2023-09-13	
Deborah Latter	Montreal	H3T	Canada	2023-09-13	
Doug Henderson	Toronto	M5A	Canada	2023-09-13	
Stefani Farkas	Toronto	M2N 6B4	Canada	2023-09-13	
Debra Satek	Toronto	M5M	Canada	2023-09-13	
Patty Macdonald	Millbrook	L6A	Canada	2023-09-14	
Mike Harris	Toronto	M5T	Canada	2023-09-14	
LIZ GOOBER	Llanelli	Wales; Cymru SA14	UK	2023-09-14	
Joyce Zemans	Toronto	M5N 1Y8	Canada	2023-09-14	
Naimo Ornar	Regina	S4M	Canada	2023-09-14	
Lawrence Smith	Toronto	M2N 6B6	Canada	2023-09-14	
Hargpreet Kaur	Winnipeg	R3G	Canada	2023-09-14	
Brian Dobbin	Burnaby	V5B 4S4	Canada	2023-09-14	
Aeowyn Comissiong	Port Hope	N5L	Canada	2023-09-14	
Lin Bourgain	Richmond Hill	L4C	Canada	2023-09-14	
Ivor MOODY	Sheffield	England S25	UK	2023-09-14	
melissa mills	Toronto	M5N	Canada	2023-09-14	
Natalie Smith	Rosendale	England BB4 9AP	UK	2023-09-14	
Linda Dziedzicuk-Girard	Winnipeg	R3G	Canada	2023-09-14	
kelly carson	Ottawa	Canada	2023-09-14		
Carrie O'Mama	Toronto	M4W	Canada	2023-09-14	
Silvia Lam	Toronto	L4C	Canada	2023-09-14	
Anne Moore	Toronto	M4W	Canada	2023-09-14	
Dawn Sutherland	Douro-Dummer	K0L2H0	Canada	2023-09-14	
Liz Scott	Perth	PH2	UK	2023-09-14	
Jesse Beaumont	Coventry	CV1	UK	2023-09-14	
Cathy McCallum	Toronto	M4W	Canada	2023-09-14	
Barbara Hayes	Douro-Dummer	K0L 2H0	Canada	2023-09-15	
Brian Hayes	Toronto	M5R	Canada	2023-09-15	
Angie Ross	Peterborough	K9J 1Y2	Canada	2023-09-15	
Wendy Bowyer	Shipley	England BD18 2BD	UK	2023-09-15	
Ambrose Moran	Apsley	Canada	2023-09-15		
Reid Brownscombe	Lakefield	K0L	Canada	2023-09-16	
Suzanne Corrs	Douro Dummer	K0L 1H0	Canada	2023-09-16	
Sandra Major	Lakefield	K0L	Canada	2023-09-16	
Jeff Griffin	Woodview	K0L 3E0	Canada	2023-09-16	
Heather Howe	Toronto	M4T	Canada	2023-09-16	
Anna-marie Whatman	Cambridge	NSP	Canada	2023-09-16	
Shonda Pierce	Toronto	M5A	Canada	2023-09-16	
Stegh Sumelis	Cincinnati	45215	US	2023-09-16	
Anita Pfeil	Strasburg	Colorado 80136	US	2023-09-16	
khamsi antoine	Baton Rouge	70816	US	2023-09-16	
Myisha Blige-Harrison	Pembroke Pines	33026	US	2023-09-16	

Hannah Patterson	Belfast	BT12	UK	2023-09-16		
Ameka Roper	Pomaria	29126	US	2023-09-16		
Jack MacDonald-Hilton	Worcester	01609	US	2023-09-16		
Elizabeth Sommerford	Hamilton	ML3	UK	2023-09-16		
Hayden s.	Calgary	T2K	Canada	2023-09-16		
Luci Gutierrez	Los Angeles	California	90013	US	2023-09-16	
Jane Dillon	Milton Howelray	LE13	UK	2023-09-16		
Doug Rammer	Toronto	K0L	Canada	2023-09-17		
Tom Reburn	Lakefield	K0L	Canada	2023-09-17		
Mohammed Ali	London	England	E2 9HS	UK	2023-09-17	
miranda hartshorne	Birmingham	England	B44	UK	2023-09-17	
Meg Sinclair	Montreal	H3W	Canada	2023-09-17		
Marten Collins	Ottawa	K1K	Canada	2023-09-18		
Margaret Bertham	Quilley	G1R	Canada	2023-09-18		
Mary Cannon	Fairport	New York	14450	US	2023-09-18	
Paul Green	Toronto	M5B	Canada	2023-09-18		
Wendy Dunford	Douro-Dummer	K9J 6Y1	Canada	2023-09-18		
Jan Myland	Peterborough	K9J 7B8	Canada	2023-09-18		
Reni Rausch	Peterborough	K0L 3A0	Canada	2023-09-18		
Robert Schnurr	Toronto	M5A	Canada	2023-09-18		
Tim Dorfman	Stoney Lake	K0L	Canada	2023-09-19		
Nicole Himel	Toronto	M5M 1G9	Canada	2023-09-19		
Freya Petersen	Woodview	K0L 3E0	Canada	2023-09-19		
Julie Keating	Peterborough	K9J 6A8	Canada	2023-09-19		
Jodie Samson	Edinburgh	EH1	UK	2023-09-19		
rachel devonshire	London	EC4R	UK	2023-09-19		
Carla Preece	Birmingham	west bromwich	UK	2023-09-19		
S Parsons	Stony Lake	K0L2H0	Canada	2023-09-19		
Maria Crowther	Etobicoke	M9C	Canada	2023-09-19		
Rick Lavery	Lakefield	K0L 2H0	Canada	2023-09-19		
elaine appleyard	Drighlington	bd111dw	UK	2023-09-19		
Ryan Rochford	Irvine	KA120HZ	UK	2023-09-19		
Frances Rogers	Liverpool	L30 3PF	UK	2023-09-19		
Vanessa Heritage-Smith	Wrexham	LL11	UK	2023-09-19		
Jake Thacker	Madison	47250	US	2023-09-19		
Katie Hare	Douro-Dummer	K0L 2B0	Canada	2023-09-19		
Sean Williams	Albany	12206	US	2023-09-19		
Vincent Williams	Orgington	BR66IX	BR66IX	UK	2023-09-19	
Heather Wilson	Scarborough	M1T3P1	Canada	2023-09-19		
Elena Damascan	Hemel Hempstead	HP2	UK	2023-09-19		
Ann Ellis	Birmingham	B28 0HY	UK	2023-09-19		
Kash Majid	Douro-dummer	K0L	Canada	2023-09-19		
Thomas Ellis	Oshawa	L1J	Canada	2023-09-19		
Edward Benwick	Douro Dummer	K0L2H0	Canada	2023-09-19		
Tessa Macdonald	Lakefield	K0L	Canada	2023-09-19		
Jennifer Ride	Peterborough	K9J	Canada	2023-09-19		
Dianne Monkman	Toronto	M4S	Canada	2023-09-19		
Tanya Dufresne	Lakefield	K0L	Canada	2023-09-19		
Mia C	Toronto	M5P	Canada	2023-09-19		
John Jones	Lake Worth	Florida	33463	US	2023-09-19	
Kathy Kranias	Etobicoke	M9X 2S7	Canada	2023-09-19		
Jim Kranias	Ottawa	K2P	Canada	2023-09-19		
Debra Peterson	Stony Lake	K0L 2H9	Canada	2023-09-19		
Carol Ingleton	Lakefield	K0L2H0	Canada	2023-09-19		

Hue Tegwyn	Cardiff	CF117E2	UK	2023-09-19			
Andrew Drummond	Los Angeles	90046	US	2023-09-19			
Alison Sauls	Charlotte	28205	US	2023-09-19			
Grayson Jasak	Brooklyn	11238	US	2023-09-19			
Sarah Pryor-Phillips	Lantzville	V0R2H0	Canada	2023-09-19			
Carlos Racine	Houston	77052	US	2023-09-19			
Amesury Plaza Castro	Miami	33142	US	2023-09-19			
Mr Swag	Chicago	60661	US	2023-09-19			
Paul Lopez	Riverside	92509	US	2023-09-19			
Jose Burgos	Arlington	22204	US	2023-09-19			
Joe Hand	Halifax	Hx59gh	UK	2023-09-19			
Joshua Cushey	Peterborough	PE7	US	2023-09-19			
Jennifer Majore	Edmonton	T5A 3A3	Canada	2023-09-19			
Janette Gadanidis	North Kewartha	K0L 2A0	Canada	2023-09-19			
tylvia sb	Montreal	h2m	Canada	2023-09-19			
roger moore	Surrey	V3S	Canada	2023-09-19			
Bill Corner	Woodview	K0L3E0	Canada	2023-09-19			
courtney wood	Toronto	M5P	Canada	2023-09-19			
Diana Vienneau	Mississauga	L5R	Canada	2023-09-19			
Toni Graham	Toronto	M4G	Canada	2023-09-19			
Thomas Lewis	Douro-Dummer		ON	K0L 2H0	Canada	2023-09-19	
Colin Kinnear	Toronto	M4S	Canada	2023-09-19			
Meg Arnold	Winters	California	95694	US	2023-09-19		
Wendy Tracy	Toronto	M5J	Canada	2023-09-19			
Iram Malik	Windsor	N9E	Canada	2023-09-20			
Priscilla Brooks-Hill	Vancouver	V6Z 3B3	Canada	2023-09-20			
Rad Woolridge	Brampton	L6V	Canada	2023-09-20			
Michael DeKoning	Stoney Lake	K0L 2H0	Canada	2023-09-20			
Nancy Casserly	Warsaw	K0L 3A0	Canada	2023-09-20			
Chris Anderson	Casement Island		Stoney Lake		Ontario	K0L2H0	Canada 2023-09-20
Gordon Macpherson	Warsaw	K0L	Canada	2023-09-20			
Justine McVeigh	Toronto	M6N	Canada	2023-09-20			
Nancy McGee	Woodview	K0L 3E0	Canada	2023-09-20			
Judy Scotchmer	Toronto	M4P	Canada	2023-09-20			
Kim Garland	Peterborough	K9H	Canada	2023-09-20			
John Welsh	Kettering	England	NN15	UK	2023-09-20		
Margaret Proctor	Toronto	M9E	Canada	2023-09-20			
Octavious Westley	Litz	17543	US	2023-09-20			
Nick Pinfield	Southampton	SO31	UK	2023-09-20			
Rze Tibley	Toronto	M5R	Canada	2023-09-20			
Julia Kennedy	Douro-Dummer	K0L 2H0	Canada	2023-09-20			
Lynda Hoogendoorn	Mississauga	L5M 6B7	Canada	2023-09-20			
Rebecca Gray	Stony Lake	K0L 0A0	Canada	2023-09-20			
Anne Rappe	Toronto	M4E	Canada	2023-09-20			
Mike Evans	Scarborough	M1E	Canada	2023-09-20			
Blair Taylor	Belleville	K8P5M4	Canada	2023-09-20			
George Hognegat	Rosseau	P0C1X0	Canada	2023-09-20			
Dick MacDonnell	Toronto	M4N 3K3	Canada	2023-09-21			
Andy Slater	Scarborough	M1B	Canada	2023-09-21			
Gah-Yee Won	Toronto	K0L2H0	Canada	2023-09-21			
Andrew Sherratt	Caledon	L7K 1K4	Canada	2023-09-21			
nathan palik	Toronto	M4K	Canada	2023-09-21			
Robert Wossnam	Douro-Dummer	K0L 2H0	Canada	2023-09-21			
Sarah Stapleton	Avon	Connecticut	06001	US	2023-09-21		

Ross Bales	Douro-Dummer	K0L2H0	Canada	2023-09-21		
Janet Austin Pearson	Douro Dummer	K0L 2H0	Canada	2023-09-21		
David Massey	Richmond Hill	L4C	Canada	2023-09-22		
Mrs Elizabeth Amarn Ackon	London	SW16 5DG	UK	2023-09-22		
Andrew Floyd	US			2023-09-22		
Aaron Abel	Overland Park	66214	US	2023-09-22		
Tom Blake	Toronto	M5M	Canada	2023-09-23		
Dinnie Baker	Douro Dummer	K0L 2H0	Canada	2023-09-23		
Nancy Mycyk	Woodview	K0L 3E0	Canada	2023-09-23		

Request to Address Council

If you would like to attend as a delegation before Council for the Township of Douro-Dummer or the Committee of the Whole, you must complete this form and submit it to the Municipal Office. Please note that the deadline for delegation requests is 12-noon, on the Tuesday prior to the meeting date (seven days before the meeting date).

A copy of any presentation or supporting materials is also required to be submitted at 12-noon, on the Tuesday prior to the meeting date. The only formats accepted are as follows: PFD, PowerPoint, Word, Excel or Jpeg.

Please note that as per Procedural By-law 2021-73, only three Delegations shall be scheduled for each meeting. The time limit of 10 minutes shall be strictly enforced.

Name of Individual(s) *

Douglas Owens

Name of Organization:

Douglas Owens in his personal capacity and in support of The letter and Petition in support presented to Council to review and address at Council October 3/23 agenda matter dealing with Short Term Rentals

Please Provide an Email Address:

Please provide an email address for contact

Please provide a phone number:

Please provide a phone number for contact:

Nature of delegation request: *

Please provide information on what you wish to present or discuss with Council - information as to background of Douro Dummer Council arising subsequent to my delegation to former Council August 4/21, membership on the zDiuro Dummer STR advisory committee, Council Members Code of Conduct, the petition of Tina Warren as its background and circulation history and support, a summary from CRA as to HST exigible on STR rentals, Ontario Court STR decision, a Burlington STR court case, a summary of example municipalities licencing STR, reports re NYC ban, Province of Quebec ban, extracts from Municipal Act re licencing authority, correspondence to CAO Elana Arthur's re OPP involvement in Town of Blue Mountain survey, and commentary re City of Kingston cost analysis of their licencing program, letter from President of Birchview Road Association and miscellaneous documentation.

Please upload any additional information you wish to submit.

Please provide a signature *

For the purposes of the Freedom of Information and Protection of Privacy Act, by submitting this form, I/we authorize and consent to the use by, or the disclosure, to any person or public body or publishing on the Municipal website any information that is contained in this submission and recognize that my/our name may become part of the public record.

Thank You

Change the text for this message.

In order to strengthen the role of Council and to enhance public trust with respect to the activities of its Members, this Code is established to govern and regulate the conduct of all Members. This Code also supplements other existing Provincial legislation and Township by-laws and policies that govern Members' conduct which include but are not limited to the following:

- Criminal Code of Canada
- Municipal Act
- Municipal Conflict of Interest Act
- Municipal Freedom of Information and Protection of Privacy Act
- Occupational Health and Safety Act
- Ontario Human Rights Code
- Planning Act
- Township of Douro-Dummer Procedural by-law
- Township of Douro-Dummer Respect in the Workplace Policy

1. Purpose and Principles

- 1.1 This Code of Conduct for Members of Council (the "Code") sets out and identifies the Township's expectations for its Members and establishes rules for appropriate conduct. Members are to represent the public and to consider the well-being and interests of the Township as a corporate body and all of its ratepayers.
- 1.2 The public expects the highest moral and ethical standards of conduct from Members that it elects. The behaviour and actions of Members is expected to reflect the principles of accountability, transparency, and public trust. Adherence to these standards will protect and maintain the Township's reputation and integrity.
- 1.3 The key statements of principle that underline this Code are as follows:
 - (a) the decision-making process of Council is open, accessible and equitable and respects the Township's governance structure;
 - (b) public office is not to be used for the personal financial benefit of any Member;
 - (c) Township residents should be able to have confidence in the integrity of their local government and of their Members; and

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- (d) the conduct of each Member demonstrates fairness, respect for differences and a duty to work with other Members together for the common good.

2. Definitions

2.1 In This Code:

- (a) "**applicant**" means a person who has applied for an investigation by the Integrity Commissioner of an alleged contravention of the *Municipal Conflict of Interest Act*;
- (b) "**application**" means a written request for an investigation with respect to an alleged contravention of the *Municipal Conflict of Interest Act*;
- (c) "**Clerk**" means the Clerk of the Township or his/her designate;

11. Political Activity

- 11.1 Members may not use Township resources for any type of political activity including promoting or opposing the candidacy of any person to elected office in any municipal, provincial and federal campaign.

12. Harassment

- 12.1 No Member shall harass any other member, any staff, or any member of the public.

13. Encouragement of Respect for the Township and Its By-Laws

- 13.1 A member shall:

- (a) encourage members of the public and their colleagues to abide by the Township's by-laws and policies, including this Code; and
- (b) accurately communicate the decisions of Council even if they disagree with the majority decision of Council, and by so doing affirm the respect and integrity in the decision-making processes of Council.

14. Social Media

- 14.1 A Member shall:

- (a) adhere to any and all Township policies and guidelines, regarding social media use; and
- (b) always identify themselves without any attempt to cover, disguise or mislead as to their identity or status as an elected representative of the Township when using social media.

- 14.2 No Member shall:

- (c) use social media to publish anything that is dishonest, untrue, offensive, disrespectful, constitutes harassment, is defamatory or misleading in any way.

15. Role of the Integrity Commissioner

- 15.1 The Township shall appoint an Integrity Commissioner under Section 223.3 of the *Municipal Act*, 2001 who is an independent officer and who will report directly to Council and be responsible for carrying out his or her functions in accordance with the *Municipal Act*, 2001 and any other functions assigned by Council, in an independent manner.

- 15.2 The Integrity Commissioner shall provide the following services:

- (a) The application of the code of conduct for members of council and the code of conduct for members of local boards or of either of them.
- (b) The application of any procedures, rules and policies of the municipality and local boards governing the ethical behaviour of members of council and of local boards or of either of them.
- (c) The application of sections 5, 5.1 and 5.2 of the *Municipal Conflict of Interest Act* to members of council or of local boards.
- (d) Requests from members of council and of local boards for advice respecting their obligations under the code of conduct applicable to

After a review of the current zoning by-law there was concern surrounding the ability to defend any action that might be brought against us if we tried to enforce the by-law.

Staff did create a one-page document to share with renters and operators to try to educate both sides and in an attempt to reduce the infractions occurring.

C.A.O.-2022-15 Page 2 of 5

A survey was prepared in early 2022 and a public meeting was held on April 7, 2022 in an attempt to gather feedback and comments to provide to Council as well as provide staff additional information while a solution was being researched.

On April 27, 2022, a Police Services Board meeting was held and staff along with the OPP representative and the Board members discussed ways to mitigate the issues being caused by some of the location that were being rented. It was suggested that one way to assist the OPP was to have robust by-laws with fines or penalties established which would allow for them to essentially "ticket" anyone who was in violation. The Township's current by-laws do not have set out fines and any infraction would require a court proceeding which would be costly and time consuming. While the municipality can establish by-laws with set fines through the Provincial Offences Act (POA), most recently it has been brought to our attention that there may be an alternative solution to enforcing Township By-laws through an Administrative Monetary Penalty program. Staff are continuing to investigate the process and cost of this option and will report back to Council once additional information is received.

The survey received 415 responses, 341 of which were residents of the Township of Douro-Dummer. The following was captured in the survey results.

Do you believe short term rentals should be permitted in the Township of Douro-Dummer?

Yes - 230 – representing 55%
No - 185 – representing 45%

Do you believe short term rentals should be regulated in the Township of Douro-Dummer?

Yes - 294 – representing 71%
No - 121 – representing 29%

Have you ever booked a short term rental through a service like Airbnb or Vrbo?

Yes - 223 – representing 54%
No - 192 – representing 46%

Staff put together a chart of correlations for review of some of the responses which is attached to this report and while we can't report specifically on everything, it is important to note that this survey is just one part of the public consultation and one component when making a determination on the best path forward.

C.A.O.-2022-15 Page 3 of 5

Overall the data seems to be as a result of a majority of Township residents and while many categories are fairly even, the majority believe in some type of regulation of short-term rentals.

The Township in consultation with our legal counsel have reviewed the options available for enforcement and essentially there are three, enforcement of nuisance by-laws, enforcement of zoning by-law regulations and licensing.

Staff have consulted with neighbouring municipalities and other than the Township of Selwyn, no other Township in Peterborough County has implemented any mechanism for the regulation of short-term rentals as of yet. Some simply because they are not impacted and are not experiencing the same challenges we are and have little need to

September 12, 2023

To: Elana Arthurs, Chief Administration Officer, Douro-Dummer Township
Cc: Martina Chait-Hartwig, Clerk

Re: Short-Term Rentals agenda item for October 3, 2023 Council meeting

Dear Ms. Arthurs:

Thank you for the opportunity to express our concerns about the serious and growing issue of commercial Short-Term Rentals run by owners in Douro-Dummer. Please include this letter and accompanying petition in the meeting package for all members of Council.

As residents of Upper Stoney Lake in Douro-Dummer Township we have a number of serious concerns about the frequent disturbances caused by Commercial Short-Term Rentals in our area. These rentals are run almost entirely as businesses, with absentee owners taking little to no responsibility for the actions of their renters. These commercial STRs on Stoney rent to multiple large groups, a dozen or more people at a time, every weekend and most weeks in the summer.

We and our neighbours are kept awake repeatedly by overnight parties with loud music played well past midnight, where fires sometimes are left to burn unattended. Then after departure, garbage is often left behind or dumped, and is spread by animals, leaving a mess for neighbours to clean up. Efforts to discuss this with owners are usually ignored and neighbours are simply told to "Call the Police".

Police have more important issues to attend to, and the very neighbours who are suffering significant loss of enjoyment of their own properties should not have to be constantly vigilant about the threat of fire, or be responsible for "policing" these commercial STRs and contacting the authorities.

Shoreline Residential owners pay the majority of Douro-Dummer property taxes, while STRs provide little to no economic benefit to the township. The growing STR trend also puts a strain on our Township infrastructure – public and private roads, healthcare, garbage services and recycling – and has environmental impacts.

Commercial STRs with far too many occupants damage lake water quality by overloading septic systems, causing phosphorus and E. coli to leach into the water. Many ads for STRs say "sleeps 14" or "sleeps 16", while the cottage septic system was likely built to handle three bedrooms on the basis of two people per bedroom.

We appreciate that the Township took a step toward resolving this problem by setting up a committee to study it, with representatives from both sides of the issue. However, we were appalled to see how this process evolved, with a Chair who was clearly biased, and a meeting

COMMENTS FROM PETITION SEPT 12

Name	City	Province	Postal Code	Country	Date	Comment
Tina Warren	Douro Dummer	Stoney Lake		Canada	2023-09-06	"I believe Short term rental commercial operators need to be licensed and that noise and fire bylaws need to be enforced."
Susan Hunter	Toronto	M4T	Canada	2023-09-06	"It's been a terrible summer with a neighbour who won't enforce appropriate quiet behaviour"	
Brian Turner	Lakefield	K0L 2H0	Canada	2023-09-06	"Enforcement needs to come from the township, not neighbours. Registration and licensing will allow the township to have a bylaw officer that we	
Patricia Morton	Peterborough		Ontario K9H7R2	Canada	2023-09-06	"Short term rentals are commercial entities and should not even be allowed in residential zoned areas."
Ruth Snider	Ennismore	K0L 1T0	Canada	2023-09-06	"Short term rentals are detrimental to our natural world if peace and beauty."	
Brian Moore	Tempe	Arizona	85284	US	2023-09-06	"I own an Island on Stony Lake and am concerned."
Marika Kemeny	Toronto	M4W 3M3	Canada	2023-09-07	"I am signing because I want to protect the environment and safety of our lake."	
Saskia Gingrich	London	N6B 1X8	Canada	2023-09-07	"short term rentals degrade our area"	
Patricia Morton	Peterborough		Ontario K9H7R2	Canada	2023-09-07	"I am only signing this petition for licensing these entities because I think it is the best we can get from this impoverished and bar
Martha Lush	Caledon	L7E 5T5	Canada	2023-09-08	"Short term renters came up my long lane way and dumped three black garbage bags full of beer bottles, left over food, rice, etc on my property."	
David Sumner	Lakefield	K0L 2H0	Canada	2023-09-09	"I want a quiet lake & safe boaters."	
Elda Pirie	Oshawa	L1K8B6	Canada	2023-09-10	"I have a cottage in Stony Lake"	
Mike Cunningham	Newmarket	L3Y 6B2	Canada	2023-09-10	"The STRs are ruining the lakes."	
ann morgan	Dundas	L9H 4H8	Canada	2023-09-10	"The detriments outweigh the benefits."	
Louise Sugar	North York	M2M	Canada	2023-09-10	"We have a cottage on Stony Lake"	
Liz Tyler	Long Beach	California	90814	US	2023-09-11	"... we are concerned about the effect of Short Term Rentals and for our lake health and for everyone's enjoyment of the cottage community. W
Danielle Poirier-Heine	Calgary	T2T	Canada	2023-09-11	"I have a cottage on Stony Lake and this affects all."	
Dawn Berney	Toronto	M4G	Canada	2023-09-11	"There is no accountability for short term renters. They aren't invested in our lake or community. We've been affected by irresponsible dangerous bo	
Susan Pirie	Woodview	K0L 3E0	Canada	2023-09-11	"I want to preserve our lake and pristine lifestyle."	
Mark Wilson	Toronto	M6J 2Y4	Canada	2023-09-12	"The licensing of short term rental operators will ensure our community's belief that noise and fire bylaws require immediate and sustained enforce	
Anna & Douglas McCalla	Guelph	N1H	Canada	2023-09-12	"Other communities are creatively addressing the issues posed by short-term rentals; Douro-Dummer can (and should) too."	



Advocating for a Responsible Approach to Short-Term Rentals

Most cities and municipalities are grappling with issues surrounding short-term rentals, and we are no exception.

The ASLC advocates for a thoughtful, responsible approach to short-term rentals. We understand that for some, renting out the family cottage for part of the Summer is the only way to make cottaging affordable in the face of sky-high housing costs. On the other hand, commercial operators who purchase property for the sole purpose of renting, without taking responsibility for their renter's actions, can be harmful to the health of our community and our Lake.

The Douro-Dummer Town Council will vote on the issue of short-term rental bylaws at the Council Meeting on October 3rd at 5pm. We encourage you, our members, to participate and make sure your voices are heard either by attending in person or signing the petition [HERE](#)



10:10

◀ Outlook

change.org



What's new

Petition details

Comments

Updates



Enforce and Licence commercial Short Term

What's new

Petition details

Comments

Updates



Large commercial Short Term Rentals (12-20 renters) in Douro Dummer need enforcement.

Started
Petition to

September 6, 2023
ray Johnston (Councillor Douro Dummer) and [1 other](#)

543

Signatures

1,000

Next Goal

👤 126 people signed this week

Take the next step!

AA

🔒 change.org



Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).



Freya Petersen

6 days ago

We have a cottage on the north side Stoney Lake. We can hear the noise from across the lake on the South Shore. We feel so bad for the people who live next to these huge homes that have rented out with 10 or 11 people.

♡ 1



Report



Write a reply...

Reply



Barbara Hayes

2 weeks ago

We have a home on Stoney Lake.

♡ 0



Report



Write a reply...

Reply



Dawn Sutherland

2 weeks ago

Short term is not right they dont care about anything.. I live here and do not want short term put up with it once never again..

♡ 0



Report



Write a reply...

Reply

**Garrett Kiliaby**

2 weeks ago

Stephen Reid. Rentals usually show no courtesy or consideration to others when using our water or roads.



0



Report



Write a reply...

Reply

**Susan Pirie**

2 weeks ago

I want to preserve our lake and pristine lifestyle.



0



Report



Write a reply...

Reply

**Dawn Barney**

2 weeks ago

There is no accountability for short term renters. They aren't invested in our lake or community. We've been affected by irresponsible dangerous boating and late night partying noise.



0



Report



Write a reply...

Reply

**Danielle Poirier-Hains**

2 weeks ago

I have a cottage on Stony Lake and this affects all



0



Report

**Lix Tyler**

2 weeks ago

... we are concerned about the effect of Short Term Rentals and for our lake health and for everyone's enjoyment of the cottage community. We feel strongly that measures need to be in place to ensure that short term rentals are used responsibly, and that ramifications are put in place to those... [Read more](#)



0



Report



Write a reply...

Reply

**Louise Sugar**

2 weeks ago

We have a cottage on Stony Lake



0



Report



Write a reply...

Reply

**ann morgen**

2 weeks ago

The detriments outweigh the benefits.



0



Report



Write a reply...

Reply

**Mike Cunningham**

2 weeks ago

The STRs are ruining the lakes.



0



Write a reply...

Reply

**Eida Pirie**

2 weeks ago

I have a cottage in Stony Lake

1

Share Tweet



Report



Write a reply...

Reply

**David Sumner**

2 weeks ago

I want a quiet lake & safe boaters.

0



Report



Write a reply...

Reply

**Martha Lush**

2 weeks ago

Short term renters came up my long lane way and dumped three black garbage bags full of beer bottles, left over food, rice, etc on my property. Animals got into it and spread it around. It took me 3 hours to clean it up and drive it to the dump. Receipts in garbage were from Scarborough... [Read more](#)



0



Report



Write a reply...

Reply

**Saskia Gingrich**

3 weeks ago

short term rentals degrade our area

0



Report



Write a reply...

Reply



Marika Kemeny

3 weeks ago

I am signing because I want to protect the environment and safety of our lake.

♡ 0

 · [Report](#)



Write a reply...

Reply



Brian Moore

3 weeks ago

I own an Island on Stony Lake and am concerned.

♡ 1

 Share  Tweet

 · [Report](#)



Write a reply...

Reply



Ruth Snider

3 weeks ago

Short term rentals are detrimental to our natural world if peace and beauty.

♡ 1

 Share  Tweet

 · [Report](#)



Patricia Morton

3 weeks ago

Short term rentals are commercial entities and should not even be allowed in residential zoned areas.

♥ 1 · 1 reply

Share Tweet

· [Report](#)



Patricia Morton

3 weeks ago

I am only signing this petition for licensing these entities because I think it is the best we... [Read more](#)

Like · · Report



Write a reply...

Reply



Brian Turner

3 weeks ago

Enforcement needs to come from the township, not neighbours. Registration and licensing will allow the township to have a bylaw officer that works weekends and is not off for 2 weeks in the summer. Also needed are regular septic inspections. These cottage properties were not designed to... [Read more](#)

♥ 1

Share Tweet

· [Report](#)



Write a reply...

Reply



Birchcliff Property Owners Association of Douro-Dummer, Inc.
858 Birchview Road, Douro, ON K0L 2H0
www.bpoa.ca

Sept.24, 2023

Mayor and Councilors,
Township of Douro-Dummer,
894 South Street, P.O. Box 92, Warsaw
Ontario, K0L 3A0

Re: Short Term Rentals

Dear Madam/Sirs:

The BPOA represents an area of approximately 200 property owners along the south and east sides of Clear Lake. While we understand that for some, renting out the family cottage for part of the summer is a way to make cottaging affordable, we also recognize that commercial operators who purchase property for the sole purpose of renting, without taking responsibility for their renter's actions, is detrimental to our Lake.

The BPOA supports the Township of Douro Dummer developing regulations for STRs as we do not want to be the only township without regulations. In particular the BPOA would like to see:

- A. Consistency in by-laws, licensing and enforcement with the other bordering townships.
- B. Differentiation between hosted (owner on grounds) and unhosted licensing requirements, and differentiation between short term rentals including minimum length of stay, and long term rentals. If these properties are not being lived in by the owner and are just being rented, then this is more like a hotel business and should require a change in use zoning amendment and be treated like any other licensed business.
- C. In all cases of STRs, the BPOA wants safety and health standards to be met which means: buildings must be up to code and septic system inspected for the projected occupant load, off-road parking available, and owners are responsible to ensure renters are educated about noise, fires, water and boat safety issues etc..
- D. Finally, the BPOA would want to see some form of complaint/fine/enforcement regimen be put in place to protect neighborhoods from negligent owners and irresponsible renters.

Thank you for considering the above.

Sincerely

Murray Miskin,
President

September 8
9:51 AM

Edit



All Images Videos News Maps Shopping



Canada.ca
<https://www.canada.ca> › tax › topics



GST/HST for digital economy businesses - Platform-based short-term accommodation

Jun 30, 2021 — In scenario (4), the accommodation platform operator is required to collect the GST/HST on the taxable supplies of short-term...

Missing: **exigible** | Show results with: **exigible**

People also ask



Is there HST on short-term rentals?



Your Airbnb rental income may be subject to GST/HST. This is because **short-term housing rentals for periods less than 30 continuous days are taxable for GST/HST purposes**. Long-term residential rentals are exempt from GST/HST. Sep 28, 2021

<https://www.bdo.ca> › insights › tax-...

Tax Considerations for Airbnb Hosts | BDO



September 8
9:51 AM


Edit



taxed

You have to charge and collect to taxable supplies of short-term accommodation that are situated in Canada and to Canadian accommodation related supplies.

Taxable short-term accommodation that is situated in Canada means the rental of an accommodation unit in Canada as a place of lodging for an individual who will occupy it continuously for a period of **less than one month** and that costs more than **\$20 per night**.

Generally, a Canadian accommodation related supply is a taxable supply of a service that is made to a person in connection with a supply of short-term accommodation situated in Canada that is made to the person, and for which there is a booking fee, administration fee or  other similar charge.





September 8
9:59 AM

Edit



Ontario court upholds condo rule banning Airbnb and short-term rentals

Written by Realosophy Team | Jan 18, 2017 7:00 AM

Bob Aaron in Legal



Condo owners who rented their suite for short-term stays violated the building's rules, an Ontario court ruled earlier this month.

The Ottawa condo's single-family restriction, covered in the board's declaration, was breached when the unit was rented out through





September 8

9:59 AM

Edit



The judge ruled that short-term rentals was in violation of a rule that prohibited transient use and tenancies for less than three months. It was also in violation of the condominium declaration because the hotel-like use of the building caused a significant increase in the building's insurance premiums.

In the second case, Apartments International operated a similar leasing service but went ahead and sued the condominium corporation for damages, alleging interference with their business and their economic interest.

The condo corp. successfully applied to a different judge to dismiss the case and, again, the judge had no difficulty finding that the rental prohibitions were valid and the action was dismissed.

In the wake of these decisions, condo owners are on notice that the courts will enforce prohibitions against short-term rentals that are included in condominium rules and declarations.

Bob Aaron is Toronto real estate lawyer.





September 8
10:05 AM

Edit



to this Airbnb party mansion



An Ontario court has granted Burlington the right to bloc... ▲

Tess Kalinowski Real Estate Reporter

Feb 4, 2020



An Ontario Superior Court has granted Burlington a permanent injunction allowing the city to block access by whatever “means necessary and reasonable” to a Lakeshore Road mansion that neighbours complained was functioning as an event venue.

The city took the matter to court in December, after residents in the otherwise quiet community said revellers attending parties and weddings at 4319 Lakeshore Rd., were blasting music, blocking their streets with cars, trespassing on their gardens to take photographs and



BARRIE | News

Orillia's short-term rental operators to pay for annual licence under new bylaw

Published Sept. 12, 2023 2:38 p.m. ET

Updated Sept. 18, 2023 6:49 p.m. ET



By Kim Phillips
CTVNews.ca Barrie Digital Producer

Share this story:

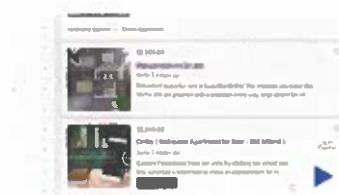


Additional Options Online Application

\$2,995.00
Detached house for rent
Barrie | 4 hours ago
Detached home for rent in beautiful Orillia! The moment you enter this home, you are greeted with a spacious entry way, large closet for all...

\$2,049.00
Orillia 2 Bedrooms Apartment for Rent - 263 Millard S.
Barrie | 4 hours ago
Current Promotions View our units by clicking the virtual tour link, schedule a video tour or make an appointment for in...
Virtual Tour

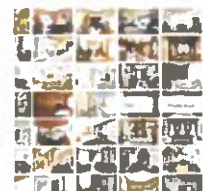
CTV



New short-term
rental by-law
approved in Orillia



New short-term
rental bylaw in Orillia



Orillia short-term
rentals debate

Orillia councillors approved a new bylaw to regulate short-term rentals at Monday's city council

Advertisement

The City says the new bylaw will allow it to monitor and manage the short-term rental market, capping it at 150 accommodations at one time.

Mayor Don McIsaac said the regulations are meant to "strike a balance between supporting our local tourism industry while ensuring responsible hosting, safe accommodations, and the livability of our neighbourhoods."

The annual licence fee costs \$2,000 and is anticipated to fund the cost to administer and enforce the program, the City noted.

In a Tuesday release, the City said the new bylaw would require short-term rental operators to collect Municipal Accommodation Tax, "which will bring in further funding to promote the local tourism industry."

The new bylaw takes effect on Jan. 1, 2024.

Douglas Owens
Retired Partner
Owens Wright LLP
dowens@owenswright.com
416.318.4141

From: Doug Owens <dowensowenswright@icloud.com>
Sent: Sunday, September 24, 2023 8:48:37 AM
To: Doug Owens <dowens@owenswright.com>
Subject: Copy

9:40



accommodation zones. Short-term rentals are not permitted in Residential Zones.



<https://www.gregsyrota.team> > blog



Rental Bylaws by Municipality – Collingwood, The Blue Mountains ... - Greg

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People also ask



Is Airbnb allowed in Collingwood?



As a result, the Blue Mountains now has a

complex licensing program for short term rental accommodations and owners wishing to do an Airbnb type use, must first obtain a licence to do so. Details can be found here. In Collingwood, the only short term accommodation allowed in a residential zone is a Bed & Breakfast. Apr 18, 2017

 <https://www.riouxbakerteam.com> > ...

Airbnb Rules in Collingwood, Blue Mountain and area

MORE RESULTS

What is considered short-term rental in Ontario? 

Is Airbnb allowed in Blue Mountain? 

9:40



are short-term rentals allowed



All Images Videos News Maps Shopp

Wasaga Beach permits short-term accommodation only in tourist commercial zones and tourist accommodation zones. Short-term rentals are not permitted in Residential Zones.



<https://www.gregsyrota.team> › blog



Rental Bylaws by Municipality –
Collingwood, The Blue Mountains ... -
Greg



About featured snippets



Feedback

People also ask



Is Airbnb allowed in Collingwood?



What is considered short-term rental in Ontario? 

Is Airbnb allowed in Blue Mountain? 

What is considered long term rental in Ontario? 




9:36



Airbnb

Airbnb bookings dry up in New York as new short-stay rules are introduced

Under the new restrictions, short-term renters will need to register with the city and must be present in the home for the duration of the rental 

Associated Press



Home-sharing company Airbnb said it had to stop accepting some reservations in **New York** City after new regulations on short-term rentals went into effect.

The new rules are intended to effectively end a free-for-all in which landlords and residents have been renting out their apartments by the week or the night to tourists or others in the city for short stays. Advocates say the practice has driven a rise in demand for housing in already scarce neighbourhoods in the city.

More on this topic

Melbourne city moves towards limiting short-stay rentals such as Airbnb

Under the new system, rentals shorter than 30 days are only allowed if hosts register with the city. Hosts must also commit to being physically present in the home for the duration of the rental, sharing living quarters with their guest. More than two guests at a time are not allowed, either, meaning families are effectively barred

Montreal mayor says new team will crack down on illegal short-term rentals

Published March 22, 2023 6:59 p.m. ET

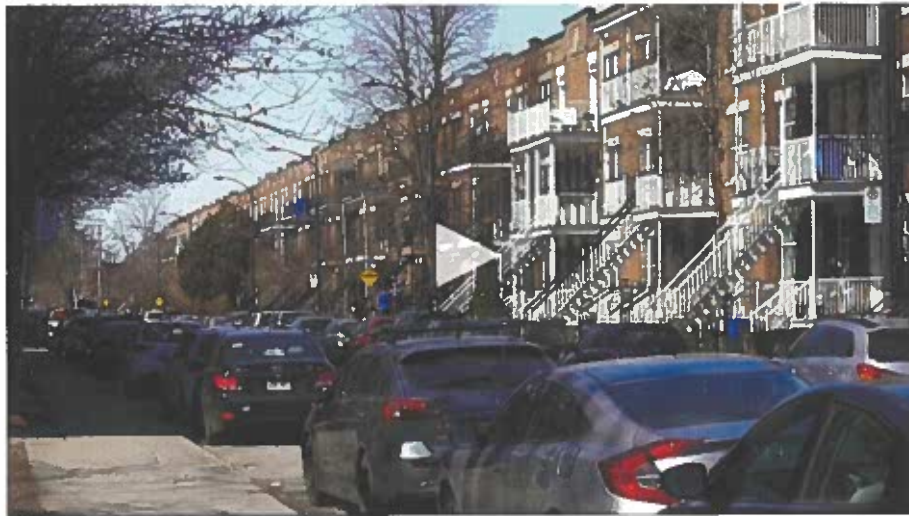


By Rob Lurie
CTV News Montreal Videojournalist



By Luca Caruso-Moro
CTV News Montreal Videojournalist

Share this story:



Montreal's plan to crack down on short-term rental



CTV National News: Huge Que. fire set deliberately



What we know the arson investigation

The City of Montreal says a team of investigators tasked with cracking down on illegal Airbnbs will be in place by June.

REGISTRATION OF A PRINCIPAL RESIDENCE AFTER MARCH 25, 2023

As of March 25, 2023, the provisions adopted under [Bill 67](#) allow Quebecers to rent out their principal residence on a short-term basis throughout the province without the need for a municipal by-law to prohibit its operation.

Municipalities may, however, subject to an appropriate referendum process under the [Tourist Accommodation Act](#), prohibit or limit the provision of tourist accommodation in a principal residence in certain areas of their territory.

For this reason, a completed and signed [Municipal Compliance Notice](#) continues to be required by law and must accompany any application for registration of a principal residence establishment.

If you have this document on hand and it has been completed and signed by the competent authority (municipality, borough or regional county municipality), you can proceed with the registration of your establishment by completing the following form:

 Open a file for a Principal Residence Establishment



Quebec's new rules for online short-term rental platforms came into effect on Friday. The province brought in a new law and new fines, after seven people were killed in a massive fire in March. They were in a building in Old Montreal that contained several illegal Airbnbs. As Mike Armstrong reports, there appears to be some progress, but watchdog groups say many are still flouting the law. – Sep 1, 2023



Quebec's new tourist accommodation law is now in effect, with hefty fines of up to \$100,000 for short-term rental platforms listing properties without a proper government certificate.

Under a provincial law adopted in June, as of today rental platforms like **Airbnb** are prohibited from displaying listings that don't have a registration number and certificate issued by the province.

People who want to rent their properties for stays of 31 days or fewer have to acquire registration numbers from Quebec's tourism industry regulator and display them in their online listings.

Rental platforms had until Sept. 1 to start verifying the validity of those registration numbers, which the government issues in the form of PDF certificates.

On receiving an application for a classification certificate for a tourist accommodation establishment for which no certificate has been issued or an application to change the class of tourist accommodation establishment or the type or number of accommodation units offered, the Minister shall send a notice to the municipality, borough or regional county municipality in whose territory the establishment is situated informing it of the application and the intended use.

If the intended use is not in conformity with the municipal planning by-laws relating to uses passed under the Act respecting land use planning and development (chapter A-19.1), the municipality, borough or regional county municipality must inform the Minister within 45 days of the notice.


This section does not apply to an establishment situated on an Indian reserve."

4. Section 8 of the Act is amended by replacing "a person to operate" in the second paragraph by "the operation of".

5. Section 11 of the Act is replaced by the following section:

"11. The Minister shall refuse to issue a classification certificate if the person applying for it does not meet the conditions prescribed by this Act and the regulations.

The Minister shall also refuse to issue a classification certificate if the municipality, borough or regional county municipality informs the Minister, in accordance with section 6.1, that the intended use of the tourist accommodation establishment is not in conformity with the municipal planning by-laws relating to uses passed under the Act respecting land use planning and development (chapter A-19.1)."



6. The Act is amended by inserting the following section after section 11:

"11.0.1. The Minister may refuse to issue a classification certificate if the person applying for it has, in the last three years, been found guilty of an offence under this Act or the regulations, the Building Act (chapter B-1.1) as regards barrier-free design, the Environment Quality Act (chapter Q-2), the Consumer Protection Act (chapter P-40.1) or the Act respecting the conservation and development of wildlife (chapter C-61.1), unless the person has been pardoned or has, in the last three years, been the subject of a non-compliance order made under any of those Acts."

7. Section 11.1 of the Act is replaced by the following sections:

"11.1. The Minister shall suspend or cancel a classification certificate if its holder no longer meets the conditions prescribed by this Act and the regulations.

"11.2. The Minister may suspend or cancel a classification certificate if its holder has, during the term of the classification certificate, been found guilty of an offence under this Act or the regulations, the Building Act (chapter B-1.1) as regards barrier-free design, a municipal planning by-law relating to uses passed under the Act respecting land use planning and development (chapter A-19.1), the Environment Quality Act (chapter Q-2), the Consumer Protection Act (chapter P-40.1) or the Act respecting the conservation and development of wildlife (chapter C-61.1), unless the holder has been pardoned

Lawsuit challenges Burlington's short-term rental ordinance

A group of property owners filed the lawsuit after the city council passed new restrictions on the rentals last year.

By Patrick Crowley

September 1, 2023, 8:13 pm



A home at 32 Intervale Ave. in Burlington as seen on Friday. A group of property owners are challenging the city's short-term rental ordinance.

A group of short-term rental property owners in Burlington is suing the city, arguing that restrictions implemented last year are against the law.

Last year, the Burlington City Council approved sweeping restrictions on short-term rentals in the city. The ordinance prohibits short-term rentals unless they are owner-occupied, and it defines a short-term rental as a dwelling rented to guests for fewer than 30 consecutive days.



This home at 117 Lakeview Terrace in Burlington as seen on Friday. A group of property owners are challenging the city's short-term rental ordinance.

There are limited exceptions. Property owners can rent a whole unit on a short-term basis if they meet certain inclusionary zoning requirements. They are also allowed to rent “accessory dwelling units” — residential units built on the same property as a primary residence.

The penalty for noncompliance starts with a



Mayor Miro Weinberger said in an emailed statement on Friday that the city's authority to regulate short-term rental has precedent from other municipalities and he was confident the city would prevail in the lawsuit.

"Our short term rental ordinance was carefully crafted with significant public process and engagement over the course of several years," Weinberger said in the statement. "I believe it strikes the right balance between allowing homeowners flexibility with their properties while limiting the impact of Short-Term Rentals on Burlington's long-term housing supply."





Peterborough County council supports call for cottage rental regulation

'I think the province should be taking the bull by the horns and fixing the problem for us,' Selwyn Township mayor says.

By Brendan Burke Local Journalism Initiative Reporter

Tuesday, August 8, 2023 | ⌚ 1 min to read

🕒 Article was updated Aug 8, 2023



💬 JOIN THE CONVERSATION (4)



AA 🔒 peterboroughexaminer.com ↻





September 8

9:33 AM

Edit



Definition

150 In this Part,

“business” means any business wholly or partly carried on within a municipality even if the business is being carried on from a location outside the municipality and includes,

- (a) trades and occupations,
- (b) exhibitions, concerts, festivals and other organized public amusements held for profit or otherwise,
- (c) the sale or hire of goods or services on an intermittent or one-time basis and the activities of a transient trader,
- (d) the display of samples, patterns or specimens of goods for the purpose of sale or hire. 2006, c. 32, Sched. A, s. 82.

Section Amendments with date in force (d/m/y) [+]

Powers re licences

151 (1) Without limiting sections 9, 10 and 11, a municipality may provide for a system of licences with respect to a business and may,

- (a) prohibit the carrying on or engaging in the





September 8
9:28 AM

Edit



municipality may provide for a system of
licences with respect to a business and may,

- (a) prohibit the carrying on or engaging in the
business without a licence;
- (b) refuse to grant a licence or to revoke or
suspend a licence;
- (c) impose conditions as a requirement of
obtaining, continuing to hold or renewing
a licence;
- (d) impose special conditions on a business
in a class that have not been imposed on
all of the businesses in that class in order
to obtain, continue to hold or renew a
licence;
- (e) impose conditions, including special
conditions, as a requirement of
continuing to hold a licence at any time
during the term of the licence; and
- (f) license, regulate or govern real and
personal property used for the business
and the persons carrying it on or
engaged in it.

(d) REPEALED: 2017, c. 10, Sched. 1, s. 12 (1).



September 8
9:04 AM

Edit



Section Amendments with date in force (d/m/y) [+]

Collection of unpaid licensing fines

441 (1) A municipality may authorize the treasurer or his or her agent to give the notice under subsection (2) at the times and in the manner set out in the by-law. 2006, c. 32, Sched. A, s. 184.

Notice

(2) If any part of a fine for a contravention of a business licensing by-law remains unpaid after the fine becomes due and payable under section 66 of the *Provincial Offences Act*, including any extension of time for payment under section 66 or 66.0.1 of that Act, the authorized officer may give the person against whom the fine was imposed a written notice specifying the amount of the fine payable and the final date on which it is payable, which shall be not less than 21 days after the date of the notice. 2006, c. 32, Sched. A, s. 184; 2017, c. 34, Sched. 35, s. 28.

Seizure

(3) If the fine remains unpaid after the final date





September 8

9:05 AM

Edit



441.1 Upon the request of a municipality that has entered into a transfer agreement under Part X of the *Provincial Offences Act*, the treasurer of a local municipality may add any part of a fine for a commission of a provincial offence that is in default under section 69 of the *Provincial Offences Act* to the tax roll for any property in the local municipality for which all of the owners are responsible for paying the fine and collect it in the same manner as municipal taxes. 2009, c. 33, Sched. 4, s. 4.

Section Amendments with date in force (d/m/y) [+]

Enforcement of agreements, etc.

442 Where a duty or liability is imposed by statute or agreement upon any person in favour of a municipality or in favour of some or all of the residents of a municipality, the municipality may enforce it and obtain such relief and remedy as could be obtained,

- (a) in a proceeding by the Attorney General;
- (b) in a relator proceeding by any person in the name of the Attorney General; or
- (c) in a proceeding by the residents on their own behalf or on behalf of themselves





STR-OPP



You

May 26

To Elana Arthurs CAO, +2



The Town of Blue Mountain conducted a 3 year study on OPP calls to STR's versus residences - the study found 11 times more likely to be an STR than a residence. Through your connections can you obtain a copy of this report and share internally if of interest but if you could place on agenda for next meeting. Thank you. Doug

Douglas Owens
Retired Partner
Owens Wright LLP
dowens@owenswright.com
[416.318.4141](tel:416.318.4141)



Reply to All



Mail



Calendar



Feed



Apps



FWD: FACT CHECK



You

Aug 25

To Elana Arthurs CAO



Yes the comment made re Kingston losing money is correct based on their licence fee of \$180.40 generating revenue of \$31,140 with admin costs of \$72,800 however if the number of \$900 is applied the revenue in Kingston example is \$155,700 or at \$700 is \$121,200. Licence fees are based on cost recovery principle so it is an accurate budgetary matter process and not a cost to township. As to questions (2) I asked of township planner they were not trick questions as suggested by a member yesterday - the township planner agreed if a use does not comply and fit within a bylaw it is not a permitted use and she confirmed STR's under current township bylaw are illegal uses. Thank you and support staff for your time and research and the good presentation at meeting yesterday.

Douglas Owens
Retired Partner
Owens Wright LLP
dowens@owenswright.com



Reply to All



Mail



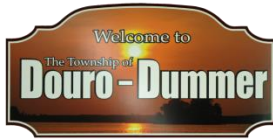
Calendar



Feed



Apps



Township of Douro-Dummer

894 South Street
PO Box 92
Warsaw ON K0L 3A0

www.dourodummer.on.ca

Clerk's Department

Martina Chait-Hartwig, AOMC

Clerk

Ph 705-652-8392 Ext. 210

F 705-652-5044

martinac@dourodummer.on.ca

October 2, 2023

Registered Speaker – Public Comment Period for October 3, 2023

The following persons have registered to speak during the Public Comment Period taking place at the October 3, 2023 Council Meeting:

- Suzanne Coros – Item 10.3 – Short Term Rental Advisory Committee Summary and Next Steps, C.A.O.-2023-24
- Jeff Martin – Item 10.3 – Short Term Rental Advisory Committee Summary and Next Steps, C.A.O.-2023-24 – Item 10.3 – Short Term Rental Advisory Committee Summary and Next Steps, C.A.O.-2023-24
- Dave Koch – Item 10.3 – Short Term Rental Advisory Committee Summary and Next Steps, C.A.O.-2023-24
- Peter Hillman – Item 10.3 – Short Term Rental Advisory Committee Summary and Next Steps, C.A.O.-2023-24
- Nina Janoscik – Item 10.3 – Short Term Rental Advisory Committee Summary and Next Steps, C.A.O.-2023-24

Township of Douro-Dummer

Report and Capital Project Status

- Directed by Council and/or CAO
- Directed by the Province/legislation
- Directed by an Agency
- New items and updates are highlighted in Yellow

Report Status

Department	Date Requested	Directed By	Resolution/Direction	Est. Report Date
CAO	August 3, 2021	Council	Committee Recommendation on Short-Term Rentals	October 2023
CAO	June 20, 2023	Council	Approve the By-law to regulate use of Municipal Docks	Completed
Planning	June 20, 2023	Council	Develop Zone provisions to regulate sports courts and playing surfaces.	Complete
CAO	April 11, 2023	COW	Report regarding Tree Seedling Program	Complete
CAO and Clerk	April 11, 2023	COW	Report to Council re ORV use in Township	October 2023
Clerk	April 4, 2023	Council	Recruitment for Historical Committee	Complete

Clerk	February 14, 2023	Council	Review of Records Retention By-law	Late Fall 2023
Corporate	May 3, 2022	Council	Future Gravel Resources	Winter 2023/2024
Finance/Clerk	February 21, 2023	Council	Policy/Program for Community Grants	Fall 2023
Finance/Clerk	February 21, 2023	Council	Policy to allow for multi-year budgets	Fall 2023
Planning	June 7, 2022	Council/ Province	Bill 109 – Update to Site Plan Control By-law, Create Pre-Consultation By-law, ensure the language in Official Plan allows for Peer Review as part of Complete Application	Changes pending release of final provincial regulations
Public Works/CAO	March 7, 2023	Council	Indacom Drive Lot 3	Fall 2023
Corporate	September 5, 2023	Council	Buildings Naming Rights and Memorials Policy	Winter 2024
Recreation	September 5, 2023	Council	Advertising and Sponsorship Policy Updates	Complete
Clerk	September 5, 2023	Council	Public Comment Period and Agenda Release Amendment	Complete

Capital Project Status

Department	Capital Project List	Status
Fire	Douro Station Reconfiguration	Ongoing
Fire	Resurfacing of the parking lot at Fire Station 2	Fall 2023
Fire	Station 2 Pumper	Completed
Fire	Fans for the Trucks	Completed
Fire	Paging Infrastructure Fees	Fall/Winter 2023
Fire	Bunker Gear	Completed
Fire	Master Fire Plan & Community Risk Assessment	Due 2024
General Government	Demolition of Old House at Fifth Line	Barn removed – August 2022 Tender for house demolition and clean up – Waiting on results of contaminates test
General Government	New Sloped Roof - Town Hall	RFP in Fall 2023
General Government	Asset Management Plan	Ongoing

General Government	Computer Modernization	Ongoing
General Government	Finance Modernization	In progress – will continue into 2023 - New Payroll Module in place – Jan 2023
General Government	Municipal Office Front Door Replacement	Complete
General Government	Pay Equity Review	Complete
General Government	Development Charge Study	2023
General Government	Strategic Plan	Starting March 2023
General Government	Marriage License and Civil Marriage Ceremonies	Complete – Now working on internal procedures and for new staff to be in place
General Government	Public Conduct Policy and Procedure	Complete
Parks and Recreation	Parks and Rec Master Plan – Implementation	On hold due to Covid-19
Parks and Recreation	Tables and Chairs	Complete
Parks and Recreation	Lime Kiln Restoration – 2022 Budget	Spring 2023
Parks and Recreation	Consultant Fees - Arena Facilities Future Ad-Hoc Committee	Fall 2023 – Committee meeting September 12, 2023

Parks and Recreation	Back Dam Shelter Roof	Completed
Parks and Recreation	New Parks Mower	Complete
Parks and Recreation	Garage Door Replacement – Douro Community Centre	Complete
Parks and Recreation	Water Softener Replacement – Warsaw Community Centre	Completed
Parks and Recreation	Compressor Replacement Reserve Contribution	2024
Parks and Recreation	New Park Trailer	Complete
Planning	Zoning By-Law Update	On hold until Province Approves OP
Planning	Proposed Provincial Planning Statement	Comments provided to County and Province. Waiting on approval by Province.
Public Works	Spot Gravel Repairs - Centre Dummer Road	Complete
Public Works	Gravel Pit Purchase	Late 2023
Public Works	Excavator with Brush head (John Deere 190)	Waiting on delivery

Recommendation:

That the C.A.O.-2023-23 report, dated October 3, 2023 regarding the Extension of the Legal Services Agreement report be received; and
That Council approve the one-year extension with Aird & Berlis LLP for legal services for the Township of Douro-Dummer.

Overview:

At the August 3, 2021 Council meeting, a recommendation was provided to approve entering into an agreement with Aird & Berlis LLP for the provision of legal services for the Township. Council approved that recommendation for a two-year period with the option to extend the contract twice for a one-year period.

Over the last two years we have received great service and guidance from various lawyers within the law firm on a vast number of issues. We do use other firms for specific files that began previous to the establishment of this contract as well as specific items related to Fire Department related issues, Labour and Employment Law and general real estate matters.

The rates for each lawyer were re-negotiated in March of this year and are included in the attached extension agreement. These rates will remain through the duration of this extension and have already been approved by the County of Peterborough and the Township of Selwyn.

Conclusion:

Staff receive excellent service from the lawyers associated with Aird & Berlis and they are working on a number of files currently. Should we decide not to extend the agreement the hourly rate will likely increase 10-20% as of January 1, 2024. Staff will come back to Council in July to address the final extension option at that time.

Financial Impact:

The fees as presented are 2023 rates and will remain in place for the duration of the extension of the contract.

Strategic Plan Applicability:

To ensure and enable an effective and efficient municipal administration.

September 27, 2023

Elana Arthurs
Chief Administrative Officer
The Corporation of The Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, ON K0L 3A0

Dear Ms. Arthurs:

Re: General Legal Services – Extension of Agreement

This is to acknowledge that the Corporation of the Township of Douro-Dummer (the “Township”) has extended the current agreement effective on the same terms and conditions, and with personnel and professional rates as set out in Appendix “A”.

The term of the extension is one (1) year (until August 31, 2024), and our hourly rates will remain fixed for this period. The Township has the option to renew this agreement for one (1) successive one (1) year period prior to the expiry of the extended term subject to an adjustment of personnel and professional rates for the extension period.

This retainer letter incorporates our updated standard service terms, which are attached as Appendix “B”.

If you have any questions or comments or wish to supplement our instructions in any way or otherwise confer with us, please do not hesitate to call me. Otherwise, please sign and return the enclosed copy of this letter. We greatly value being the legal services provider to the Township and look forward to working with you once again.

Yours truly,

AIRD & BERLIS LLP

AGREED this ____ day of September, 2023

THE CORPORATION OF THE TOWNSHIP OF
DOURO-DUMMER

John Mascarin

Elana Arthurs
Chief Administrative Officer

I have the authority to bind the corporation.

SCHEDULE "A"

Professional Rates:

Lawyer, Title, Year of Call	Hourly Rate
General Municipal Law, Municipal Finance, Tax and Assessment	
John Mascarin, Partner, 1989	\$825.00
Meaghan Barrett, Partner, 2016	\$515.00
Laura Dean, Partner, 2015	\$550.00
Ajay Gajaria, Partner, 2013	\$595.00
John Pappas, Associate, 2020	\$395.00
Municipal Planning	
Meaghan Barrett, Partner, 2016	\$515.00
Laura Dean, Partner, 2015	\$550.00
Jasmine Fraser, Associate, 2020	\$425.00
Patrick Harrington, Partner, 2005	\$750.00
Matthew Helfand, Associate, 2019	\$425.00
Naomi Mares, Associate, 2018	\$450.00
General Civil Litigation	
Brian Chung, Partner, 2014	\$575.00
Codie Mitchell, Associate, 2020	\$395.00
Danielle Muise, Partner, 2016	\$515.00
David Reiter, Partner, 2000	\$675.00
Real Estate and Construction Law	
Daniella Guzzi, Associate, 2021	\$375.00
Peter Dalglish, Associate, 2021	\$375.00
Ken Pimentel, Partner, 2011	\$650.00
Alexandra Raponi, Associate, 2010	\$515.00
Paul Jachymek, Partner, 2003	\$650.00
Other	
Land Use Planners	\$290-\$465
Law Clerks	Varies
Articling Students	\$315.00
Conveyancers	\$265.00

Notes:

1. The foregoing rates will be reviewed and adjusted annually.
2. The foregoing rates do not include taxes or disbursements.

Disbursements: Photocopies/Printing: \$0.10/page

Mileage: \$0.58/km

Filing, courier, parking charges, accommodation, meals and other such costs will be included in Aird & Berlis' detailed invoice at the actual amount paid to a third party.

SCHEDULE “B”

Aird & Berlis LLP Standard Terms for All Client Matters

1. These standard terms apply to any matter, including any subsequent retainer, for which you engage Aird & Berlis LLP (we, us, Aird & Berlis or the Firm) to provide legal services, subject to any other terms that may be agreed in writing in an engagement letter. They apply whether you are an individual or an organization. Where these standard terms conflict with the terms of an engagement letter, those latter terms will prevail. Paragraphs 22-32 do not apply to a retainer where we act *pro bono*.
2. The terms of your retainer, including these standard terms, our hourly rate information and any engagement letter, are confidential.

Your Aird & Berlis Team

3. One or more Aird & Berlis partners will have primary responsibility for supervising all legal work we undertake for you. A matter is normally assigned to one or two lawyers of the Firm, who may request others to assist from time to time. The partner with primary responsibility will determine the appropriate additional staffing for each matter and whether it is appropriate to consult with other Firm lawyers and professionals in highly specialized areas of law. Lawyers and other professionals will be assigned to assist on the basis of their experience and expertise, the nature and scope of the issues, and the applicable time constraints. We will make every effort to assign professionals at the appropriate level of skill and hourly rate. We would be pleased to discuss the staffing of any matter with you.

Scope of our Engagement

4. Our lawyers are qualified to provide advice only on Canadian law and cannot give advice on foreign law. Where appropriate, and with your consent, we may retain local counsel in other jurisdictions. We cannot accept instructions which are in conflict with legal professionals' duties to the court, other lawyers or the public, as set out in the *Rules of Professional Conduct* of the Law Society of Ontario. Any issues in this regard will be reviewed with you as necessary by the partner primarily responsible for your matter.
5. We will express opinions concerning your matter and various potential courses of action as well as the results that may be anticipated. The Firm does not, however, make any promises or give any guarantees as to the disposition of any particular matter. The opinions we express are opinions as lawyers and not an assurance of any particular outcome.
6. While we will provide legal services with a view to helping you achieve your financial and business objectives, you should rely on your internal experts or other advisors for financial and business advice.
7. We will not advise you in respect of the tax aspects of a matter unless it is specifically agreed in writing that such tax advice will be included in the matter.

8. We rely on you to provide full disclosure of all facts and circumstances relevant to your matter, respond fairly to all questions and provide reasonable and prompt instructions when requested. As information changes, or requires clarification, or unforeseen events arise, consequential changes to your legal team, our advice, our fees and timelines for completion of your matter may be required. We are not responsible for any loss or damage, or costs or expenses, that you may suffer or incur as a result of the inaccuracy or incompleteness of instructions that you have provided or that are purportedly given by you or on your behalf.
9. We are required to carry out measures to prevent money-laundering and terrorist financing, including identification and verification of our clients. Where the client is an organization, we may need to identify and verify its beneficial owners, directors or other controllers. We may also be required to obtain information on other matters, including the source of funds. You will notify us of any material changes to the information you have provided in this regard.
10. Where our client is an organization, we will accept instructions from anyone within the organization who has apparent authority in connection with a particular matter, unless otherwise instructed. Where our client is an individual, we will accept instructions from that individual only, unless otherwise instructed.
11. In acting for you, we are not acting for, or taking on any responsibilities, obligations or duties, to any other persons or entities (such as company shareholders, directors or officers, parent, subsidiaries, affiliates, partners, joint venturers or fellow members of a trade association or other organization), and no lawyer-client or other relationship exists or will exist between Aird & Berlis and any such related persons or entities by reason of our acting for you.
12. Certain federal, provincial and foreign laws and/or regulations require taxpayers, advisors and other persons to disclose to a tax authority information in respect of certain transactions or other matters. These laws and regulations may require a disclosure to be made by Aird & Berlis. We will co-operate with each other with respect to assessing the need to and/or making any required disclosure by either party. You will provide to us (or instruct to be provided to us) any planning memorandum, instruction or other document prepared by you or by any other advisor that relates to any matter relating to the engagement contemplated herein. If we believe that Aird & Berlis is required to make such disclosure, we will make the disclosure. Such disclosure will include all information required by law to be reported, which may include confidential information but excludes information that is reasonable to believe is subject to solicitor-client privilege. Where either you or we are required to make such a disclosure, the party, where practicable, will share that disclosure with the other party before it is made to the relevant tax authority. We will charge for our time incurred to assess any disclosure obligations and on the preparation of any required disclosure at our standard hourly rates. For greater certainty, unless the engagement herein itself pertains specifically to an assessment of your or any other person's obligation or potential obligation to make any such disclosure, any estimate provided by us in connection with the engagement contemplated herein or any fee arrangement agreed upon between you and Aird & Berlis in connection with the engagement contemplated herein does not and shall not include our time and the associated costs in assessing the extent to which any such disclosure (whether by you, us or any other person) is required or in preparing and making any required disclosure.

Your Confidential Information

13. As lawyers, we are governed by the rules of the Law Society of Ontario, legislation and the common law regarding client confidentiality and privilege. We will maintain your privilege and the confidentiality of your information in accordance with our professional obligations. You should exercise caution in communicating confidential or other information which may be subject to privilege; privilege may be lost where inadequate measures are taken to prevent unauthorized access to this information.
14. We may retain your file documents and other information in electronic format only, unless otherwise required by law or instructed by you in writing. Where we hold hard-copy documents on your behalf for safe storage purposes, we may charge for such storage according to the volume of material and period of storage, and may require appropriate insurance coverage at your expense. If we retrieve hard-copy documents from storage, we may charge based on time spent for retrieval and copying, and for any review of the contents of the file you have asked us to undertake. We may destroy files and documents related to completed transactions or business 15 years or more after the date on which the file was closed. Original documents held by us will not be destroyed. We will seek your instruction at the close of any matter on which documents should be returned to you.
15. We use computer programs to offer our clients effective and efficient service. These programs are third-party programs, and hosted either onsite at Aird & Berlis or remotely by a third party or in a cloud environment. We use industry-standard protection and contractual measures with these third parties to protect the information collected, stored or processed through their programs. No environment (online or offline) is 100% secure and third-party intrusions, unauthorized access and data breaches (collectively, unauthorized access) can happen. The limit of our aggregate liability to you for any claim arising out of any and all unauthorized access involving the computer systems and programs that we use is \$10,000.
16. Where a material matter is concluded, you agree to allow us to disclose that we represented you and to post summary public information about the matter on our website, in social media and other Firm publications and promotional material, and to provide this information to rankings services and legal publications, unless the matter should remain confidential.
17. The provision of legal services usually results in the creation and use of specific documents. Subject to the obligations imposed by solicitor-client privilege, we retain the copyright and any other intellectual property rights in all documents prepared or used in the conduct of any matter on your behalf which are authored, in whole or part, by the lawyers, other professionals, law students, law clerks or other employees of the Firm.

How We Manage Conflicts

18. It is possible that an adverse relationship may exist, or may develop in the future, between you and another of our clients.

19. In retaining us, you agree that we may represent other clients (some of which may be engaged in business activities which compete with yours) on matters that may be considered adverse to you or your interests, so long as we have not been engaged by you on the specific matter for which the other client seeks representation. Where we are permitted to do so, we will advise you of such issues when they arise. You will not assert our representation of you as grounds for disqualifying us from representing another client in any such matter.
20. We have policies and procedures in place for the creation and maintenance of “ethical walls”, when required, between members of Aird & Berlis and clients whose matters may be adverse in interest. The intent of these policies and procedures is to ensure that your confidential information will not be disclosed to or used for the benefit of any other client without your consent in writing. We may ask for your consent if you and another party retain us jointly on a matter.
21. You should feel free to obtain independent legal advice as to the implications of your agreement to these terms.

Fees, Disbursements and Transfers

22. Our fees are generally based on the time spent by lawyers and others on a matter, and are charged at hourly rates. Time is charged in increments of one-tenth of an hour (minimum of one-tenth of an hour). Hourly rates are adjusted periodically (typically in January) to reflect the experience, capability and seniority of our professionals and staff, as well as general economic factors. At your request, the responsible partner will provide you with more specific information about our rates. Our hourly rate information is confidential information of the Firm, disclosed to you solely for the purposes of the engagement to provide you with legal services. You will not
 - (a) use the information for any other purpose, or
 - (b) disclose the information to any third party without the Firm’s prior written consent.
23. Although the time spent on a matter is a significant factor in determining our fees, other factors may affect the total, including
 - (a) the amount at issue in the matter,
 - (b) particularly favourable results obtained,
 - (c) time limitations imposed by you or by the circumstances of the matter, and
 - (d) whether working on the matter will preclude or limit us from rendering services to other clients.

Our fees are for the services provided and will not be affected by the fact that a particular transaction is not completed.

24. We require clients to pay a monetary retainer on account of fees and disbursements. This money is kept in a trust account, and is used for disbursements as they are incurred and applied to payment of fees when the final account is rendered. The amount of the retainer will vary with the nature and complexity of the matter. Additional retainers may be required from time to time as the matter progresses, in order to cover the fees and disbursements for the next phase of the legal services to be rendered.
25. In some circumstances, we may require the principals or shareholders of an organization or an individual to provide a personal guarantee to ensure that our account is paid.
26. We expect that all invoices will be paid within 30 days. You have 31 days from delivery of our invoice to question any item referred to in the invoice, after which time the invoice will be deemed accepted as accurate, due and owing. After that time, interest will be charged at the applicable rate disclosed in the invoice, subject to the *Solicitors Act*. Any matter which has an invoice outstanding for more than 90 days will be rendered inactive, and no more work can be done on any matter for which you are responsible for payment until all invoices are current. We will notify you if your account is not kept current. Where your account is delinquent, we will be entitled to terminate our engagement and pursue collection, in which case you agree to pay the costs of collection, including court costs and reasonable legal fees. Where our withdrawal from our engagement requires the approval of a court, you will consent to the Firm's application for approval to withdraw.
27. You will be responsible for payment of the fees and disbursements of:
 - (a) any other law firms retained by us on your behalf to provide advice on the laws of other jurisdictions, and
 - (b) experts, consultants or other third-party service providers retained by us on your behalf, including cloud data storage and processing fees related to e-discovery.
28. We will charge you our applicable rates to hold or maintain corporate, real estate, estate or similar registers, records or regulatory materials on your behalf in relation to our retainer or an engagement. We will return such records to you at your request, provided all outstanding fees and disbursements have been paid.
29. Where you instruct us to bill a third party for its services, you will be responsible for any amount of our invoice which is not paid by the third party.
30. You have the right to have your invoices from us assessed under the *Solicitors Act*.
31. Accounts for legal services in Canada are subject to Harmonized Sales Tax.
32. You are strongly encouraged to make payments and other transfers of funds by wire transfer, as electronic funds transfers (ETFs), bank drafts and certified cheques may be recalled or cancelled. Where funds are transferred by ETF, bank draft or certified cheque, you will indemnify us in the event that the payment instrument is recalled or cancelled.

Privacy

33. In the course of acting for you, you may disclose to us (and we may collect, use and disclose) personal information that is subject to applicable privacy laws. Our handling of personal information is set out in our privacy policy, which can be found at www.airdberlis.com, or by contacting a member of your legal service team. We will collect, use or disclose that personal information for the sole purpose of providing our services to you, enforcing your or our rights or otherwise as required or permitted by law.

Electronic Communications

34. We will communicate with you and provide documents through various forms of electronic communications, including unencrypted e-mail. You may also correspond or provide documents to us through electronic means. Those electronic communications may contain information or documents that are confidential or privileged, unless you instruct us in writing not to send such information or documents electronically.

Our invoices may be sent to you in electronic or paper format; if electronic, we will e-mail them to you at the address you have provided, unless otherwise instructed in writing.

35. As noted, electronic communication is not 100% secure and you should exercise caution in communicating confidential information by electronic means. Inadvertent disclosure of such information may put your solicitor-client privilege at risk. There is a risk that any electronic communications may be intercepted or interfered with by third parties or may contain computer viruses. We employ filtering techniques (e.g., anti-spam software) which might interfere with the timely delivery of electronic communications. We will not be responsible to you, your clients or your agents for any claims, damages, expenses or legal costs (collectively, claims) arising directly or indirectly from or related to computer viruses or any interception or interference, delay or non-delivery, of an electronic communication, including claims caused by the acts or omissions of third parties, or as a result of our use of any third-party process or platform you have mandated under this retainer.
36. You will promptly report to us any concerns about the authenticity or timing of any electronic communication purportedly sent by us.

Termination

37. You may terminate an engagement or our retainer to provide legal services for any reason on written notice to us. On termination, all unpaid legal fees and disbursements become immediately due and payable, whether or not an invoice for them has been issued. Unpaid legal fees and disbursements may give rise to a solicitor's lien, entitling us to retain documents of yours until we are paid. At our request, you will sign an acknowledgment that our legal representation of you is terminated.
38. We may stop performing legal services and terminate our legal representation of you for any reason permitted by the rules of the Law Society of Ontario, including unanticipated conflicts of interest or unpaid legal fees and disbursements.

39. Unless previously terminated, our engagement by you on a matter will cease on issuance of our final invoice for services on the matter. If, on the termination or completion of a matter, you wish to have any documentation returned, please advise us in writing. Otherwise, any documentation that you have provided to us and our work product relating to the engagement will be dealt with in accordance with our records retention policies. We generally retain closed files for ten years, unless there is a specific reason for a longer retention period based on the nature of the matter or the client's requests. We may charge you for review of the file before it is returned to you or transferred to another law firm or lawyer.
40. Following termination or completion of a matter, changes may occur in applicable laws or regulations or their interpretation that could affect your current or future rights, obligations and liabilities. We have no continuing obligation to advise you with respect to such future legal developments, unless we are specifically engaged in writing to do so.

Governing Law

41. The terms of our engagement by you, including these standard terms, will be governed by the laws of Ontario.

For More Information

42. We may amend these standard terms from time to time to reflect changes in the law, in particular the Law Society of Ontario's *Rules of Professional Conduct*, or changes in how we deliver services to our clients.
43. Your relationship partners would be pleased to answer any questions or to discuss any concerns you may have about the terms of the engagement or the Firm's services.

August 2023

54419908.2

Recommendation:

That the C.A.O.-2023-24 report, dated October 3, 2023 regarding the Short-Term Rental Advisory Committee Summary and Next Steps be received; and
That Council direct staff to finalize the draft by-laws related to noise and nuisance for approval at the next Council meeting; and
That Council provide direction to staff on next steps with regard to short-term rentals and related enforcement in the Township of Douro-Dummer.

Overview:

At the June 21, 2022 Council meeting, staff were directed to draft a Terms of Reference for the establishment of a Short-Term Rental Advisory Committee, including a mandate to review the various models for enforcement and to make a recommendation to Council on how to proceed in the Township.

At the August 2, 2022 Council meeting, the Terms of Reference (attached) were approved and staff were directed to recruit six (6) members for appointment by Council.

The members appointed to the Short-Term Rental Advisory Committee included the following:

Richard Clark
Suzanne Coros
Nina Janosick
Jeff Martin
Doug Owens
Dave Koch

The Committee held its first meeting on February 22, 2023, (minutes attached) Ajay Garjaria, a solicitor with Aird & Berlis LLP was invited to provided an overview of enforcement options as well as examples of current court cases that are facing other municipalities navigating the same issues. He reviewed different approaches on how to manage these properties, including nuisance by-law enforcement, civil legal proceedings, licensing and Zoning By-law regulations. Each Committee member was provided the opportunity to speak to their views and provide their own experiences with short-term rentals. It was decided that at the next meeting the Township Planner would attend to review the existing Zoning By-law and the existing as well as draft Official Plan to provide clarity and generate discussion for changes specifically related to short-term rentals in the Zoning By-law as it is scheduled to be redone in 2024. Mr. Garjaria was also asked to provide a letter regarding the enforcement options similar to what had been provided to the previous Council in a Closed Session meeting in 2022.

The second meeting was held on May 18, 2023, (minutes attached) and Mr. Garjaria was once again invited to attend, along with the Township Planner Christina Coulter.

Ms. Coulter provided a presentation (attached) consisting of information related to the existing County of Peterborough Official Plan and the proposed Official Plan and how they relate to short-term rentals. She also spoke to the current Zoning By-law which does not specifically define short-term rentals, but does speak to tourist establishments and rental cabins and rental cottages which are a permitted use on ten (10) properties in the Township.

Mr. Garjaria provided a redacted version of the original letter provided to Council in Closed Session, Municipal Regulation of Short-Term Accommodations and Short-Term Accommodation Platforms Under the Authority of the *Municipal Act, 2001*, (attached), he clarified his role with the Committee which was to provide an overview of tools and approaches on how to manage short-term rentals and encouraged members to be mindful of costs with each approach. He also provided an update on a variety of court cases and related news worthy information.

The Committee discussed the options available and it was requested that staff investigate the services of Host Compliance to determine the number of short-term rentals within the municipality. It was also requested that staff report back on licensing programs and the Municipal Accommodation Tax (MAT) as well as conduct a review of the nuisance by-law and other relevant by-laws.

Staff provided a timeline with the expectation that the next meeting would be held in August with a final report being provided to Council in September or October.

The final meeting took place on August 24, 2023, the Committee was provided with a draft Noise By-law (attached), a Draft Public Nuisance By-law (attached) and a draft Short-Term Rental Licensing By-law (attached). The Committee had discussion and each member was offered the opportunity to provide their feedback.

Staff provided an overview of the information received through Host Compliance which resulted in a proposal from the associated firm, Granicus (attached). The information on specifics about the MAT program in Peterborough County was not yet available and staff continue to investigate this as an option to provide details on the parameters and advantages and disadvantages of the implementation of a MAT.

The intent with the establishment of this Committee was to achieve a consensus, although through dialogue amongst members, it was evident that a consensus was unachievable and staff recommended that all information be provided to Council for further staff direction.

Conclusion:

The Short-Term Rental Advisory Committee was split on how to proceed with enforcement and licensing and unfortunately could not come to a consensus and subsequently could not provide a recommendation to Council. At this time, staff are

recommending that the initial step would be that the draft Nuisance By-law and the Noise By-law be reviewed and be brought back to Council at the next meeting with any required amendments and that it then be forwarded to the Solicitor General for approval of the set fines.

Staff have reviewed a variety of licensing models, enforcement options and ongoing case law which have been outlined and provided in this report.

Within the County of Peterborough, only the Township of Selwyn and the Municipality of Trent Lakes have address short-term rentals with specific enforcement. The remaining municipalities in the County of Peterborough have indicated they are not pursuing any enforcement at this time but will continue to monitor the situation and the experiences of the neighbouring municipalities to help form their approach.

The **Township of Selwyn** enhanced their nuisance by-laws and imposed inspection fees, whereby if a complaint is received and by-law enforcement has to attend a fee is charged to the property owner. These fees increase with subsequent occurrences. In discussions with Selwyn staff, they indicated the enhancement of the nuisance by-laws has proven to reduce the complaints and the inspection fees are rarely required.

The **Municipality of Trent Lakes** recently approved updated nuisance and noise by-law and established a licensing program as well as implemented an Administrative Monetary Penalty (AMP) system. It is too early to report on the success of the program.

The **Township of North Kawartha** is establishing a Short-Term Rental Advisory Committee of which members have recently been appointed and have a similar terms of reference as our Committee.

The **City of Kawartha Lakes** launched their licensing program this summer and have approved set fines for non-compliance, they do not use an AMP program, but include fines for such things as operating without a license, exceeding the permitted occupancy and violating the renters code of conduct. They did secure Granicus for services including identifying the location of short-term rentals and are in the process of establishing a 24/7 complaint hotline which Granicus will manage, but this is not yet in place and available to the public.

The **Town of Penetanguishene** has recently launched a licensing program and they are also using the services of Granicus similar to the City of Kawartha Lakes. Similar to the Municipality of Trent Lakes, they have implemented an AMP program for the collection of fines. They are in the very early stages and have limited data as the effectiveness or the ability to off set the cost of administration and enforcement against the revenue generated through licensing and fines. Penetanguishene staff did confirm that additional staffing resources were required to administer the program.

The **Township of Oro-Medonte** is currently involved in a lengthy legal battle after attempting to enforce their Zoning By-law, which similar to ours was approved some time ago, and did not have a specific definition for short-term rentals. Information related to their experience and current status is attached to this report for review and provides further detail, although this court case will be of particular interest to a number of Ontario municipalities who are currently in similar situations and will also provide guidance on how best to address short-term rentals when new Zoning By-laws are being drafted.

Prince Edward County has done an extensive amount of work with short-term rentals and establishing a licensing program. The website offers information about the program, the enforcement, the zoning regulations and frequently asked questions under headings which include General, Enforcement, Building and Planning. The County has identified 852 short-term rentals, with a map included to plot the location of each. This municipality provides a comprehensive program with dedicated staff resources due to the volume of rentals in the area.

Staff have spent a considerable amount of time researching other municipalities and the approaches that have been established outlined above. It is very clear that there is not a single solution for every municipality and there are many factors to consider. As short-term rentals continue to gain in popularity it is important we continue to monitor the situation. While it is anticipated that new by-laws will assist in mitigating some of the concerns, staff also intend to draft a “good neighbour” document, similar to that of the Municipality of Trent Lakes (attached) but specific to our Township to create more awareness and in hopes of creating better relationships.

Financial Impact:

Once Council determines the preferred direction moving forward, staff will be better able to provide a more detailed financial impact.

The services of Granicus as outlined in their submission are as follows:

Address Identification \$6,523.34

24/7 Hotline \$2,134.76

Compliance Monitoring \$2,727.75

Mobile Permitting & Registration \$2,964.94

For an annual cost of **\$14,350.79** should all services be requested.

In addition, staff time for administration of a licensing program, inspections by Fire and Building Department personnel as well as enforcement will also have to be considered depending on the approach.

Revenue from licensing, the possible municipal administration tax and fines would also need to be factored in as an attempt to find a revenue neutral approach, although this seems to be a challenge for most municipalities.

Township of Douro-Dummer Short-Term Rental Advisory Committee Terms of Reference

1. Purpose

The Committee will be responsible for investigating and monitoring the current climate regarding short-term rentals including a review of initiative in other municipalities and their impact in regards to the operation of short-term rentals.

The Committee will advise Council and make recommendations on potential regulation and enforcement options for short-term rentals in the Township of Douro-Dummer.

2. Scope

The Committee will act in an advisory capacity to Council in matters pertaining to the operation of short-term rentals and will:

- a) co-operate with other governmental agencies and community groups specific to the Township of Douro-Dummer in their review of short-term rentals;
- b) Review and monitor short-term rentals regimes in other municipalities;
- c) make recommendations to Council regarding:
 - a. the potential regulation of short-term rental properties; and
 - b. the required enforcement process, coordination with other by-laws and resources required for enforcement services;
- d) make recommendations with respect to such issues as directed by Council.

3. Committee Membership

- 3.1 Committee membership shall comprise of a minimum of 4 and a maximum of 6 citizens with a diverse range of skills, opinions and the ability to work professionally and respectfully.
- 3.2 One member of Council and the CAO.
- 3.3 The Member of Council shall act as the Chair of the Committee.
- 3.4 Other staff may be involved in the Committee on an as needed basis.
- 3.5 Quorum will consist of the Council Member, CAO or designate and three appointees.

Council will select members on the basis of their demonstrated interest and ability to participate in the Short-Term Rental Advisory Committee.

The Committee will be appointed until the completion of its mandate or for a period of one (1) year from the date of appointment, whichever comes first.

- 4 The Committee members will abide by all Township Policies and the Township Procedure By-law.

4. Meetings and Minutes

- 4.1 The committee shall hold regular meetings via the Township's Zoom account. The date and times of the regular meetings shall be established by the Committee, if not prescribed by Council.
- 4.2 The Committee may hold special meetings at any location and time with Council approval.
- 4.3 The meetings of the Committee shall be open to the public and conducted in accordance with the provisions of the Township of Douro-Dummer Procedural By-law. Meetings will last no longer than two (2) hours except under extraordinary circumstances.
- 4.4 The minutes shall be the responsibility of the Municipal Clerk or their designate.
- 4.5 Minutes shall be approved by the Short-term Rental Advisory Committee prior to being submitted to the next Council agenda for information purposes.
- 4.6 Any requests for funding must be submitted to Council for consideration and approval.

5. Remuneration

No remuneration shall be given to any member for sitting on the Committee.

6. Amendments

- 6.1 Amendments to the Terms of Reference can only be made by Council.
- 6.2 If the Committee wishes to review the Terms of Reference they may do so at any time and make recommendations to Council regarding amendments.

Short-Term Rental Advisory Committee

Minutes

Wednesday, February 22, 2023 – 1:00 p.m.
Electronic Meeting Site

Members Present: Harold Nelson, Chair
Richard Clark
Suzanne Coros
Nina Janosick
Dave Koch
Jeff Martin
Doug Owens

Guests Present: Ajay Garjaria, Aird & Berlis LLP

Staff Present: Elana Arthurs, CAO
Tara Lember, Administrative Assistant

1. Call to Order

The Chair called the meeting to order at 1 :06 p.m.

2. Disclosure of Pecuniary Interest

There were no disclosures of interest.

3. Adoption of Agenda

Moved by: Suzanne Coros
Seconded by: Richard Clark

That the Short-Term Rental Advisory Committee approve the meeting agenda for February 22, 2023.

Carried

4. Other Business:

4.1 Township of Douro-Dummer Short-Term Rental Advisory Committee Terms of Reference

Elana Arthurs, CAO provided the Terms of Reference to committee members.

She provided an overview of the purpose of the Committee and the requirement for a recommendation to be made to Council.

The Committee discussed timelines and it was noted that should additional time be required that request would be made to Council with an updated timeline to complete the mandate.

Appointment to the committee is a one (1) year term.

4.2 Committee Discussion on Current Legal Environment regarding Short Term Rentals

Lawyer Ajay Gajaria with the firm Aird & Berlis, LLP provided examples of court cases from other municipalities in Ontario, noting some of the cases that were represented by his firm.

He discussed different approaches that have been implemented on how to manage short term rental properties, including intervention and private law, an increase to noise/nuisance by-law enforcement, licensing and regulation of land use planning and zoning in specified areas.

The Committee members each had an opportunity to discuss the topic and their individual experiences. Discussion about the options provided by Mr. Gajaria were further discussed as members offered their opinions on the appropriate approach.

The next meeting will include the Township Planner to review the existing Zoning By-law and the Official Plan as well as the proposed Official Plan which is currently awaiting approval.

Ms. Arthurs will review the report that went to Council in Closed Session to determine if it can be released to the Committee or work toward a similar document to provide some direction on next steps in achieving a recommendation.

5. New Business:

There was no new business.

6. Next Meeting:

Township of Douro-Dummer staff will send out a few options to the advisory committee to establish the next meeting date

7. Adjournment

The meeting was adjourned at 2:40 p.m.

Moved by: Nina Janosick

Seconded by: Jeff Martin

Carried

Short-Term Rental Advisory Committee Minutes

**Thursday, May 18, 2023, 1:00 p.m.
Electronic and In-person Meeting**

Members Present: **Committee Chair - Harold Nelson
Committee Member - Richard Clark
Committee Member - Suzanne Coros
Committee Member - Nina Janosick Via Zoom
Committee Member - Jeff Martin
Committee Member - Doug Owens**

Guests Present: **Ajay Garjaria, Aird & Berlis LLP – Via Zoom**

Staff Present: **Elana Arthurs, CAO
Tara Lember, Administrative Assistant**

Members Absent: **Committee Member - Dave Koch**

1. Call to Order

The Chair called the meeting to order at 1:07 p.m.

2. Land Acknowledgement

The Committee Chair recited the Land Acknowledgement.

3. Disclosure of Pecuniary Interest

There were no disclosures of interest.

4. Adoption of Agenda - May 18, 2023

Moved by: Jeff Martin

Seconded by: Suzanne Coros

That the agenda for the Short-Term Rental Committee Meeting, dated May 18, 2023, be adopted, as circulated.

Carried

5. Adoption of Minutes: Short Term Rental Committee Minutes - February 22, 2023

Moved by: Jeff Martin

Seconded by: Doug Owens

That the Minutes for the Short-Term Rental Committee Meeting, dated February 22, 2023, be adopted, as circulated.

Carried

6. Proposed Timeline for Committee Report to Council

Elana Arthurs, CAO provided an outline of what she hopes will come out of this meeting.

Once a consensus has been reached in terms of what committee members would like to explore, Township staff will conduct research to present at the next short-term rental committee meeting.

After committee members decide which avenues they would like to implement, a report will go to Council in September or October 2023.

7. Presentations

7.1 Christina Coulter, Planner - Review of Township Zoning By-law and Official Plan

Christina provided an overview of the County of Peterborough's existing Official Plan followed by the proposed Official Plan policies.

The existing zoning by-law for the Township of Douro-Dummer defines short-term rentals as "rental cabin" or "rental cottage" and as a "tourist establishment".

Christina discussed the current Township by-laws regulations for uses. There are currently Ten (10) properties within the Township that are currently zoned to permit either a tourist establishment or rental cabin.

Moved by: Richard Clark

Seconded by: Jeff Martin

That the presentation by Christina Coulter, Planner providing a review of the Township's current zoning by-law and the County of Peterborough's existing and proposed Official Plan be received and approved.

Carried

7.2 Ajay Gajaria, Aird Berlis - Update on the Short-term Rental Environment

Lawyer Ajay Gajaria with the firm Aird & Berlis LLP provided an updated redacted version of the original letter (Municipal Regulation of Short-Term Accommodations and Short-Term Accommodation Platforms Under the Authority of the *Municipal Act, 2001*) with the outcome of the Oro-Medonte case and noted that other cases before the courts are still to be determined.

Ajay clarified his role working with the committee is to provide the tools in the toolbox for various approaches to short-term rentals.

Ajay also provided recent developments from Quebec and referenced the province proposing their own regulations to take the pressure off the individual municipalities. He encouraged committee members to consider the costs associated with each approach.

Moved by: Suzanne Coros

Seconded by: Richard Clark

That the presentation by Ajay Gajaria, Aird & Berlis LLP with his update on the short-term rental environment be received and approved.

Carried

8. Options for Governing Discussion

A round table discussion took place where committee members took turns offering various options for governing short-term rentals.

Some of the options that were brought to the table include: the enhancement and proper enforcement of existing by-laws; updates to the zoning by-law and other relevant by-laws with set fines, and to explore a licensing program that could provide revenue to cover enforcement costs such as a 4% accommodations tax.

Richard Clark suggested a company called "Host Compliance" that offer a free assessment to determine the number of short-term rentals within a municipality.

Moved by: Doug Owens

Seconded by: Suzanne Coros

That Township staff explore licensing programs and a 4% accommodation tax to cover enforcement costs.

Carried

Moved by: Suzanne Coros

Seconded by: Richard Clark

That Township staff review the nuisance by-law and other relevant by-laws to put mechanisms and set fines in place to enforce them.

Carried

9. New Business

There was no new business.

10. Next Meeting - To be determined at the meeting

Elana anticipates the next meeting to take place in early August and will circulate a doodle poll to select a date.

11. Adjournment

Moved by: Suzanne Coros

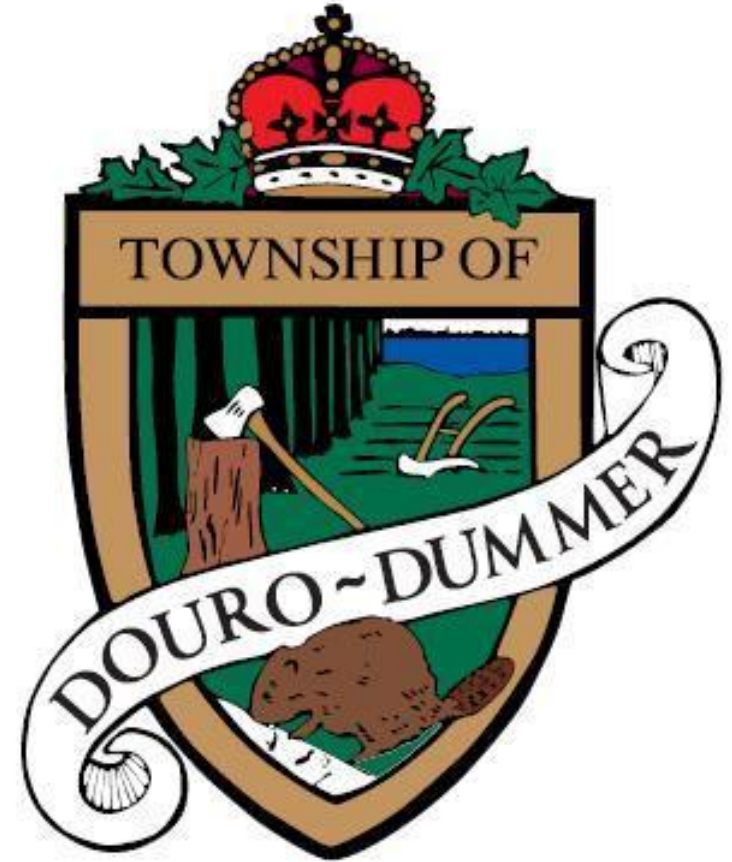
Seconded by: Richard Clark

The meeting was adjourned at 2:36 p.m.

Carried

Short Term Rentals / Accommodations

Planning Department
May 18, 2023





Existing Official Plan Policies

- STR's/STA's are currently not defined.
- No specific policies for this type of use.
- Section 4.6.3.3 Tourism Sector contains general policies such as:
 - encouraging local municipalities to designate lands for tourism uses in their OP's and to direct new tourism development to areas that will support and complement existing tourist facilities;
 - encouraging complementary tourism development in downtowns and main streets; and
 - promoting compatible on-farm, agri-tourism activities with criteria similar to those set out in section 4.6.3.4 concerning on-farm diversification;

COUNTY OF PETERBOROUGH



OFFICIAL PLAN

1994

with amendments consolidated to December 2022



Proposed Official Plan Policies

5.7 Employment & Economy

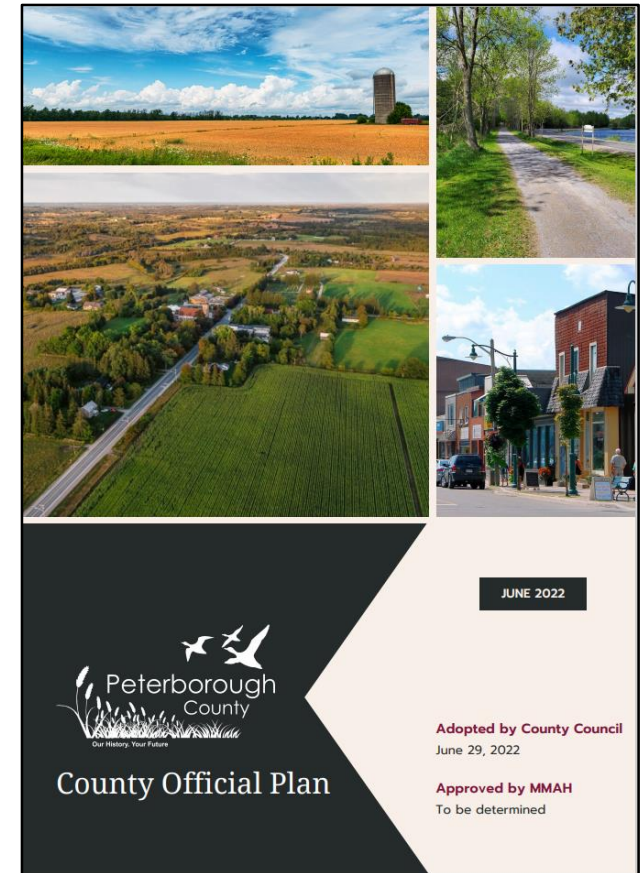
Lands across the County have been designated for commercial and industrial growth based on the provincial growth projections and the Growth Analysis undertaken by the County. These lands are intended to accommodate an appropriate range and mix of employment opportunities to meet future demand. An adequate supply includes maintaining a range and various sizes of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

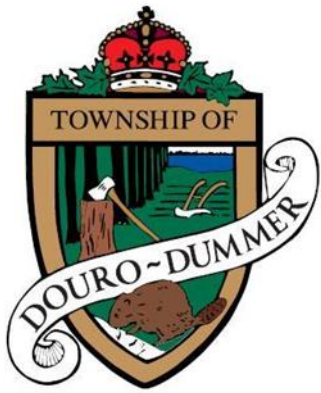
Opportunities for industrial, commercial, and recreational activities will be supported in appropriate locations. The majority of opportunities will occur in serviced *settlement areas*. Other locations, including lands in the countryside, will be considered where they offer advantages such as larger sites, compatibility or proximity to resources or major transportation facilities, or where compatibility does not lend itself to being located in a *settlement area* and the use can be privately serviced.

The main employment generator within the countryside will be resource-based industries such as tourism, agriculture, aggregate operations, forestry, *on-farm diversified uses* and employment clusters where lands have been designated for such use.

5.7.3 Short-Term Accommodations

Local Municipalities may regulate short-term accommodations through local Zoning or Municipal By-Laws as appropriate for their community.





Existing Zoning By-law

Definitions:

22.198 "Rental Cabin" or "Rental Cottage" means a tourist establishment designed to accommodate one family in a detached building or in one of 2 such buildings which have a common wall.

22.239 "Tourist Establishment" means a building or area designed or used for the accommodation of the travelling or vacationing public, and shall include a lodge, motel, rental cabin or rental cottage.

Note: Please visit the Municipal Office to view the full version of the Comprehensive Zoning By-law. Schedules and maps are not included in this online version.

TOWNSHIP OF DOURO-DUMMER
Comprehensive Zoning By-Law

Consolidation

This office consolidation incorporates By-law No. 2000-21, which served to merge the comprehensive zoning by-laws of the former Township of Douro and the former Township of Dummer; and also includes all amendments up to and including By-law No. 2023-25.

May, 2023



Existing Zoning By-law

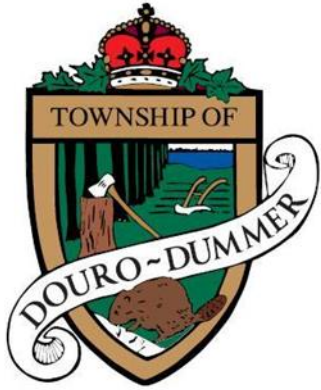
Zones where use permitted:

12 Commercial Tourist Zone (CT)

No person shall within any Commercial Tourist Zone (CT) use any land, erect, alter or use any building or structure except in accordance with the following provisions:

12.1 Permitted Uses

- | | |
|----------------|---|
| 12.1.1 | a convenience store |
| 12.1.2 | a retail postal outlet |
| 12.1.3 | a retail commercial establishment which may include gas pumps |
| 12.1.4 | an eating establishment |
| 12.1.5 | a commercial club |
| 12.1.6 | a marina |
| 12.1.7 | a tourist establishment |
| 12.1.8 | a place of entertainment |
| 12.1.9 | a recreation or athletic club |
| 12.1.10 | one accessory single detached dwelling located on the same lot as a permitted use |
| 12.1.11 | a golf course. |



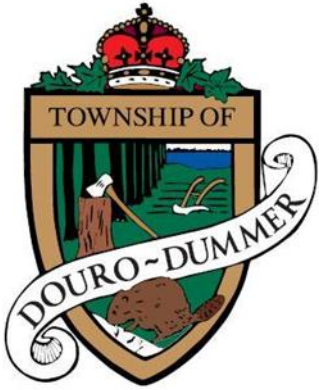
Existing Zoning By-law Regulations:

12.2.2 Regulations for Uses Permitted in Section 12.1.7

a)	Minimum Lot Area	4,000 m ²
b)	Minimum Lot Frontage	100 m
c)	Minimum Front Yard	12 m
d)	Minimum Interior Side Yard	6 m
e)	Minimum Exterior Side Yard	12 m
f)	Minimum Rear Yard	6 m
g)	Minimum Water Yard	30 m
h)	Maximum Lot Coverage	25%
i)	Maximum Building Height	9 m

12.2.2.1 Additional Regulations for Rental Cabins or Cottages

Each rental cabin or cottage shall have a minimum floor area of 15.3 m² exclusive of closets, bathrooms, porches, and verandas, plus an additional 7.2 m² for every sleeping room. The maximum floor area for each rental cabin or cottage shall not exceed 50 m².



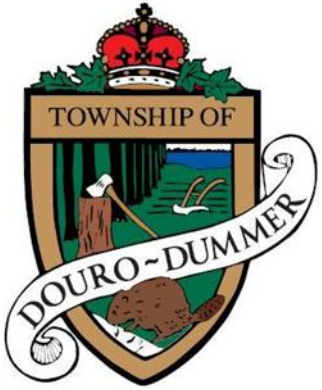
Existing Zoning By-law Regulations Con'td:

12.3 Planting Strip Requirements

Where the lot abuts a Residential, Institutional or Open Space Zone, a planting strip shall be provided in accordance with the regulations of Section 3.32 of this By-law.

12.4 General Zone Provisions

All provisions of Section 3, General Zone Provisions, as they apply to the use of land, buildings or structures permitted in the Tourist Commercial Zone (TC) shall apply and be complied with.



Existing Zoning By-law Regulations Con'td:

3.32 Planting Strips

3.32.1 Required Location

Where the interior side, exterior side, front, or rear lot line in a Commercial, Industrial or Institutional zone abuts a Residential or Open Space zone, a planting strip forming a visual barrier or screen and used for no other purpose but landscaped open space shall be provided along that lot line so abutting.

3.32.2 Contents

Where a planting strip is required by this By-law it shall consist of an unpierced and unbroken hedgerow of evergreen or perennial shrubs.

3.32.3 Width

Where a planting strip is required such use shall have a minimum width of 3.0 metres measured perpendicularly to the lot adjoining such planting strip.

3.32.4 Height

The minimum planned height of hedgerow shall be 1.75 metres, except that no vegetation within a sight triangle shall exceed a height of 1 metre.

3.32.5 Interruption for Driveway or Walk

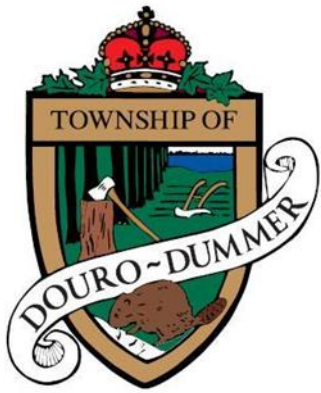
Where a driveway or walk extends through a planting strip, it shall be permissible to interrupt the planting strip within 3 metres of the edge of such driveway or within 1.5 metres of the edge of such walk.

3.32.6 Maintenance

Where a planting strip is required it shall be planted, nurtured and maintained by the owner of owners of the lot on which the strip is located.

3.32.7 Landscaped Open Space

A planting strip may form part of any landscaped open space required by this By-law.



Existing Zoning By-law

Zones where use permitted:

21.229 **Special District 229 Zone (S.D. 229)**
Concession 5, Part Lots 29 and 30, Dummer Ward,
Roll No. 020-004-23600,

No person shall within any Special District 229 Zone (S.D. 229) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.229.1 **Permitted Uses**

21.229.1.1 a Rental Cottage containing one dwelling unit

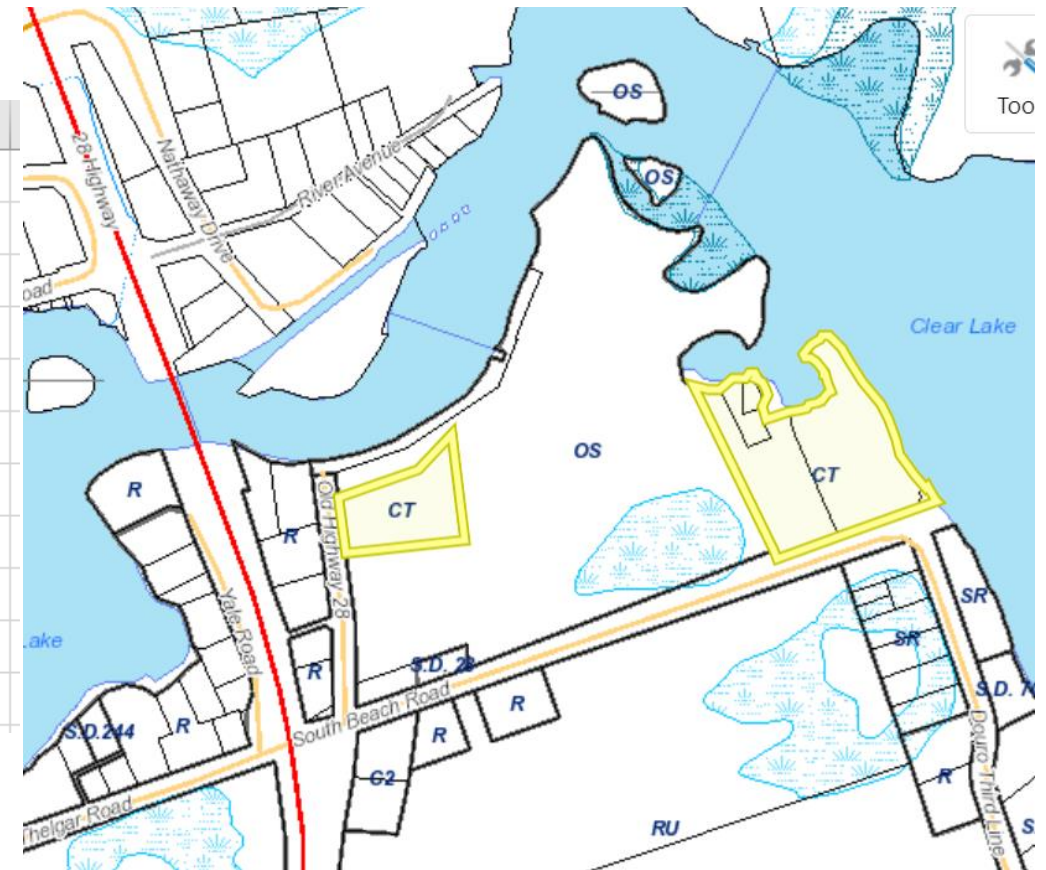
21.229.2 **Special Provisions**

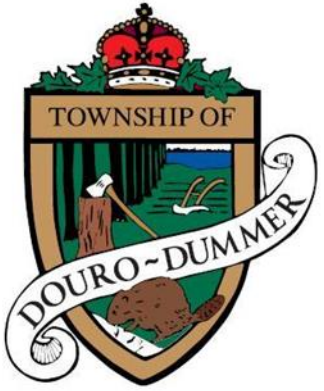
All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey prepared by J.B. Fleguel Surveyors., Ontario Land Surveyor, dated September 11, 2017 and attached to this by-law as Schedule 'B'.



Existing Zoning By-law Zones where use permitted (10):

	A	B	C	D
1	Zoning	Zoning Description	Schedule Name	By-law Number
2	CT	Commercial Tourist Zone	B4	2010-55
3	CT	Commercial Tourist Zone	B4	2010-55
4	CT	Commercial Tourist Zone	B6	2010-55
5	CT	Commercial Tourist Zone	B6	2010-55
6	CT	Commercial Tourist Zone	B6	2010-55
11	CT	Commercial Tourist Zone	B7	2010-55
12	CT	Commercial Tourist Zone	B8	2010-55
13	CT	Commercial Tourist Zone	B6	2010-55
14	CT	Commercial Tourist Zone	B7	2010-55
16	S.D.229	Special District 229 Zone	B7	2018-08





Thank you! Questions?

Christina Coulter, Planner

Email: christinac@dourodummer.on.ca

Phone: 705-652-8392 ext. 226

June 20, 2022 [with subsequent modifications]

CONFIDENTIAL AND PRIVILEGED – MODIFIED WITH REDACTIONS FOR COMMITTEE USE

By E-Mail: elanaa@dourodummer.on.ca

Elana Arthurs
Chief Administrative Officer
Township of Douro-Dummer
894 South Street
P.O. Box 92,
Warsaw, Ontario
K0L 3A0

Dear Ms. Arthurs:

Re: Municipal Regulation of Short-Term Accommodations and Short-Term Accommodation Platforms Under the Authority of the *Municipal Act, 2001*

We have been asked to provide an opinion to The Corporation of the Township of Douro-Dummer (the “Township”) with respect to approaches available to the Township to regulate short-term rental accommodations, including rentals through online platforms such as Airbnb, HomeAway Inc., or Expedia.

In this opinion, we have addressed the use of nuisance by-laws, noise by-laws, regulation of the municipal Right-of-Way or highways under the municipality’s jurisdiction, private civil remedies, zoning by-law powers and licensing powers as legal mechanisms available to address short-term rentals.

Regulating the Adverse Effects – Noise, Nuisance, Highway Regulation and Civil Remedies

Pursuant to the express powers contained in the *Municipal Act, 2001* and civil law remedies available to individuals, tools are available to manage many of the adverse effects from the proliferation of short term rental accommodations.

Express powers to regulate of noise and nuisance

The *Municipal Act, 2001*¹ provides express powers for municipalities to regulate public nuisances and noise:

Sections 128 and 129 provide:

¹ S.O. 2001, c. 25.

Public nuisances

128 (1) Without limiting sections 9, 10 and 11, a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of council, are or could become or cause public nuisances.

Not subject to review

(2) The opinion of council under this section, if arrived at in good faith, is not subject to review by any court.

Noise, odour, dust, etc.

129 Without limiting sections 9, 10 and 11, a local municipality may,

(a) prohibit and regulate with respect to noise, vibration, odour, dust and outdoor illumination, including indoor lighting that can be seen outdoors; and

(b) prohibit the matters described in clause (a) unless a permit is obtained from the municipality for those matters and may impose conditions for obtaining, continuing to hold and renewing the permit, including requiring the submission of plans.

A rarely used remedy, a municipality does have the power to make a court application for a closure order of a premises pursuant to section 447.1 of the *Municipal Act, 2001* for a public nuisance. This order also requires consent of the chief of police and/or the Ontario Provincial Police. No such order and related reported decision has been sought with respect to short-term accommodation rentals in Ontario at the time of drafting the original opinion.

An option available to the Township is to review, modify and update its public nuisance and noise by-laws² to ensure that the by-laws can be used to appropriately investigate, warn, charge and enforce noise and nuisance impacts. The use of this by-law would relate to all property uses, from residential, to rental to short-term accommodation on equal footing. It would be difficult for a short-term rental operator to contest the use of nuisance by-laws that are applied fairly and equally to all forms of property in the municipality in accordance with an express statutory right of municipalities to pass by-laws in this field.

Short-term rentals as entities should not be specifically defined as a 'nuisance' rather the adverse effects of such operations such as loud gatherings, late night noise, fireworks use, excessively loud music, disturbing the peace, light pollution and other common issues. Short-term rentals may be cited as an example of a source of nuisance but not the nuisance itself.

Noise, given that it can be documented and recorded based on sound level and with video is likely the easiest form of nuisance to document, enforce and prosecute. Nuisance in its general form is more difficult to document and define. Effective enforcement relies on training and clear

² For example, in the Township's Noise by-law 2003-59, the Township may wish to consider adding in an objective threshold of noise at the point of reception which can be differentiated based on location and form of noise, expressed in decibels (DBA from a defined sound meter). The Township's noise by-law should also be amended to define who is authorized to enforce the subject by-law.

documentation of by-law contraventions. A series of oral and written warnings to a specified municipal address and operators documenting a persistent issue or occurrence is strong evidence to enforce the by-law against problematic properties.³

Municipalities may proceed with a structure of administrative monetary penalties⁴, penalties pursuant to the *Municipal Act, 2001* or under the *Provincial Offences Act*. If using *Provincial Offences Act* penalties and offences, it is beneficial to obtain a set fine order to allow the issuance of set fines. A benefit of transitioning to an administrative monetary penalty system is the ability to 'reverse the onus' where the individual given an administrative penalty would need to demonstrate that there were not in contravention rather than the onus being on the prosecution to establish the offence has occurred.

A clear, measurable and defined nuisance where objective evidence can be obtained is a cost effective method to addressing many of the adverse effects caused by short-term rentals.

The regulation of the municipal right of way, parking and stopping and standing.

Many of the issues commonly raised with respect to short-term rentals are increased traffic and parking on the municipal right-of-way. Municipalities have express powers under the *Municipal Act, 2001* to regulate rights-of-way or highways under municipal jurisdiction.⁵ In two-tier municipalities, such as the Township, the Township may regulate local roads under its jurisdiction and the County has authority over upper-tier roads.

Broad authority, lower-tier and upper-tier municipalities

11 (1) A lower-tier municipality and an upper-tier municipality may provide any service or thing that the municipality considers necessary or desirable for the public, subject to the rules set out in subsection (4).

...

By-laws re: matters within spheres of jurisdiction

³ The subject by-laws can clarify that each occurrence is an offence, such that akin to continuing offences a single property that is routinely problematic may be charged on multiple occasions. The by-laws, given the short-term rental impact, should allow for charges both against the individual or individuals creating the nuisance and the owner of the subject property as set out in the municipal tax roll.

⁴ Administrative monetary penalties, originally only available to regulate parking pursuant to s. 102.1 of the *Municipal Act, 2001* may be applied to other offences pursuant to s. 434.1 of the *Municipal Act, 2001*. To implement an administrative penalty system, requires by-laws to appoint hearing and screening officers and appropriate policies and procedures for the system. Proximate municipalities, including the City of Peterborough are currently implementing administrative monetary penalties and there may be cost-sharing and cross implementation opportunities.

⁵ Sections 28 and 30 of the *Municipal Act, 2001*.

(3) A lower-tier municipality and an upper-tier municipality may pass by-laws, subject to the rules set out in subsection (4), respecting matters within the following spheres of jurisdiction:

1. Highways, including parking and traffic on highways.

A municipality may use this express authority to regulate vehicular traffic impacts and prohibit the stopping, or standing on rights-of-way under municipal jurisdiction.

Civil Remedies

In addition to actions the municipality may take with respect to by-laws and enforcement, a proximate owner has common law civil remedies to file claims of nuisance against a proximate property owner in the appropriate court of competent jurisdiction. Such remedies are often utilized to address the adverse impacts from an adjoining property.

The use of Zoning By-laws to permit, locate and control short term rentals: existing and modifications to zoning By-laws

The City of Toronto (Toronto), as the largest and one of the first municipalities in Ontario to take a formal step, brought forward zoning by-law amendments to permit, control and regulate short-term rentals in 2017.⁶ The Toronto's zoning by-law amendments were drafted and directly tailored to the location and regulation of short-term accommodation. Toronto's zoning by-law amendments, were appealed to the Local Planning Appeal Tribunal (LPAT).⁷ In a decision issued on November 2019, the specific structure of Toronto's zoning by-law amendments were upheld in a decision of Member Tousaw.⁸

As a result of the 2019 decision in the City of Toronto, a zoning by-law, specifically crafted and focused on short-term accommodation⁹, is a tool that a municipality may use to regulate and locate short-term accommodation uses within a municipality. As such, should the municipality seek to use zoning powers, it would be prudent to undertake a specific analysis and draft by-law provisions that draw on the approach used by the City of Toronto that was tested by the Tribunal as being within municipal authority.

Similarly, the City of Ottawa, following extensive public consultation, based by-laws to regulate short-term rentals, including through zoning powers. In response to a challenge to the City of Ottawa's zoning by-law amendments, the Ontario Land Tribunal in a decision of Member Tousaw, upheld Ottawa's zoning by-law amendments regulating short term rentals primarily for reasons of

⁶ City of Toronto Supplementary Report – Update on Short-term Rental Regulations.

⁷ Currently the Ontario Land Tribunal and formerly the Ontario Municipal Board.

⁸ *Hodgart et al. v Toronto (City)*, 2019 CanLII 112392 (ON LPAT) (*Fairbnb Canada et al vs. City of Toronto* (PL180082)).

⁹ City of Toronto By-law numbers. 1452-2017 and No.1453-201.

implementing Provincial and City housing policies related to supply, affordability and compatibility.¹⁰

Similarly, the Town of Blue Mountains introduced specific zoning provisions with respect to short-term accommodation uses pursuant to a by-law 2021-59, which was appealed to the Ontario Land Tribunal¹¹ and settled.¹²

Several other municipalities in Ontario have used zoning powers to regulate short-term rentals. Some municipalities have followed Toronto with zoning provisions specific to short-term accommodation and others have sought to utilize existing zoning by-laws that were drafted prior the creation of current short-term rental operators, such as VBRO and AirBnB.

In a very recent example, with notable similarities to the Township's circumstance, the Corporation of the Township of Oro-Medonte did not undertake a complete review of its zoning by-law and sought to use pre-existing prohibitions on commercial use and general provisions of its zoning by-law buttressed by a recent partial amendment. In a 2022 decision of the Ontario Land Tribunal ("OLT"), released on August 24, 2022¹³ arose from the appeal by Oro Medonte Association for Responsible Short term Rentals ("Responsible STRs") of By-law No. 2020-073 which had been passed by the Council of the Township of Oro Medonte and amended existing zoning provisions with the intent of regulating short term rentals in response to the nuisance issues related to third party use of vacation rentals within established shoreline low density residential neighbourhoods. The issue was described by the Tribunal as follows:

The "party houses" as described variously in the witness statements and oral evidence of the planning and lay witnesses, are single detached houses widely and broadly offered for rent via electronic platforms such as Air B&B, by non resident, absentee owners, or their rental management agencies, and which are fundamentally owned and constantly rented out solely for the purpose of commercial gain for periods as short as a day, but more typically, for three (3) days coinciding with a weekend¹⁴

Oro Medonte took the position that such activity constitutes a commercial use and therefore was never legal in a low density residential zone, and seeks to simply bring clarity to that assertion through the amending by-law which has been appealed by the Responsible STRS. Many of the submissions and rationale relied on the commercial nature of short-term rental accommodation and that commercial uses were not permitted in residential zones.

Member Vincent granted the appeal and directed that By-law No. 2020-073 be rescinded. Member Vincent found that the by-law did not represent good planning and was not in the public

¹⁰ 13388201 *Canada Inc. v Ottawa (City)*, 2022 CanLII 5474 (ON LT)

¹¹ October 5, 2021 Committee of the Whole Report, Town of Blue Mountains <https://pub-bluemountains.escribemeetings.com/FileStream.ashx?DocumentId=6747>

¹² Approved by the Ontario Land Tribunal Case No. OLT-21-001311 on February 10, 2022.

¹³ *Oro-Medonte Association of Responsible STRS v Oro-Medonte (Township)*, 2022 CanLII 78164 (ON LT)

¹⁴ *Ibid.* at para 2.

interest particularly as the cumulative evidence bore out, it could not in a timely and/or effective way regulate the serial, disruptive use of residential properties as party houses. Further, the amendment would have the very undesirable effect of rendering illegal, the benign, non contentious occasional rental by owner of the family cottage for example to family or friends or known individuals for annual cottage holidays of 1-2 weeks.

The Tribunal stated “Tribunal’s reasoning was very simple in that, if as the Municipality asserted in their case strategy, the STRs, and in fact all residential rentals of detached units is illegal, there is nothing to prevent the Municipality from enforcing the existing zoning regime against the disruptive offenders and commercial operators. The language of By-law No. 2020-073 simply introduced a threshold of determination at 28 days, which would unintentionally capture the historically acceptable, bona fide 1-2 week cottage rental for the annual vacation which were not the disrupters subject of the study carried out pursuant to [s. 38](#) of the [Planning Act](#).”¹⁵

Unfortunately, the Tribunal did not give a direction on whether it agreed with Oro Medonte that its original by-law would be entitled to enforce its existing by-law. Oro-Medonte has similar language contained in the current form of the Township’s zoning by-law (2010 consolidation).¹⁶ It would have assisted municipalities if the Tribunal provided clarification that the existing prohibitions on commercial use could be relied upon. Subsequent determinations in enforcement proceedings would likely assist the Township in applying the Oro Medonte circumstance to the Township’s.

Municipalities have brought court proceedings and settled with owners of properties that were in contravention of municipal zoning by-laws related to commercial uses. Given the limited nature of judicial decisions in this area, this does present litigation and cost risk to a municipality undertaking such an approach.

In an earlier decision, the Corporation of the Township of Puslinch (“Puslinch”), sought an order from Superior court, pursuant to s. 440 of the *Municipal Act, 2001* to restrain an owner from operating an short-term rental “tourist establishment” contrary to the general wording of Puslinch’s zoning by-law. Justice Barnes rejected the Township’s submissions and held that the general language contained in the Puslinch zoning by-law discriminated against persons who rent the property for short-term purposes and that the by-law was unacceptably vague, uncertain and insufficiently specific with respect to the attempted application to short-term rental regulation.¹⁷

Zoning powers can be an appropriate tool for municipalities to regulate short-term accommodation – such powers should be carefully reviewed against the present issue.

[REDACTED – NOT FOR PUBLIC RELEASE]

¹⁵ *Ibid.* at para 10.

¹⁶ Most notably, the Township’s zoning by-law as drafted in 2010 does not define short-term rental accommodation and the characterization of this use must be done through analogy and general language.

¹⁷ *Puslinch (Township) v. Monaghan*, 2015 ONSC 2748, 36 M.P.L.R. (5th) 105 (Ont. Sup. CL) at para. 6.

Business Licensing Powers

Municipalities across Ontario have implemented a system of business licenses to regulate short-term accommodation entities. This approach is known to be cost-intensive and guidance should be obtained from municipal finance staff on implementation expenses.

The power of municipalities to license business activities is granted by sections 9, 10, 11 and 151 of the *Municipal Act, 2001*.¹⁸

Section 159 of the *Municipal Act, 2001* contemplates conflicts with other statutes with respect to the licensing of a business and specifies that the provision that is less restrictive of a municipality's power prevails:

Conflicts

159 If there is a conflict between a provision in this Act and a provision of any other Act authorizing a municipality to license a business, the provision that is less restrictive of a municipality's power prevails.

The conflicts provision and the general wording of section 151 speak to a municipality's broad and permissive powers of regulation as strengthened by the *Municipal Statute Law Amendment Act, 2006*,¹⁹ that made significant amendments to the *Municipal Act, 2001*.

Section 158 of the *Municipal Act, 2001* provides that the Minister of Municipal Affairs and Housing may make regulations with respect to a municipality's powers to license:

Regulations

158 (1) The Minister may make regulations,

- (a) exempting any business or class of business from all or any part of a by-law providing for a system of licences under any Act, including self-regulated businesses;
- (b) imposing conditions and limitations on the powers of a municipality under this Act to provide for a system of licences with respect to a business;
- (c) prohibiting municipalities from imposing on any business, in respect of which a provincial certificate has been issued, a condition on a licence requiring testing on the subject-matter of the certification.

[REDACTED – NOT FOR PUBLIC RELEASE]

¹⁸ Due to its length, the full text of section 151 of the *Municipal Act, 2001* is attached as Appendix A.

¹⁹ S.O. 2006, c. 32, Schedule A.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

²⁰ S.O. 2002, c. 30, Sched. C, s. 1.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Comparative Municipalities and the Absence of Judicial Consideration With Respect To Short-Term Accommodation Licensing

Several municipalities in Ontario have introduced licensing systems pertaining the licensing of short-term accommodations including online platforms such as Airbnb, Expedia, etc. These jurisdictions include the Town of Blue Mountains, the Town of Niagara-on-the-Lake and, most recently, the City of Toronto.²²

[REDACTED]

[REDACTED]

[REDACTED]

²² For a helpful jurisdictional scan, please see the Province of Ontario's guide for municipalities and short-term accommodations at: <https://www.ontario.ca/page/home-sharing-guide-ontario-municipalities>.

[REDACTED]

Many more municipalities enacted municipal licensing regimes with respect to rental accommodation, broadly defined, following the introduction of O. Reg. 583/06, including municipalities such as Oshawa, Kingston, Hamilton, Thorold, Waterloo, London and North Bay.²³

[REDACTED]

[REDACTED]

In *London Property Management Association v. London (City)*,²⁴ the applicant sought to quash the City of London's rental housing by-law on the grounds that it conflicted and/or frustrated provincial legislation in violation of section 14 of the *Municipal Act, 2001* by conflicting with the *Residential Tenancies Act, 2006*,²⁵ the *Municipal Freedom of Information and Protection of Privacy Act*,²⁶ the *Human Rights Code*²⁷ and the *Municipal Act, 2001*. The applicant also contended that the licensing by-law was enacted in bad faith and that the provisions were vague and/or uncertain. This case specifically cited section 151 of the *Municipal Act, 2001* but did not expressly consider O. Reg. 583/06. The application was dismissed and the by-law was upheld as valid.

The City of Waterloo's rental licensing by-law was judicially reviewed in *1736095 Ontario Ltd. v. Waterloo (City)*.²⁸ The applicant contended that the by-law was a taxing statute and was therefore *ultra vires* the city's jurisdiction. The applicant also contended that the by-law amounted to constructive discrimination under the *Human Rights Code* against occupants in townhouse tenancies on the basis of family status.

[REDACTED]

In *Fodor v. North Bay (City)*,²⁹ the City of North Bay's rental housing by-law was judicially reviewed on the grounds that it was discriminatory.

[REDACTED]

The Divisional Court held that

²³ For a helpful summary and overview, please see the City of Kingston Report Number 18-001: https://www.cityofkingston.ca/documents/10180/22990022/COU_A0218-18001.pdf/9866e66b-d4f4-4773-b040-6d18b843cc4c.

²⁴ 90 M.P.L.R. (4th) 30, 2011 ONSC 4710 (Ont. S.C.J.).

²⁵ S.O. 2006, c. 17.

²⁶ R.S.O. 1990, c. M.56.

²⁷ R.S.O. 1990, c. H.19.

²⁸ 46 M.P.L.R. (5th) 1, 2015 CarswellOnt 16126 (Ont. Div. Ct.).

²⁹ 76 M.P.L.R. (5th) 37, 2018 ONSC 3722 (Ont. S.C.J.).

the by-law did not violate Ontario's *Human Rights Code* and did not conflict with the *Residential Tenancies Act, 2006*.

[REDACTED]

The existence of three cases where municipal rental licensing and regulatory regimes are upheld favours the likelihood that a municipal short-term licensing regime would withstand legal challenge.

Regulating and Licensing Online Platforms by Municipalities in Ontario

It is our understanding that most significant short-term accommodation platforms are multi-national businesses, which operate across the globe and in a variety of jurisdictions. The multi-national and cross-jurisdictional nature of short-term accommodation platforms, such as Airbnb, does not prohibit municipalities from regulating local activities within their local jurisdictions pursuant to valid regulatory spheres and rights contained in the *Municipal Act, 2001*. Similar to other multi-national industries (including building and development businesses), the character of the industry and where the industry operates, does not on its own, limit or prohibit the municipal right to license and regulate matters under the authority of the *Municipal Act, 2001*.

The municipal ability to regulate businesses that are carried out from a location outside of the geographic boundaries of the municipality is specifically addressed and clarified in the definition of “business” in section 150 of the *Municipal Act, 2001*:

Definition

150 In this Part,

“business” means any business wholly or partly carried on within a municipality even if the business is being carried on from a location outside the municipality and includes,

- (a) trades and occupations,
- (b) exhibitions, concerts, festivals and other organized public amusements held for profit or otherwise,
- (c) the sale or hire of goods or services on an intermittent or one-time basis and the activities of a transient trader,
- (d) the display of samples, patterns or specimens of goods for the purpose of sale or hire.

However, based on jurisprudence from Ontario related to the municipal regulation of “sharing economy” platforms, such as Uber, municipalities should carefully craft their regulatory structures

to fit within existing powers and not move into regulatory venues occupied by other levels of government, particularly criminal law and telecommunications.³⁰

In the United States, “sharing economy” platforms, such as Airbnb and HomeAway Inc., have been successful in court proceedings to challenge municipal regulations. On January 3, 2019, U.S. District Judge Paul Engelmayer issued an injunction against New York City’s local ordinance with respect to short-term accommodations in *Airbnb Inc. v. City of New York*.³¹ In this case, the Court held that the ordinance, as drafted, effectively required a search and significant invasions of privacy and intrusion into criminal law powers by requiring platform disclosure of user activity. In granting the injunction, the Court held that this likely would be determined to violate the United States Constitution ban on unreasonable search and seizure.

When creating regulations and/or a licensing regime for platforms that facilitate short-term accommodations, we note the importance of the decision with respect to Uber and the City of Toronto’s licensing of taxi-cabs in *City of Toronto v. Uber Canada Inc.*³² In this case, the specific wording of the city’s taxi-cab licensing regime, at the point in time of the judicial challenge, did not encompass the activities of the online platform sufficient to characterize the corporate entity as a “taxi cab” operator. The substantive effect was to insulate the platform from municipal licensing on the previous wording of the by-law. It would thus be helpful to clearly articulate that the by-law regulates the platform for activities within the geographic boundaries of the Township rather than rely on general wording.

When drafting regulations with respect to platforms, it will be important to carefully consider areas of exclusive federal jurisdiction, such as telecommunications and criminal law. Other concerns such as privacy of individuals and data collection and avoiding challenges on jurisdictional over-reach should also be thoughtfully considered.

Provided that the Township remains focused on areas within its geographic boundaries and that are within its spheres of jurisdiction, in pith and substance, including health and safety of individuals and property in the Township, the licensing of the business as a platform would be permissible.

Conclusions

There are a variety of regulatory approaches available to municipalities in regulating the effects of short-term rental accommodation.

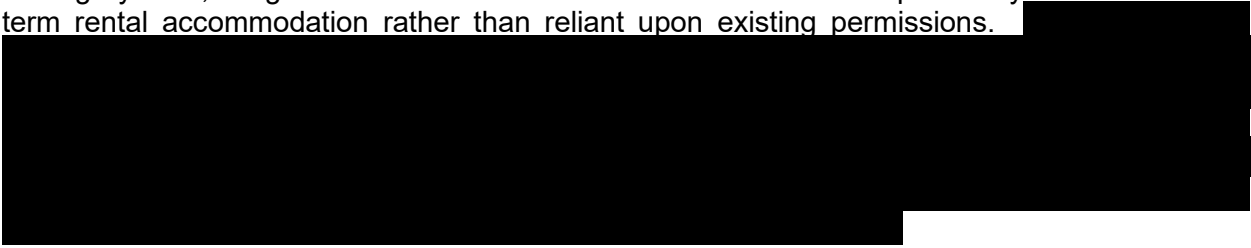
The tools strengthening nuisance and noise by-laws, right-of-way regulation by-laws, civil remedies, zoning by-laws and licensing regimes.

³⁰ For recent judicial consideration of the relationship between municipal regulations and telecommunications, see *Rogers Communications Inc. v. Châteauguay (City)*, [2016] 1 S.C.R. 467, 2016 SCC 23 (S.C.C.) and for a recent consideration of municipal regulation and criminal law, see *York (Regional Municipality) v. Tsui* (2017), 62 M.P.L.R. (5th) 1, 2017 ONCA 230, 135 O.R. (3d) 1 (Ont. C.A.).

³¹ 18-cv-7712, U.S. District Court, Southern District of New York (Manhattan).

³² 39 M.P.L.R. (5th) 1, 2015 ONSC 3572, 126 O.R. (3d) 401 (Ont. S.C.J.).

Zoning by-laws, in light of recent Tribunal consideration should be specifically tailored to short-term rental accommodation rather than reliant upon existing permissions.



Licensing regimes are resource intensive and may require a technical amendment from the Province to insulate from the risk of a challenge to the authority to enact the regime. To date, the use of licensing regimes are common in typically large Ontario municipalities and have been used as a further tool for municipalities to regulate short-term rentals.

Yours truly,

AIRD & BERLIS LLP



Ajay Gajaria
AG:tp

Appendix A

Section 151 of the *Municipal Act, 2001*

Powers re licences

151 (1) Without limiting sections 9, 10 and 11, a municipality may provide for a system of licences with respect to a business and may,

- (a) prohibit the carrying on or engaging in the business without a licence;
- (b) refuse to grant a licence or to revoke or suspend a licence;
- (c) impose conditions as a requirement of obtaining, continuing to hold or renewing a licence;
- (d) impose special conditions on a business in a class that have not been imposed on all of the businesses in that class in order to obtain, continue to hold or renew a licence;
- (e) impose conditions, including special conditions, as a requirement of continuing to hold a licence at any time during the term of the licence; and
- (f) license, regulate or govern real and personal property used for the business and the persons carrying it on or engaged in it.

Power to suspend a licence

(2) Without limiting sections 9, 10 and 11, for the purpose of clause (1) (b), if a municipality is satisfied that the continuation of a business poses an immediate danger to the health or safety of any person or to any property, the municipality may, for the time and on such conditions as it considers appropriate, without a hearing, suspend a licence subject to the following:

1. Before suspending the licence, the municipality shall provide the licensee with the reasons for the suspension, either orally or in writing, and an opportunity to respond to them.
2. The suspension shall not exceed 14 days.

Same

(3) Despite subsection (2) and without limiting sections 9, 10 and 11, for the purpose of clause (1) (b), the municipality may, on such conditions as it considers appropriate, without a hearing, suspend a licence authorizing a business to operate on a highway or other property of the municipality or its local boards for a period not exceeding 28 days for the following reasons:

1. The holding of a special event.
2. The construction, maintenance or repair of the property.
3. The installation, maintenance or repair of a public utility or service.
4. Pedestrian, vehicular or public safety or public health.

Exercise of power

(4) The exercise of a power under clause (1), (b), (d) or (e) is in the discretion of the municipality, and the municipality shall exercise its discretion,

- (a) upon such grounds as are set out by by-law; or
- (b) upon the grounds that the conduct of any person, including the officers, directors, employees or agents of a corporation, affords reasonable cause to believe that the person will not carry on or engage in the business in accordance with the law or with honesty and integrity.

Application re system of licences

(5) Subsections (1) to (4) apply with necessary modifications to a system of licences with respect to any activity, matter or thing for which a by-law may be passed under sections 9, 10 and 11 as if it were a system of licences with respect to a business.

Proviso

(6) Nothing in this section authorizes an upper-tier or a lower-tier municipality to pass a business licensing by-law with respect to a business if the other municipality has exclusive authority to pass a business licensing by-law with respect to the business under paragraph 11 of subsection 11 (3).

Same

(7) Subsection (6) does not prevent a municipality from providing for a system of licences for a business under any other by-law, other than a business licensing by-law.

49159428.3

Short-Term Rental Advisory Committee Minutes

**Thursday, August 24, 2023, 10:00 a.m.
Electronic and In-person Meeting in the Council Chambers**

Members Present: **Committee Chair - Harold Nelson**
 Committee Member - Richard Clark
 Committee Member - Suzanne Coros
 Committee Member - Nina Janosick
 Committee Member - Dave Koch
 Committee Member - Jeff Martin
 Committee Member - Doug Owens

Staff Present: **Elana Arthurs, CAO**
 Martina Chait-Hartwig, Acting Clerk

1. Call to Order

The Chair called the meeting to order at 10:01 a.m.

2. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

3. Adoption of Agenda

Moved by: Suzanne Coros

Seconded by: Doug Owens

That the agenda for the Short-Term Rental Committee Meeting, dated August 24, 2023, be adopted, as circulated. Carried

4. Approval of the Minutes and Business Arising from Minutes - May 18, 2023

Moved by: Jeff Martin

Seconded by: Doug Owens

That the Minutes for the Short-Term Rental Committee Meeting, dated May 18, 2023, be adopted, as circulated. Carried

5. New Business

5.1 Short Term Rental Enforcement Options, C.A.O.-2023-20

CAO, Elana Arthurs reviewed her report regarding Short Term Rental enforcement options.

5.1.1 Draft Noise By-law

A discussion was had regarding the Draft Noise By-law. Possible changes suggested by members were the shortening of the window in which noise can be made and additional enforcement of noise generated by power tools, construction and boats.

5.1.2 Draft Public Nuisances By-law

The Committee had no comments on the Draft Public Nuisances By-law.

5.1.3 Draft - Short-Term Rental Licensing By-law

The Committee reviewed the Draft Short-Term Rental Licensing By-law. The following issues were discussed:

- The cost of enforcement and the ability of the program to be revenue neutral
- Liability issues that may arise from the introduction of a Licensing By-law
- Impact of Short-Term Rentals on the local housing supply
- Legal issues arising in other communities
- Effect of the potential By-law on "Mom and Pop" cottage rentals and business operators
- Enforcement of existing or new Zoning By-laws

The Chair called on the Committee Members to do a show of hands in favour or opposed to the concept of a Short-Term Rental Licensing By-law and the results were split equally. After further discussion, no consensus on the matter could be reached.

5.1.4 Granicus - Host Compliance Program

The Committee reviewed the information regarding the Host Compliance Program offered by Granicus that is being used in other communities. The discussion focused on the following items:

- Cost of service and potential financial impact to the Township
- Whether the program services would be able to focus on the problem locations or would target "Mom and Pop" cottage rentals
- The cost and impact to community from online rental platforms
- Experiences both positive and negative from various Committee members regarding Short-Term Rental as residents, business owners and renters

It was agreed that the Program or something similar would only be needed if a Licensing By-law was put in place.

5.1.5 Municipal Accommodation Tax (MAT) Program

CAO, Elana Arthurs provided preliminary information on the Municipal Accommodation Tax (MAT) Program and a general discussion was held. Any further discussion on MAT would require additional information on the tax and how the revenues could be used.

The Chair asked for a show of hands of those in favour of the introduction of a MAT program. There was one hand in support, three hands were raised against the introduction of the Program and three hands were raised in support but only if a licensing program was put in place.

6. Next Meeting - To be Determined

It was determined that the Committee would not reach consensus regarding Short-Term Rentals and would not meet again. All members were thanked for their service.

7. Adjournment

Moved by: Jeff Martin

Seconded by: Richard Clark

The meeting was adjourned at 11:27 a.m.

Carried

The Corporation of the Township of Douro-Dummer

By-law Number 2023-XX

A By-Law to Prohibit and Regulate Noise Within the Township of Douro-Dummer

Whereas Section 129 of the Municipal Act, 2001, S.O. 2001, c. 25 and amendments thereto enables the councils of local municipalities to prohibit and regulate noise within the municipality;

And Whereas Section 425 of the Municipal Act, 2001, S.O. 2001, c. 25 as amended, provides that by-laws may be passed by a municipality to provide that a person who contravenes a By-law of the municipality passed under the Municipal Act, 2001 is guilty of an offence;

And Whereas Section 426 of the Municipal Act, 2001, S.O., c. 25 as amended, provides that no person shall hinder or obstruct, or attempt to hinder or obstruct any person who is exercising a power or performing a duty under a By-law passed under this Act;

And Whereas Section 436 of the Municipal Act, 2001, S.O. 200, c. 25 as amended, provides that a municipality has the power to pass by-laws providing that the municipality may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether a By-law of the municipality passed under the Act is being complied with;

And Whereas Section 444 of the Municipal Act, 2001, authorizes municipalities to make orders requiring the person who contravened the By-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity;

And Whereas Noise pollution has a negative impact on the quality of life for the residents of the Township of Douro-Dummer.

Now Therefore Be It Resolved that the Council of The Corporation of the Township of Douro-Dummer hereby enacts as follows:

1. Definitions

In this By-law:

- 1.1. **Construction** means the erection, alteration, repair, dismantling, maintenance, land clearing, earth moving, excavation, blasting, road building, equipment installation and alteration, and including any work in connection therewith.
- 1.2. **Construction Equipment** means any equipment or device designed and intended for use in Construction or material handling, including but not limited to, air compressors, pile drivers, pneumatic or hydraulic tools, bulldozers, tractors, excavators, trenchers, forklifts, cranes, derricks, loaders, scrapers, pavers, generators, off-Highway haulers or trucks, ditchers, compactors and rollers, pumps, concrete mixers, graders, or other material handling equipment.
- 1.3. **Conveyance** includes a vehicle and any other device utilized to transport a Person or Persons or goods from place to place but does not include any such device or vehicle if operated only within a building.
- 1.4. **Council** means the elected Municipal Council of The Corporation of The Township of Douro-Dummer.

- 1.5. **Electronic Device** means a device intended primarily for the production, reproduction or amplification of Sound, including, but not limited to, any musical instrument, radio receiver, television receiver, recorder, phonograph, loudspeakers, amplifiers, microphones or reproducers or any combination of such equipment, including devices used in the reproduction of music, speech or other sounds.
- 1.6. **Emergency** means a sudden and unexpected occurrence demanding immediate action to prevent possible injury, loss of life or substantial property damage.
- 1.7. **Government Work** Construction, rehabilitation or maintenance work conducted by the Municipality, the Province of Ontario, the Government of Canada and any of its agencies or agents including the operation of motor vehicles and equipment actually engaged in the work.
- 1.8. **Highway** as defined in the Highway Traffic Act, R.S.O. 1990, c. H.8.
- 1.9. **Motor Vehicle** as defined in the Highway Traffic Act, R.S.O. 1990, c. H.8.
- 1.10. **Motorized Conveyance** means a conveyance propelled or driven otherwise than by muscular, gravitational, wind power or electrical power.
- 1.11. **Municipality** means the Corporation of the Township of Douro-Dummer.
- 1.12. **Noise Exemption Application** means an application requesting to be exempt from the Noise By-law or portions thereof, as amended.
- 1.13. **Noise Mitigation Plan** means a plan as required and approved by Council that addresses the mitigation of sound not in compliance with the requirements of this By-law from planned events or activities.
- 1.14. **Normal Practice** means the noise associated with performing a task that is typical or common practice.
- 1.15. **Officer** means a Person appointed by Council as a Municipal Law Enforcement Officer, or a Police Officer, or other individual duly appointed to enforce this By-law.
- 1.16. **Owner** means the registered Owner of the land and includes a trustee acting on behalf of the registered Owner, the estate of the registered Owner and a Person with a leasehold interest in the land.
- 1.17. **Person** means an individual, corporation or other legal entity.
- 1.18. **Point of Reception** means any point on the Premises of a Person, where sound is heard, the source of which does not originate from the same property.
- 1.19. **Power Equipment Device** means any tool, equipment or machinery that is used in the servicing, maintenance or repair of lawns, gardens and property maintenance, and includes lawn mowers, edge-trimmers, rototillers, pressure washers, and hand operated power tools, including but not limited, to chainsaws, chippers and leaf blowers.
- 1.20. **Power Outage** means the hydro service normally provided to a property is temporarily unavailable for any reason other than the termination of the service for lack of payment.
- 1.21. **Premises** means land and includes the buildings and/or structures thereon.
- 1.22. **Statutory Holiday** as defined in the Retail Business Holiday Act R.S.O. 1990, Chapter r.30 and includes Family Day.
- 1.23. **Unreasonable Noise** means sound that can be heard at a Point of Reception that unreasonably interferes with the comfort, peace, rest, enjoyment, or convenience of any reasonable Person. The making, allowing, creation or maintenance of loud, unnecessary, or unusual

noises which are continuously heard for a period of thirty (30) minutes or more or intermittently over a period of one (1) hour or more, constitute Unreasonable Noise.

2. Unreasonable Noise

- 2.1. No Person shall make, cause or permit the creation of Unreasonable Noise, resulting from an act listed in Schedule "A" of this By-law that is clearly audible at a point of reception anywhere within the Municipality at any time.
- 2.2. Without limiting the generality of Section 3.1 of this by-law, noise is deemed not to be unreasonable if resulting from an act or emanating from the use of a device described within Sections 4.0 - 8.0 inclusive, in accordance with the regulations contained herein.

3. Construction

- 3.1. No Person shall cause or permit the emission of sound resulting from the operation of Construction Equipment or any Construction, that is clearly audible at a Point of Reception;
 - (a) between the hours of 7:00 p.m. of one day to 7:00 a.m. of the next day; or
 - (b) before 9:00 a.m. and after 7:00 p.m. on Sundays and Statutory Holidays;
 - (c) or at any time without an exhaust or intake muffling device in good working order.

4. Power Equipment Device

- 4.1. No Person shall cause or permit the emission of sound from a Power Equipment Device including, but not limited to, a lawn mower, grass trimmer, leaf blower or chainsaw; that is clearly audible at a Point of Reception;
 - (a) between the hours of 9:00 p.m. of one day to 7:00 a.m. of the next day;
 - (b) or at any time without an exhaust or intake muffling device in good working order.

5. Electronic Device

- 5.1. No Person shall cause or permit the emission of sound from an Electronic Device including, but not limited to, radio, speaker, television, loud speaker or musical instrument, that is clearly audible at a Point of Reception;
 - (a) between the hours of 11:00 p.m. of one day to 7:00 a.m. of the next day.

6. Noise from Human

- 6.1. No Person shall cause or emit noise created by yelling, shouting, hooting or similar noises made by a human, that is clearly audible at a Point of Reception;
- (a) between the hours of 11:00 p.m. of one day to 7:00 a.m. of the next day.

7. Generator

- 7.1. No Person shall cause or permit the emission of noise from the continuous operation of a generator or inverter that is clearly audible at a Point of Reception, for the purposes of providing non-emergency hydro.
- 7.2. Section 8.1 shall be deemed not to apply to the following:
- (a) test operation, operation during a power outage or emergency situation;
- (b) the use of a generator conducted under a valid building or demolition permit issued by the Municipality and during permitted hours;
- (c) where a valid Noise Exemption Permit has been issued by the Municipality.

8. General Provisions

- 8.1. Notwithstanding Sections 4.0 through 8.0 inclusive, no person shall emit or cause or permit the creation or emission of noise resulting from an act listed in Schedule "A" attached hereto, and forming part of this By-law, that is clearly audible at a point of reception anywhere within the Municipality.

9. Exceptions

- 9.1. Despite any other provision of this By-law, it shall be lawful to emit, cause or permit the emission of sound from:
- (a) Police, Fire, Ambulance or other emergency vehicles or any measures undertaken in an emergency for the immediate health, safety, or welfare of the inhabitants;
- (b) Preservation of property during an emergency; sounds associated with construction or repair work which is required urgently in order to prevent severe damage to buildings or property;
- (c) Persons or organizations who have received a Noise Exemption Permit or for an event sanctioned by Township of Douro-Dummer;
- (d) Operation of bells, chimes, carillons and clocks in connection with any place of worship, religious service or any public buildings;
- (e) The operation of vehicles, equipment and Construction Equipment when utilized for, the clearing of snow from public and private property;
- (f) Agricultural, Commercial, Institutional or Industrial activities recognized as Normal Practice;
- (g) Motor Vehicles and Motorized Conveyances being operated on a Highway, authorized snow mobile trail or a navigable body of water;
- (h) Government work.

10. Noise By-law Exemption Application

- 10.1. Notwithstanding the prohibitions contained in this By-law, any Person may submit a Noise By-law Exemption Application for consideration to the Douro-Dummer Municipal Council.

- 10.2. Any Person requesting a Noise By-law Exemption must submit a written request to the Municipal Clerk no less than thirty (30) calendar days prior to the start date being requested.
- 10.3. The application must include:
- (a) The applicant's name, address, telephone number and email address;
 - (b) The date, time and location of each event or activity for which the exemption permit is sought and, where applicable, the number of people expected to attend;
 - (c) The purpose for which the exemption permit is required;
 - (d) Reasons supporting an exemption permit;
 - (e) A noise mitigation plan;
 - (f) The description of any sound equipment or construction equipment to be used
 - (g) The name, address and telephone number of at least one contact person who will supervise each event or activity; and will be on-site during the entire event or activity to ensure compliance with the terms and conditions of the exemption permit.
- 10.4. No Person or applicant shall provide false or misleading information or statements on a Noise Exemption application form.
- 10.5. Upon reviewing the application, Council may, approve, deny or approve with conditions any Noise By-law Exemption request.
- 10.6. An approved Noise By-law Exemption permit shall specify the time period, during which it is effective and may contain such terms and conditions as Council sees fit.
- 10.7. Any Noise Exemption Permit granted shall be posted in a conspicuous place on the property for which the Noise By-law Exemption permit applies; and shall be strictly adhered to.
- 10.8. No Person or applicant shall fail to comply with the terms and conditions as set within the Noise By-law Exemption permit.
- 10.9. Breach of any of the terms or conditions of the exemption that is caused by the applicant or persons responsible for the activity or event under the exemption shall render the permit null and void.

11. Administration and Enforcement

- 11.1. This By-law shall be enforced by an Officer or such Person or Persons as Council may appoint under Municipal By-law.
- 11.2. Nothing herein shall be deemed to limit the ability of the Ontario Provincial Police to enforce this By-law at any time.

12. Powers of Entry

- 12.1. An Officer may enter any Premises, other than a dwelling at any reasonable time for the purpose of carrying out an inspection to determine compliance with this By-law or any Order issued under this By-law.
- 12.2. No Person shall hinder or obstruct, or attempt to hinder or obstruct, an Officer or other duly appointed Person, in the execution of their duties under this By-law.

13. Order to Discontinue Activity

- 13.1. If an Officer is satisfied that this By-law has been contravened, the Officer may make an **Order/issue** a Fine, requiring the Person who contravened the By-law, or who caused or permitted the contravention, or the Owner of the land on which the contravention occurred, to discontinue the contravention.
- 13.2. An Order made under section 13.1 of this By-law shall set out
- (a) reasonable particulars of the contravention adequate to identify the contravention and the location of the land on which the contravention occurred; and
 - (b) the date by which there must be compliance with the Order.
- 13.3. No Person subject to an Order as described in Section 13.2 shall fail to comply with the provisions of such Order.

14. Offence and Penalty Provision

- 14.1. Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable to a fine as provided for in the Provincial Offences Act R.S.O. 1990, c. P. 33, as amended.
- 14.2. If this By-law is contravened and a conviction entered, the court in which the conviction has been entered and any court of competent jurisdiction thereafter may, in addition to any other remedy and to any penalty that is imposed, make an order prohibiting the continuation or repetition of the offence by the person convicted.

15. Validity and Severability

- 15.1. Should any section, sub-section, clause, paragraph or provision of this By-law be declared by a court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of any other provision of this By-law or of the By-law as a whole.

16. Short Title

- 16.1. This by-law may be referred to as the "Noise By-law".

17. Repeal

- 17.1. That By-law Number 2003-59 is hereby repealed.

18. Effective Date

- 18.1. That this By-law shall come into force and take effect on the date of its final passing.

Read a first, second and third time and passed this XX day of XXXX, 2023.

Schedule "A" to By-Law Number 2023-XX

General Prohibitions

- a) Persistent barking. Howling, calling or whining or other similar persistent noise making by any domestic pet, or any other animal kept or used for a purpose other than agriculture;
- b) The operation of any construction equipment without an effective exhaust or intake muffling device where applicable and in good working order in accordance with the manufacturer's specifications;
- c) The operation of a stereo or other electronic device designed to amplify sound in, or on, a motor vehicle in such a way that the noise can easily be heard outside of the motor vehicle;
- d) The detonation of fireworks or explosive devices not used in construction and not approved by the Township;
- e) The operation of any electronic devices or group of connected electronic devices incorporating one or more loudspeakers or other electro-mechanical transducers, and intended for the production, reproduction or amplification of sound;
- f) The operation of an air condition, pool pump or filter, heat pump or the like that is not in proper working order;
- g) Racing of motorized vehicle other than in a lawful racing event;
- h) The operation of a motor vehicle in such a way that tires squeal;
- i) The operation of a motor vehicle or a motor vehicle with a trailer resulting in banging, clanking, squealing or other noises due to improperly secured load to equipment, or inadequate maintenance.

Schedule "B" to By-Law Number 2023-XX

Activities to which the By-law does not apply

- a) Road and Bicycle races authorized by the Municipality;
- b) Regimental salutes;
- c) Parades authorized by the Municipality;
- d) Firework displays authorized by the Municipality;
- e) Midways and circuses authorized by the Municipality;
- f) Sporting, recreational and entertainment events in public parks, buildings or grounds authorized by the Municipality;
- g) Non-motorized sports, sporting events and recreational activities occurring in public parks and grounds that were specifically designed for such activities;
- h) Musical and other performances in public parks, public buildings or public grounds authorized by the Municipality;
- i) Special neighbourhood social activities on streets or other public land authorized by the Municipality;
- j) Transformers and diesel operated pumps owned by the Municipality and necessary preventive maintenance work undertaken by the Municipality;
- k) Necessary municipal operations, including but not limited to, snow clearing, street cleaning and garbage collection, undertaken by, or on behalf of, the Municipality;
- l) Snow removal that is essential for the normal operation of a business;
- m) Church clocks striking the hour and chimes ringing and the playing of any church carillon;
- n) Generators for the purpose of power outages;
- o) The discharge of a firearm in accordance with the Municipality's Discharge of a Firearm By-law; and
- p) Events approved by the Special Events By-law.

The Corporation of the Township of Douro-Dummer

By-law Number 2023-XX

A By-Law to Prohibit and Regulate Certain Public Nuisances within the Township of Douro-Dummer

Whereas the Council of the Township of Douro-Dummer deems it appropriate to enact a by-law to prohibit and regulate certain public nuisances within the Township of Douro-Dummer pursuant to sections 128 and 129 of the *Municipal Act, 2001*, S.O. 2001, c. 25, ("*Municipal Act, 2001*") as amended;

And Whereas section 10 of the *Municipal Act, 2001* provides that a Municipality may pass by-laws respecting: economic, social and environmental well-being of the Municipality; health safety and well-being of persons; and the protection of persons and property.

And Whereas section 444 of the *Municipal Act, 2001* authorizes municipalities to make orders requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity;

And Whereas sections 445 and 446 of the *Municipal Act, 2001* authorize municipalities to issue work orders and in default of a work order being completed by the person directed or required to do it, the work shall be done by the Municipality at the person's expense by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes;

And Whereas section 128 of the Act provides that, without limiting sections 9 and 10, a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of the Council of the Township of Douro-Dummer, are or could become, or cause public nuisances;

Now Therefore Be It Resolved that the Council of The Corporation of the Township of Douro-Dummer hereby enacts as follows:

Interpretation:

1. Definitions

In this By-law:

- 1.1. **By-law** means this by-law to prohibit and regulate certain nuisances within the Township of Douro-Dummer;
- 1.2. **Canada Post** means Canada Post Corporation established by the Canada Post Corporation Act, R.S.C., 1985, c. C-10;
- 1.3. **Cannabis Plant** means a plant that belongs to the genus Cannabis and, in the absence of evidence to the contrary, includes any plant described as cannabis or by a name that is commonly applied to cannabis;
- 1.4. **Clearly Audible** means sound that can be heard, and in the case where multiple sounds are heard, the most dominant sound;
- 1.5. **Cultivate, Cultivated, Cultivating or Cultivation** in respect of cannabis, means to grow, propagate or to harvest cannabis plants and includes the possession of cannabis plants;
- 1.6. **Defecate** means to discharge excrement from the human body;
- 1.7. **Fight** means any confrontation involving violent physical contact between

- two or more people;
- 1.8. **Graffiti** means one or more letters, symbols, figures, images, etchings, scratches, inscriptions, stains or other markings howsoever made or affixed to a property that disfigure, deface or otherwise mar said property;
 - 1.9. **Highway** includes a common and public highway, street, avenue parkway, driveway, fire route, square, place, bridge, part of which is intended for use or used, by the general public for the passage of vehicles or persons, and includes the area between the lateral property lines thereof, including sidewalks and boulevards;
 - 1.10. **Litter** means any cigarettes, paper, cardboard, bottles, glass or other such material or garbage;
 - 1.11. **Loiter** means lingering on the way, to travel indolently with frequent pauses without any apparent destination;
 - 1.12. **Municipality** means the Township of Douro-Dummer;
 - 1.13. **Nuisance** means anything that is injurious to health, indecent, offensive to any of the Senses, or results in the loss of enjoyment of normal use of property;
 - 1.14. **Nuisance Party** means a social gathering on Premises which, by reason of the conduct of the Persons in attendance, is annoying, unpleasant, indecent or offensive to the senses of another person, or otherwise interferes with the comfortable enjoyment of life and property by another person and includes but not limited to:
 - (i) disorderly conduct;
 - (ii) public drunkenness or public intoxication;
 - (iii) the unlawful sale, furnishing, or distribution of alcoholic beverages or controlled substances or illegal substances;
 - (iv) the deposit or refuse on public or private property;
 - (v) damage to or destruction of public or private property;
 - (vi) pedestrian traffic, vehicular traffic, or illegal parking that obstructs the free flow of traffic or could interfere with the ability to provide emergency services;
 - (vii) unreasonable noise created by yelling, shouting, hooting, whistling, singing or other vocal expression or by the use of sound amplification device that is clearly audible at a Point of Reception;
 - (viii) unlawful open burning or fireworks;
 - (ix) public disturbances, including public brawls or public fights or violence;
 - (x) outdoor public urination or defecation;
 - (xi) use or entry upon a roof not intended for such occupancy;
 - 1.15. **Owner** means the registered owner of a property and includes a property manager, occupant, tenant, or any Person who otherwise has rightful possession of or possessory control of any premises;
 - 1.16. **Officer** means a Police Officer or a Municipal Law Enforcement Officer appointed under any federal or provincial statute or regulation or Municipal by-law or any other person assigned or appointed by Council of the Municipality to administer or enforce this By-law and includes a person employed by the Municipality whose duties are to enforce this By-law;
 - 1.17. **Person** means an individual, firm, corporation, association or partnership and includes an Owner;
 - 1.18. **Point of Reception** means any point on the Premises of a Person where sound or vibration originating from other than those Premises is clearly audible to that Person, or any point in a Public Place/Public Space where sound is clearly Audible to a Person located more than 6 metre from the source of the sound.
 - 1.19. **Porta Potty** means a portable building containing a toilet;
 - 1.20. **Premises** means any Public Place/Public Space or private property in the Municipality, including but not limited to County Roads, Municipally maintained roads, fire routes, parks, parking lots, beaches, fields, yards

- appurtenant to a building or dwelling or vacant lands;
- 1.21. **Public Place/Public Space** includes a Highway, sidewalk, pedestrian walkway or trail, property and any place to which the public have an expressed or implied right of access or access as of right or by invitation, is exposed to public view, whether or not the property is owned by the person contravening the By-law, but does not include a Washroom Facility;
 - 1.22. **Senses** means a faculty by which the human body perceives an external stimulus and includes one or more of the faculties of sight, smell, hearing, taste and touch;
 - 1.23. **Spit** means to eject phlegm, saliva, chewing tobacco, juice or any other substance from the mouth;
 - 1.24. **Urinate** means to discharge urine from the human body;
 - 1.25. **Vomit** means to eject matter from the stomach through the mouth; and
 - 1.26. **Washroom Facility** means a room inside a building that is equipped with toilet facilities and includes a Porta Potty.

2. Application

- 2.1. This By-law applies to all persons, lands and properties in the Township of Douro-Dummer.
- 2.2. This By-Law shall not be interpreted as exempting any Person from the requirement to comply with any other Municipal By-Law. In the event of a conflict between the provisions of this by-law and any other Municipal by-law, the provisions which are more protective of the public assets of the Municipality, the economic, social and environmental well-being of the Municipality, the health, safety and well-being of persons in the Municipality, and persons and property in the Municipality, shall apply.

Restrictions

3. Prohibited Activity

- 3.1. No Person shall cause, create, permit or participate in a Nuisance in any Public Place/Public Space or Premises in the Township of Douro-Dummer.
- 3.2. No person shall Urinate, Defecate, Vomit or Spit in a Public Place/Public Space or Premises.
- 3.3. No person shall knock over or attempt to knock over a Canada Post mailbox, Canada Post relay box, newspaper box, recycling container, garbage container or other similar waste container, or any other structure or object, located in a Public Place/Public Space. This section shall not apply to:
 - (a) Municipal employees or any person under contract to the Municipality while performing work in the normal course of their duties; or
 - (b) Canada Post employees or any person under contract to Canada Post while performing work in the normal course of their duties.
- 3.4. No person shall cause, create or permit light from the Cultivation of cannabis plants to shine upon the land of others so as to be or to cause a Nuisance to any person or to the public generally.
- 3.5. Every owner or occupier of land shall ensure that no light from the Cultivation of cannabis plants on his or her land shines upon the land of others so as to be or to cause a Nuisance to any person or to the public generally.

- 3.6. Outdoor lighting and indoor lighting from the Cultivation of cannabis plants that can be seen outdoors shall be operated, placed and maintained, or have a barrier placed and maintained, so as to prevent or block direct illumination of the interior of a building on adjoining land or lands regardless of whether a building has or may have a barrier, shades, drapes or other interior window coverings.
- 3.7. No person shall cause, create or permit the emission of an odour from the Cultivation of cannabis plants so as to be or to cause a Nuisance to any person or to the public generally.
- 3.8. Every owner or occupier of land shall ensure that no emission of an odour from the Cultivation of cannabis plants on his or her land is or causes a Nuisance to any person or to the public generally.
- 3.9. No person shall loiter in a Public Place/Public Space or Premises.
- 3.10. No one person shall participate in a fight in any Public Place/Public Space or Premises.
- 3.11. No person shall refuse to identify themselves when requested to do so by a police officer or a municipal by-law enforcement officer.
- 3.12. No person shall interfere with another Person's use and enjoyment of a Public Space/Public Place by using abusive or insulting language as a personal invective, directed at either an individual or identifiable group.
- 3.13. No person shall mark or apply, or cause, or permit graffiti to be placed on any property.
- 3.14. No person shall mark or apply graffiti on any Public Place/Public Space or Premises.
- 3.15. The Owner shall maintain the Owner's property free of graffiti.
- 3.16. No person shall leave, throw or deposit any bottles, glasses or other materials on public or private property.
- 3.17. No person shall sponsor, conduct, continue, host, create, attend, allow, cause or permit a Nuisance Party.
- 3.18. No person, who individually or jointly with others, is an owner, occupant, tenant or who otherwise has rightful possession of or control of any premises, shall allow, cause or permit a Nuisance Party on the premises under their possession or control.
- 3.19. Every person who sponsors, conducts, continues, hosts, creates, allows, causes or permits a Nuisance Party shall take all reasonable and lawful actions to end a Nuisance Party.

Enforcement

4. Enforcement

- 4.1. The provisions of this By-law may be enforced by an Officer.

- 4.2. If an Officer is satisfied that a contravention of this By-law has occurred, he or she may make an order requiring the person who contravened the By-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred, to discontinue the contravening activity.
- 4.3. An order under section 4.2 shall set out:
- (a) reasonable particulars of the contravention adequate to identify the contravention and the location of the land on which the contravention occurred; and
 - (b) the date or dates by which there must be compliance with the order.
- 4.4. If an Officer is satisfied that a contravention of this By-law has occurred, he or she may make an order requiring the person who contravened the By-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred, to do work to correct the contravention.
- 4.5. An order under section 4.4 shall set out:
- (a) reasonable particulars of the contravention adequate to identify the contravention and the location of the land on which the contravention occurred;
 - (b) the work to be completed;
 - (c) and the date by which the work must be complete.
- 4.6. An order under section 4.4 may require work to be done even though the facts which constitute the contravention of the By-law were present before the By-law making them a contravention came into force.
- 4.7. An order made under sections 4.2 or 4.4 may be served personally or by registered mail to the last known address of:
- (a) the person who caused, created or permitted the offence; and
 - (b) the owner or occupier of the lands where the contravention occurred.
- 4.8. Where an owner or occupier of the land on which the contravention occurred, who has been served with an order and fails to comply with the order, then an Officer, or any authorized agent on behalf of the Municipality may enter on the land at any reasonable time and complete the work required to bring the land into compliance with the provisions of this By-law as set out in the order.
- 4.9. Where the work required to bring the land into compliance with the By-law has been performed by or for the Municipality, the costs incurred in doing the work may be collected by action or the costs may be added to the tax roll for the land and collected in the same manner as taxes.
- 4.10. An Officer may enter on land at any reasonable time for the purpose of carrying out an inspection to determine whether any provision of this By-law or an order made under this By-law is being complied with.
- 4.11. For the purposes of conducting an inspection pursuant to this By-law, an Officer may:
- (a) require the production for inspection of documents or things relevant to the inspection;
 - (b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
 - (c) require information from any person concerning a matter related to the

inspection; and
(d) alone, or in conjunction with a person possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purpose of the inspection.

4.12. Where an officer has reasonable grounds to believe that an offence under this By-Law has been committed by a Person, the Officer may require the name, address and proof of identity of that Person.

4.13. No person shall prevent, hinder or obstruct, or attempt to hinder or obstruct an Officer who is exercising a power or performing a duty under this By-law.

5. Offence and Penalty

5.1. Any person or corporation who contravenes any provision of this By-law or who fails to comply with an order made under this By-law or who obstructs or attempts to obstruct an Officer in carrying out their duties under this By-law is guilty of an offence and could be subject to a fine.

6. Continuing Offence

6.1. Each day or a part of a day that a contravention of this By-law continues is deemed to be a continuing offence in accordance with section 429 of the Municipal Act, 2001, as amended.

Miscellaneous

7. Severability

7.1. Where a court of competent jurisdiction declares any provision of this By-law invalid, or to be of no force or effect, the provision shall be deemed conclusively to be severable from the By-law and every other provision of this By-law shall be applied and enforced in accordance with its terms to the extent possible according to law.

8. Short Title

8.1. This by-law may be referred to as the "Public Nuisance By-law".

9. Effective Date

10.1 That this By-law shall come into force and take effect on the date of its final passing.

Read a first, second and third time and passed this xx day of XXXX, 2023.

DRAFT BY-LAW

Being a By-law to License, Regulate and Govern Short-term Rental Accommodations

WHEREAS the Council of the Township of Douro-Dummer may, pursuant to the *Municipal Act*, 2001 S.O. 2001, c. 25. as amended, enact by-laws for the licensing, regulating and governing of businesses and occupations in the Township of Douro-Dummer.

AND WHEREAS pursuant to *Municipal Act*, Part II, section 8. (1), a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate to enhance the municipality's ability to respond to municipal issues;

AND WHEREAS pursuant to *Municipal Act*, Part II, Section 8 (3), authorizes a municipality to:

- a) Regulate or prohibit respecting the matter;
- b) Require persons to do things respecting the matter;
- c) Providing for a system of licenses respecting the matter.

AND WHEREAS pursuant to *Municipal Act*, Part II, Section 9, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS pursuant to *Municipal Act*, Part II, Section 11 (2), paragraph 6 of the *Municipal Act*, authorizes a municipality to pass a By-law respecting the health, safety and well-being of Persons;

AND WHEREAS pursuant to *Municipal Act*, Part II, Section 23.1 authorizes a municipality to delegate its powers and duties;

AND WHEREAS pursuant to *Municipal Act*, Part IV, Section 151, provides that a municipality may provide for a system of Licenses with respect to a business and may:

- a) Prohibit the carrying on or engaging in the business without a License;
- b) Refuse to grant a License or to revoke or suspend a License;
- c) Impose conditions as a requirement of obtaining, continuing to hold or renewing a License;

- d) Impose special conditions on a business in a class that have not been imposed on all the businesses in that class in order to obtain, continue to hold or renew a License;
- e) Impose conditions, including special conditions, as a requirement of continuing to hold a License at any time during the term of the License; and
- f) License, regulate or govern real and Personal Property used for the business and the Persons carrying it on or engaged in it;

AND WHEREAS pursuant to Section 434.1 of the Municipal Act, a municipality has the authority to impose fees as an additional means of encouraging compliance with this By-law;

AND WHEREAS the Council of the Corporation of the Township of Douro-Dummer deems it desirable that such licensing, regulation and governing takes place with regard to the Short-term Rental Accommodation as defined in this By-law;

NOW THEREFORE the Council of the Township of Douro-Dummer hereby enacts as follows:

1. **DEFINITIONS**

For the purposes of this By-law:

“Accessory Building or Structure” means a detached building or structure, the use of which is incidental to, subordinate to and exclusively devoted to the principal use in the main building located on the same lot.

“Agent” means a person duly appointed by an owner or the Township to act on their behalf.

“Applicant” means the person applying for a License or renewal of a License under this By-law.

“Building” means a structure occupying an area greater than (10) ten square metres consisting of a wall, roof and floor or any of them or a structure system serving the function thereof including all associated works, fixtures and service systems.

“Committee” means a committee of individuals which has been delegated, by the Township of Douro-Dummer, the responsibility of handling appeals, suspensions, and revocations of Licenses under this by-law]

“Corporation” means a body incorporated pursuant to the *Business*

“Dwelling Unit” means one or more habitable rooms designed, occupied or intended to be occupied as living quarters as a self-contained unit and shall, at a minimum, contain sanitary facilities, a kitchen and accommodation for sleeping.

“Existing” means existing as of the date this by-law takes effect.

“Fee” means a Fee as set forth in the Fee’s and Charges By-law which is not prorated and non-refundable.

“Guest Room” means a room offered for short-term rental accommodation intended primarily for overnight occupation, which conforms to the standards for a bedroom, as set forth by the Ontario Building Code. A Guest Room shall not include any tent, trailer, boat, or any other similar structure.

“License” means the License issued under this by-law as proof of licensing under this by-law.

“Licensed” means to have in one’s possession a valid and current license issued under this by-law and unlicensed has the contrary meaning.

“Licensee” means a Person who holds a License or is required to hold a License under this by-law.

“Licensing Officer” means any person or persons provided the authority by the Township to issue a license under this by-law.

“Non-Conforming Use” means an existing use that is not permitted use in the zone in which that said use is situated as of the date of passing of this by-law.

“Nuisance” means an activity or behavior that causes a material inconvenience, discomfort, or damage to others, either to individuals and/or to the general public.

“Occupant” means a person that intends to use the Short-term Rental Accommodation for overnight lodging but shall not include daily visitors to the property.

“Officer” means a Police Officer, Fire Inspector, Building Inspector, Municipal Law Enforcement Officer.

“Owner” means the Person holding title to the Property on which the Short-term Rental Accommodation is located, and “Ownership” has a corresponding meaning.

“Parking Area” means an area of land, accessory to a permitted use, not located within a street or highway that is used for the parking of motor vehicles, but shall not include any area where motor vehicles, commercial motor vehicles or tractor trailers for sale, maintenance or repair are kept or stored.

“Person” means an individual, a Corporation, a partnership, or an association, and includes a Licensee or an Applicant for a License under this by-law as the context requires.

“Property” means the land upon which a Short-term Rental Accommodation is operated, exclusively of buildings or structures or any part thereof.

“Renter” means the person responsible for the rental of the Premise by the way of concession, permit, lease, license, rental agreement or similar commercial arrangement.

“Renter’s Code of Conduct” means a document, as set forth in Schedule “A” that has been prepared by the Town that prescribes the roles and responsibilities of the renter, including but not limited to behavioral expectations as they relate to non-disturbance of neighbours, compliance with applicable Township by-laws, and adherence to the provisions of this by-law.

“Responsible Person” means the owner (must be 18 years of age) or agent assigned by the owner or licensee of the Short-term Rental Accommodation dwelling to ensure the Short-term Rental Accommodation dwelling is operated in accordance with the provisions of this By-law, the license, and all other applicable laws.

“Short-term Rental Accommodation” means a dwelling or dwelling unit, that in whole or in part, is rented or available for rent with the intention of financial compensation for an occupancy period of not more than 28 consecutive days but shall not include a bed and breakfast establishment, hotel, motel or any other use otherwise defined by the Township Zoning By-law.

“Township” means the Township of Douro-Dummer.

2. ADMINISTRATION:

- 2.1 The Licensing Officer shall be responsible for the administration of this by-law.

- 2.2 Officers shall be responsible for the enforcement of this by-law.
- 2.3 Upon receipt of an application for a License, a Licensing Officer shall perform the following functions:
- a) Receive and review the application in conjunction with any provisions of this by-law, and
 - b) Ensure the relevant Officers have carried out the necessary inspections to satisfy the Township that the Premises is in compliance with the provisions of this by-law.
- 2.4 Applications for license and issued licenses, along with the legal description, civic address and associated owner, responsible person contact information will be posted on the Township website.
- 2.5 Persons who own, operate, License or offer a Premises for short-term accommodation as of the effective date of this by-law, must file an application for a license under this by-law.

3. *PROHIBITIONS*

- 3.1 No person shall use or operate any Short-term Rental Accommodation dwelling unless he or she holds a current license issued pursuant to this by-law.
- 3.2 No person shall use or operate any Short-term Rental Accommodation dwelling with a revoked, suspended, or expired license.
- 3.3 No person shall advertise a Short-term Rental Accommodation without a license.
- 3.4 No person shall violate the Renters Code of Conduct.
- 3.5 No person shall transfer or assign a license issued under this by-law.
- 3.6 The maximum number of Persons, including but not limited to residents or occupants, permitted to stay overnight lodging on any license premise, shall be restricted to 2 persons per guest room and be delineated on the required floor plan. Rooms with murphy beds or pullout couches shall be included as a guest room. Licensee shall not operate with occupancy loads greater than eight (8) persons.
- 3.7 No licensee shall rent any guest room in a Short-term Rental Accommodation dwelling other than a guest room that was identified and approved as such on the floor plans submitted with the application for the Short-term Rental Accommodation License.

- 3.8 The provisions of this section shall not apply when the Short-term Rental Accommodation is not rented.
- 3.9 Short-term Rental Accommodations shall comply with all applicable Municipal By-laws and provincial legislation.

4. TERM AND RENEWAL OF LICENCES AND REGISTRATIONS

- 4.1 A license or registration issued pursuant to the provisions of this by-law shall be for a period of the year in which it is issued and shall expire on the 30th day of April in each calendar year, or
 - a) Upon the sale or transfer of the Short-term Rental Accommodation dwelling to a person other than a licensee;
 - b) A Short-term Rental Accommodation license cannot be assigned or transferred from the Licensee to another party;
 - c) The license has been revoked in accordance with the provisions of this by-law.
- 4.2 Where a person holding a license registration issued under this by-law fails to apply for the renewal of their license or registration by the date required, the person shall pay a late renewal administration fee in addition to all other applicable fees.
- 4.3 Where a person holding a license or registration issued under this by-law fails to renew it within 90 days of the renewal date, it shall be cancelled, and the person shall be required to apply for a new license or registration under this by-law and pay all applicable fees.

5. LICENSING REQUIREMENTS

- 5.1 Every application for a new License, or the renewal of an existing License, shall include:
 - a) A completed application in the form required by the Township, which include each Owner, Applicant and/or Agent's name, address, shall telephone number, and email address;
 - b) In the instance of an applicant or agent acting on behalf of the owner, an owner's written authorization permitting the applicant or agent to act on their behalf;
 - c) Proof of Ownership for the Premise;
 - d) Proof that the Applicant is at least eighteen (18) years of age, if the Applicant is an individual;
 - e) Proof that the Applicant, if a Corporation, is legally entitled to conduct business in Ontario, including but not limited to:

- i. An article of incorporation or other incorporating documents, duly certified by the proper government official or department of the Province of Ontario or the Government of Canada; and
- ii. A list containing the names of all shareholders of the Corporation;
- iii. In the case of an Applicant being a partnership, the names and addresses of each member of the partnership as well as the name under which the partnership intends to carry on business;
- iv. In the case of an Applicant or Agent acting on behalf of the Owner, an Owner's written authorization.

Proof of insurance which includes a liability limit of no less than two million dollars (\$2,000,000.00) per occurrence for Property damage and bodily injury and identifies that a Short-term Rental Accommodation is being operated on the Property.

5.2 Every person shall operate a Short Term Rental Accommodation in accordance with the approved site plan and floor plan, drawn to scale and fully dimensioned of the Premises included:

- a) The location of all buildings and structures on the Property;
- b) The use of each room;
- c) Location of smoke detection and early warning devices;
- d) Location of fire extinguishers;
- e) All entrances/exits to and from the building;
- f) Exterior decks that are appurtenant to the Premises; and related site amenities including dimensioned parking spaces, and other buildings or structures on the Property.
- g) Septic and well locations, if applicable.

5.3 A Licensee shall provide to the Township the name and contact information of the Owner or Owner's Agent (responsible person) who can readily contacted within thirty (30) minutes and respond to an emergency or contravention of any Township By-law and shall make the responsible person available on site of the Short-term Rental Accommodation dwelling within sixty (60) minutes of being notified of the occurrence.

5.4 Where the dwelling unit containing the STR is serviced by private well and/or septic, proof must be provided, to the satisfaction of the Township, that the private water and septic system are of an adequate capacity to accommodate the maximum occupancy of the unit and further, that such private services comply with all Provincial standards for portable water and septic systems.

5.5 The Licensee shall be responsible for informing the Township in writing of any changes to the approved information contained within the license

application or any deviation to the approved plans within seven (7) days of such change or deviation. Nothing herein allows a Licensee to rent rooms other than those identified and approved on the floor plans submitted with the application for a License unless the Township has approved same.

- 5.6 A Licensee must ensure that any listing, advertisement, etc. includes the corresponding License number issued by the Township.
- 5.7 A Licensee shall be an Owner who is an individual or group of individuals and not a corporation, partnership, or business, except where section 5.11 applies.
- 5.8 Corporate Owners may be permitted to become a Licensee at the discretion of the Licensing Officer, if staff is satisfied in its sole discretion that the property is used and held primarily for residential purposes.

6. SITE REQUIREMENTS

- 6.1 The provision of parking on the site plan drawing shall be in compliance with the parking provisions as set forth in the Township Zoning By-law.
- 6.2 No person shall park a vehicle other than in a parking area which consists of a hard-surfaced driveway (gravel, paved, concrete, interlock or similar hard surface).
- 6.3 Every person shall make the following available to guests:
 - a) A copy of the current license retained on site of the Short-term Rental Accommodation dwelling and available for inspections by Town staff.
 - b) A copy of the current Township Noise By-law.
 - c) A copy of the current Parking provisions for Short-term Rental Accommodation dwellings as described in the Town's Zoning By-law, as amended.
 - d) A copy of the approved floor plans identifying the rooms and also showing exits and fire escape routes.
 - e) A copy of the Renters Code of Conduct.
- 6.4 All Short-term Rentals Accommodation dwelling units must provide a class ABC fire extinguisher in any cooking area and a class BC or better on each floor of the unit.

7. INSPECTION

- 7.1 It is the responsibility of any Person applying for a License to contact the Township for an inspection, which shall ensure compliance with the following where applicable:
 - a) Provisions of this by-law;
 - b) Ontario Building Code Act, 1992, S.O. 1992, c.23 ("Building Code Act")
 - c) Ontario Fire Protection and Prevention Act, 1997, S.O. 1997, c.4 ("Fire

Protection and Prevention Act”)

- d) Property Standards By-law;
- e) Zoning By-law;
- f) Any other municipal by-laws or provincial legislation that may affect the status of the application.

- 7.2 During the inspection process, all relevant departments of the Township may provide comment on any known matters that would assist with determination of license eligibility.

8. *ISSUANCE OF LICENSE SUSPENSION AND GROUNDS FOR REFUSAL*

- 8.1 The Licensing Officer shall have the authority to issue, refuse to issue or renew a License, to revoke or suspend a License, or to impose terms and conditions on a License.

- 8.2 The Licensing Officer may refuse to issue or renew a License where:

- a) if, in the opinion of the Licensing Officer in his, her, or their absolute discretion, that the use of the Property for Short Term Rental Accommodation is likely to cause a significant public nuisance due to excessive noise, violations of applicable property standards or property maintenance, or other reasons;
- b) A License has been previously revoked, suspended, or made subject to terms and conditions;
- c) A Person applying for a License has presented a history of contravention with this By-law or other Township By-laws;
- d) The Renter's Code of Conduct (Schedule "A") has been violated;
- e) The proposed use of the Premises is not permitted by the Zoning By-law;
- f) The Owner is indebted to the Township in respect of fines, penalties, judgements, or any other amounts owing, including awarding of legal costs, disbursements, outstanding Property taxes and late payment charges, against an Owner's Property;
- g) The Property to be used for carrying on the trade, business or occupation does not with applicable federal and provincial law and regulations or municipal by-laws, including, but not limited to, the Zoning By-law, Property Standards By-law, the Building Code Act, the Fire Protection Act, and the Electricity Act.

- 8.3 The Licensing Officer may revoke a license where three (3) or more contraventions or complaints have been received by the Township within a six (6) month period or where four (4) or more contraventions or complaints have been received by the Township within a twelve (12) month period. The validity of a complaint is at the discretion of the Officer based on an investigation of the complaint.

- 8.4 The Licensing Officer, if satisfied that the continuation of a License poses a danger to the health or safety of any Person, may, for the time and such conditions as are considered appropriate, suspend a License for not more

the fourteen (14) days. If after this period, the Licensing Officer is satisfied that the continuation of a License will continue to pose a danger to the health or safety of any Person, he/she may further suspend for not more than fourteen (14) days or revoke a License.

- 8.5 The Licensing Officer may revoke a license if it was issued in error or granted based on incorrect or false information.

9. APPEAL

- 9.1 Where the Licensing Officer has denied an Applicant a License, a renewal of a License, or has suspended or revoked a License, the Licensing Officer shall inform the Applicant or Licensee by way of written notice setting forth the grounds for the decision with reasonable particulars and shall advise of the right to appeal such decision to Committee
- 9.2 A person may appeal to Committee in relation to the matter of notice in subsection (1). Appeals will not be permitted for any matters that have already been heard by the Committee. A request for an appeal shall be made in writing to the Licensing Officer, setting forth the reasons for the appeal, within 14 business days after service of the written notice and payment of the required appeal fee (Fees and Charges By-law).
- 9.3 Where no request for an appeal is received in accordance with subsection (2), the decision of the Licensing Officer shall be final and binding.
- 9.4 Where a request for an appeal is received, a hearing of the Committee shall be convened, and the Applicant of License shall be provided reasonable written notice thereof.
- 9.5 After such opportunity to be heard is afforded, the Committee shall make a decision. When making its decision the Committee may consider any matter pertaining to this by-law, or other matter that relates to the general welfare, health or safety of the public. When making its decision, the Committee may refuse to issue, or renew a License, revoke, suspend, or impose any condition to a License. The Committee's decision is final and binding and shall not be subject to review.
- 9.6 Where the Committee conducts a hearing, the rules set in the Statutory Powers Procedure Act, R. S.O. 1990, c. S.22 ("Statutory Powers Procedure Act") shall apply.

10. ORDERS

- 10.1 If an Officer is satisfied that a contravention of this By-law has occurred, the Officer may make an Order requiring the person who contravened this By-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to take actions to correct the contravention.

10.2 The Order shall set out:

10.2.1 Reasonable particulars of the contravention adequate to identify the contravention and the location of the land on which the contravention occurred.

10.2.2 The work to be completed and the date by which the work must be complete.

10.3 An Order may be served personally upon the person to whom it is directed to or sent by regular mail to the address shown on the last revised assessment roll or to the last known address.

10.4 An Order under Section 10.1 may require action be taken even though the facts which constitute the contravention of this by-law were present before this by-law making them a contravention came into force.

10.5 No person shall fail to comply with an Order issued pursuant to Section 10.1.

10.6 If an Officer is satisfied that a contravention of this by-law has occurred, the Officer may make an order, known as a Discontinue Activity Order, requiring the person who contravened this by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity.

10.7 The Discontinue Activity Order shall set out:

10.7.1 Reasonable particulars of the contravention adequate to identify the contravention and the location of the land on which the contravention occurred.

10.7.2 The date by which there must be compliance with the Discontinued Activity Order.

10.8 A Discontinue Activity Order may be served personally upon the person to whom it is directed to or sent by regular mail to the address shown on the last revised assessment roll or to the last known address.

10.9 No person shall fail to comply with a Discontinue Activity Order issued pursuant to Section 10.6.

10.10 In the event the Officer is unable to serve an Order under the provisions of this by-law, the Order shall be posted in a conspicuous place on the property, and the placing of the Order shall be deemed to be sufficient service of the Order on the property owner.

10.11 An Order under this by-law may require work to be done even though the facts which constitute the contravention of this by-law were present before this by-law came into force.

11. ENTRY AND INSPECTION

- 11.1 An Officer, or their designate may at reasonable times, enter upon lands, premises, buildings or place where a License has been issued under this by-law, for the purposes of carrying out an inspection, taking photographs and obtaining evidence to determine compliance to this by-law.
- 11.2 Every person shall permit the Officer, or their designate to inspect any land for the purpose of determining compliance with this by-law.
- 11.3 The Township's power of entry may be exercised by an Officer, or Agent for the Township and this person may be accompanied by any person under their direction, including Law Enforcement Services.
- 11.4 During any inspection carried out under this By-law, an Officer may be accompanied by other Township of Douro-Dummer employees, Agents or authorities as deemed necessary.
- 11.5 The Township may undertake an inspection pursuant to an order issued under provisions of this By-law or Section 438 of the *Municipal Act*.
- 11.6 It is responsible of any person applying for a License to either, contact the Township for an inspection or provide required documentation, which shall ensure compliance with the following where applicable:
 - a) Provisions of this By-law;
 - b) Ontario Building Code Act, 1992, S.O. 1992, c.23;
 - c) Ontario Fire Protection Act, 1997, S.O. 1997, c.4;
 - d) Electricity Act, 1998, S.O. 1998, c. 15, Sched. A;
 - e) Applicable Zoning By-law;
 - f) Any other municipal by-laws or provincial legislation.
- 11.7 During the inspection process, all relevant departments of the Township may provide comment on any known matters that would assist with determination of License eligibility.
- 11.8 Inspections that requested by the Licensee at address violations under the by-law that confirm at the end of the inspection the violation remains against the Licensee, may be subject to pay a "Non-compliance Re-inspection Fee" as per the Fee & Charges By-law, which may be amended from time to time.

12. OBSTRUCTION

- 12.1 No person shall hinder or obstruct, or attempt to hinder or obstruct, any Officer, Fire Official, Building Inspector exercising a power or performing a duty under this By-law.
- 12.2 Any person who has been alleged to have contravened any of the provisions of this By-law, shall identify themselves to the Officer, Fire Official or Building

Inspector upon request, failure to do so shall be deemed to have obstructed or hindered the Officer, Fire Officer or Building Inspector in the execution of his duties.

13.0 SET FINES

- 13.1 Set Fines established by By-law 2023-XX, applies to this By-law.
- 13.2 Every Person who contravenes a provision of this By-law shall upon the issuing of a Penalty Notice is liable to pay the Township the set fine set out in By-law 2023-XX

14. PENALTY PROVISIONS

- 14.1 Every Person who contravenes any provision of this by-law is guilty of an offence pursuant to the provisions of the Provincial Offences Act R.S.O. 1990, Chapter P.33, as amended, and upon conviction, a Person is liable to a fine of not more than \$5,000, exclusive of costs.
- 14.2 Every Person guilty of an offence under this by-law may, if permitted under the Provincial Offences Act, pay a set fine and the Chief Judge of the Ontario Court Provincial division, shall be requested to establish set fines in accordance with Schedule "D" attached to this By-law.
- 14.3 Each individual contravention constitutes a new offence.
- 14.4 Each day a contravention continues constitutes a new offence.
- 14.4 Where a Corporation is convicted of an offence under this by-law, the maximum penalty is \$50,000 for a first offence and \$100,000 for any subsequent offence.
- 14.5 Where a Person has been convicted for an offence under this by-law by a court of competent jurisdiction, the court may in addition to any other penalty imposed on the Person convicted, issue an order prohibiting the continuation or repetition of the offence or the doing of any act or thing by the Person convicted directed toward the continuation or repetition of the offence.

15. SEVERABILITY

- 15.1 If a court of competent jurisdiction should declare any section or part of a section of this By-law to be invalid such section or part of a section shall not be construed as having persuaded or influenced Council to pass the remainder of this By-law and it is hereby declared that the remainder of this By-law shall be valid and shall remain in force.

16. SCHEDULES

- 16.1 That the following are attached hereto and form part of this Agreement:

- a) Schedule "A"- Renter's Code of Conduct
- b) Schedule "B"- Responsible Person Contact
- c) Schedule "C"- Fee Schedule
- d) Schedule "D"- Set Fines

17. *SHORT TITLE*

- 17.1 That this By-law shall be referred to as the "Short-term Rental Licensing By-law"

18. *EFFECTIVE DATE*

- 18.1 This By-law shall come into full force and effect on January 1, 2024.

Renter's Code of Conduct
Schedule A to By-law 2023-XX

1. Premise of this Code

The purpose of the Renter's Code of Conduct is to acknowledge that Short-term Rental Accommodation premises may be permitted in residential neighbourhoods and that the permanent residents of these neighbourhoods have the right to enjoy their own properties without nuisance. Short Term Rental Accommodations shall not cause public nuisance.

It also outlines specific requirements for Short-term Rental Accommodations and imposes responsibilities for both Owners and Renters of such properties and that Owners bear the primary responsibility of conveying this information to renters of their property.

2. Objectives of this Code

The objective of this Code is to establish acceptable standards of behavior for renters and their guests, and to minimize any adverse social or environmental impacts on their neighbors and neighborhood.

3. Residential Area

The Renter acknowledges for themselves and on the behalf of others that they will be occupying a short-term rental accommodation.

4. Guiding Principles

The Guiding Principles for short term accommodation renters are:

- The premise that you are occupying is a home;
- Treat the premise as your own;
- Respect your neighbours; and,
- Leave it as you find it.

5. Maximum number of Renters and Guests

The maximum number of occupants within this dwelling that is being operated as a short-term rental accommodation shall not exceed _____**occupants**. (Please note that the maximum number of occupants permitted under By-law 2023-XX is 8 Occupants or less based on the approved occupant number stated in the terms/conditions of your STR licence.)

The number of non-occupying guests permitted at a short-term accommodation premises must not be such that it may conflict with the neighbourhood, amenity and off-street and on-street parking capacities or restrictions.

6. Noise and Residential Amenity

No person shall make noise so as to cause a disturbance or conduct themselves in an antisocial behaviour. Examples of noise that is deemed to be a disturbance include:

- a) Loud music;
- b) Outdoor or backyard gatherings involving excessive noise;

Renter's Code of Conduct
Schedule A to By-law 2023-XX

- c) Late or early hour disturbances; and,
- d) Yelling, shouting, hooting or other boisterous activity.

Renters and their guests are not allowed to disturb neighbours or interfere with their enjoyment of their properties, or the public realm, at any time of the day or night. Failure to comply with the conditions of the Township's Noise By-law (where applicable) or the Short-term Rental Accommodations By-law may result in enforcement action by the Township of Douro-Dummer Bylaw Enforcement division, or the Ontario Provincial Police.

7. Municipal By-laws

The Township of Douro-Dummer has enacted and enforces regulatory by-laws that govern the use of properties, roadways and activities within the Township. While renting a short-term rental accommodation you are required to ensure you and your guests comply with all the applicable Municipal By-laws.

- a. Short-term Rental Accommodations By-law 2023-XX
- b. Property Standards By-law XXX
- c. Parking By-law XXX
- d. Noise Bylaw 2023-XX
- e. Open Air Burning By-law XXX
- f. Animal Control Bylaw XXX

For a complete list of all regulatory by-laws please visit the Township website at www.dourodummer.ca

8. Parties and Events

- a) Disruptive parties and events are strictly prohibited.
- b) Non-occupying guests shall not conflict with the residential amenity of the area or cause nuisance.
- c) Any gathering, celebration, or entertainment at a short-term rental accommodation premise must not conflict with residential amenity, shall not cause any nuisance, and must comply with all the other requirements of this Code and the Township of Douro-Dummer by-laws.

Use for Additional Parking (Non-occupying Guests/visitors)

Please note that non-occupying guests and visitors may or may not have access to parking on the rental property. Please ensure that all guests and visitors park in appropriate areas. There may also be available on-street parking, please ensure all posted 'No parking' restrictions are followed, vehicles do not obstruct driveways, fire hydrants, sidewalks or the safe movement of traffic and access for emergency vehicles. Please also note that if your rental occurs during the winter months the parking of vehicles cannot interfere with snow removal, road maintenance (sanding/salting) or be parked on a roadway from November 1st to April 1st, between 1:00 a.m. to 7:00 a.m.

**Renter's Code of Conduct
Schedule A to By-law 2023-XX**

9. Garbage & Recycling

1- Garbage

Please dispose of all garbage in the bins provided (indicate location), do not leave garbage outside or at the roadside for collection. The property manager will ensure garbage is removed or placed for roadside collection.

2- Recycling

Please dispose of all recycling (if applicable) in the provided containers (indicate location), do not leave recycling outside or at roadside for collection. The property manager will ensure recycling is removed or placed for roadside collection by the County of Peterborough (if applicable).

Please enjoy your stay but have consideration for others.

Acknowledgement of Code of Conduct

I _____ CERTIFY THAT:
(Print Name)

I have entered into a rental agreement for a Short-term Rental Accommodation located at _____, Township of Douro-Dummer, ON, and acknowledge that I have been provided a copy of the Renter's Code of Conduct and confirm that all guests will comply with the terms conditions found within the code of conduct, all municipal by-laws of the Township of Douro-Dummer and any applicable Ontario Provincial Statutes.

Date

Signature

Schedule B
Responsible Person Consent Form
Short-Term Rental Accommodation (STR) Licence Application
By-law 2023-XX

As required by the *Short-Term Rental Accommodation Licensing By-law 2023-XX Section 5.4*, the owner of Short-term rental accommodation premises shall ensure that there is a responsible person available respond to a complaint or contravention within **30 minutes** to attend the Short-term Rental Accommodation premises at all times within a period of no greater than **60 minutes** from the time of contact by way of telephone or e-mail.

The by-law defines a "Responsible person" as *the person assigned by the owner or operator of Short-term rental accommodation premises to ensure the premises are operated in accordance with the provisions of this by-law, the licence and the relevant provisions of the Fire Code;*

Responsible Person Consent

I _____ CERTIFY AND ACKNOWLEDGE THAT:
(Print Name)

I have been appointed by the owner as a "Responsible Person" in accordance with the licensing requirements to operate a Short-term Rental Accommodation at _____, Township of Douro-Dummer, Ontario. I understand and consent that my name, phone number and e-mail address will be published on the Township of Douro-Dummer website and available to the general public. I further confirm that when contacted by telephone or e-mail by a member of the public, Township of Douro-Dummer, enforcement officer/agency or the Ontario Provincial Police, I will be available to attend the Short-term Rental Accommodation within one (1) hour of being contacted to ensure its operation is in compliance with the licence and applicable municipal and provincial law.

Date

Signature

Notice of Collection: The personal information recorded on this form is collected and maintained in accordance with MFIPPA - the Municipal Freedom of Information and Privacy Protection Act and will be used in the administration and enforcement of the Short-Term Rental Accommodations Licensing Bylaw. Questions about the collection of personal information may be addressed to the Clerk, Township of Douro-Dummer, 894 South Street, P.O. Box 92, Warsaw, ON K0L 3A0.

Schedule “C”
Short-term Rental Accommodation By-law 2023-XX

DESCRIPTION	FEE
Application Fees	
Three or more guest rooms	\$900.00
Two or less guest rooms	\$500.00
Renewal Fees (annual)	
Three or more guest rooms	\$900.00
Two or less guest rooms	\$500.00
Administrative	
Licensing Committee Appeal Fee (per appeal)	\$500.00
Re-inspection	\$100.00
Re-submission of plans	\$100.00

Schedule “D”

By-law No. 2023-XX Being a By-law to License, Regulate and Govern Short-term Rental Accommodations
Township of Douro-Dummer

Part I - Provincial Offences Act

Page 1 of 1

Item	COLUMN 1 Short-form Contravention Description	COLUMN 2 Provision Creating or Defining Offence	COLUMN 3 Set Fine
1	Violation of Renters Code of Conduct	3.4	\$500.00
2	Failure to provide copy of Renters Code of Conduct	6.3	\$500.00
3	Hinder or obstruct inspection	12.1	\$500.00



GRANICUS

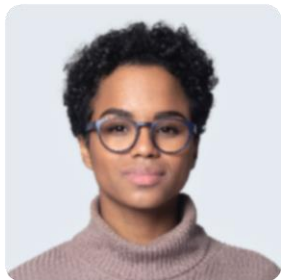
govService

Host Compliance

Douro-Dummer

Kester Bonsu
May 2023

Monitoring Short-Term Rentals (STRs) presents both widely known and underappreciated challenges



Getting **visibility** into STR data is **nearly impossible**



Manual processes weigh on my team and **drain our budget**



Our **internal alignment** is ineffective and **suffers**



So much of my **time is wasted** on **finding more room in the budget**

🕒 **<10%**

Of STR owners voluntarily get registered and pay all of their taxes

🕒 **20-30%**

Issues with STRs growing at an alarming rate year over year

The Short-Term Rental Market is Exploding

Many communities are struggling to define and enforce regulations that preserve community character and keep communities safe while ensuring revenue collection.



15x

the # of short-term
rental listings since
2011



27

global markets
have seen home
rentals outperform
hotels in the last
year



100s

of different
platforms make it
nearly impossible
to manually track
STR property
listings



239%

Increase in STR
related party
complaints in the
last year

Without compliance, local government knows STRs bring significant challenges

>> Lost economic opportunities

>> Diminished neighborhood character

>> Impact on housing affordability

>> Wasted time and money



The Case that Short-Term Rentals Actually Make Our Neighborhoods Stronger

Kira Wilson · September 25, 2019

News | Technology

Tech challenges (and coronavirus) were the focus for rental managers in 2020

By Linda Fox | December 22, 2020



The New York Times

Airbnb Fights Its 'Party House Problem'

Noise. Damages. Safety questions. Airbnb is racing to address the risks posed by partying guests before it goes public.

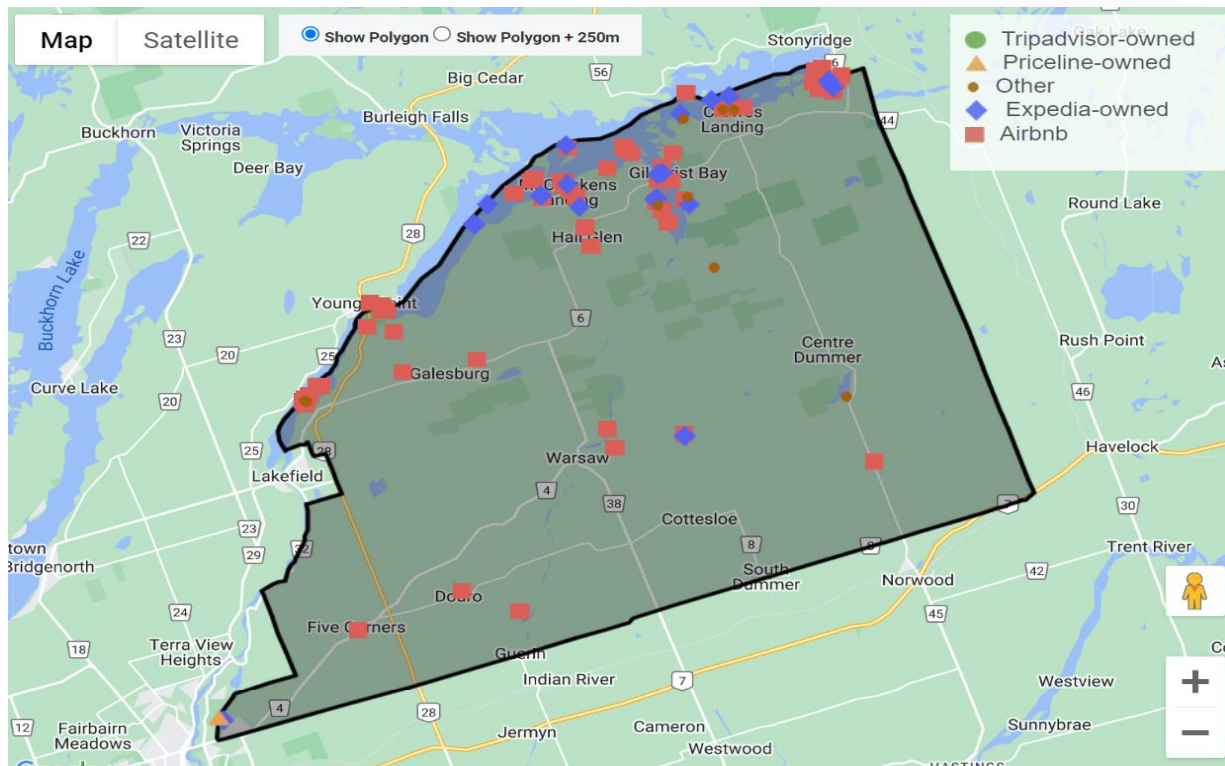
Forbes

Dec 2, 2020, 11:20am EST | 511 views

The Growth And Challenges Of Vacation Rentals In The Age Of Covid

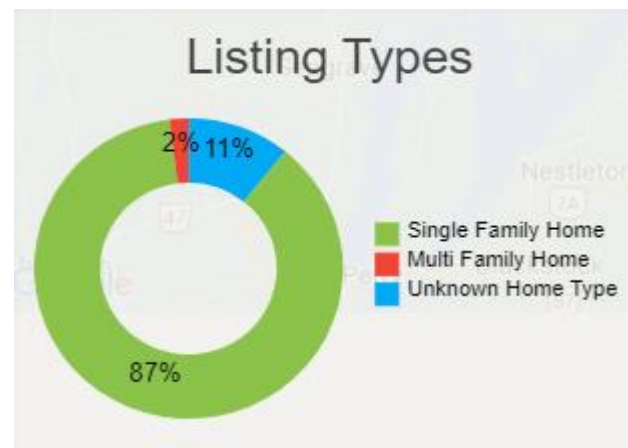
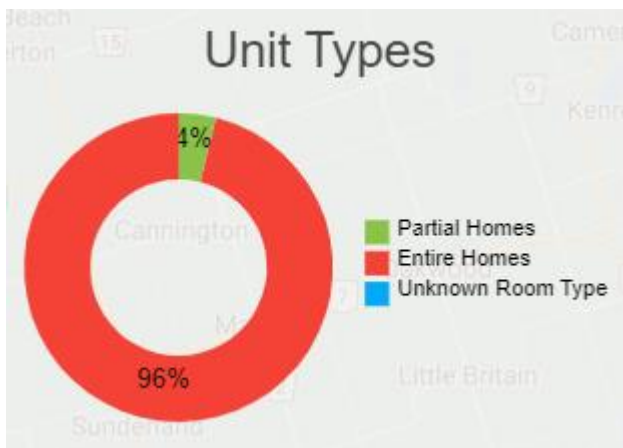
...and in Douro-Dummer we have identified 95 listings, representing 85 unique rental units*

Short-term rentals in Douro-Dummer as of May 2023

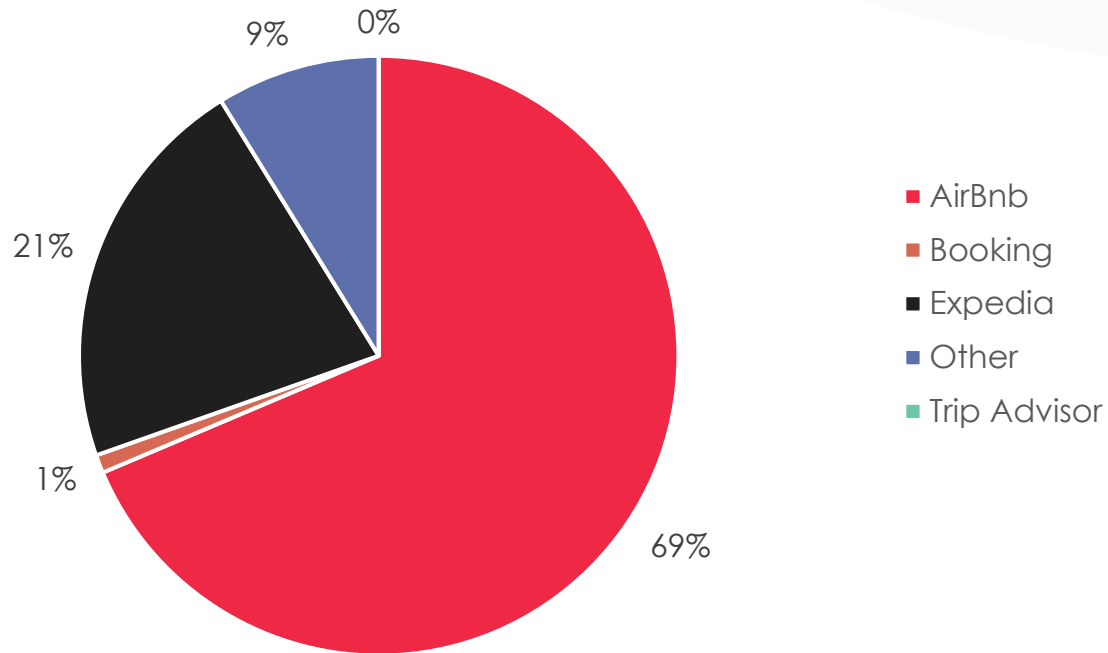


* Granicus Host Compliance's pricing is based on the cost of listings and the number of units that would need to be analyzed and monitored for compliance. In terms of listings, this number is 102 as we will expand our search area by several hundred yards beyond the borders of Douro-Dummer to capture all relevant listings. Source: Granicus Host Compliance Proprietary Data

Douro-Dummer STR Market Details



Douro-Dummer's short-term rental listings are spread across a number of online platforms



True Compliance Requires a Holistic Approach

Identifying STRs alone isn't enough. You need to...

Understand the market

Understand the size and scope of short-term rentals in your community



Identify revenue loss

Ensure your community has identified every opportunity for revenue capture, creating an even playing field for all types of providers and residents



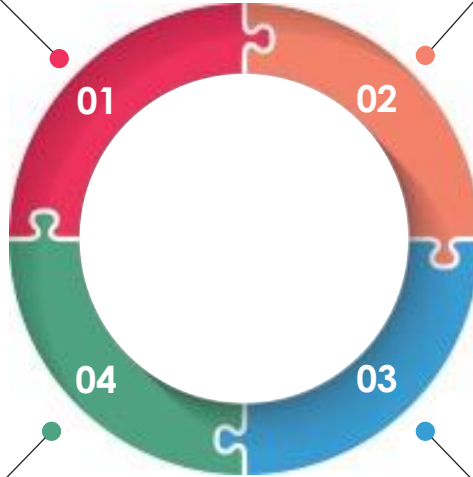
Automate and save

Support greater staff efficiency with impactful tools and process automation to help implement and enforce fair regulations



Protect the community

Ensure all lodging providers meet health and safety standards; develop short- and long-term plans to create, grow, or revitalize a community or area



Subscriber Network
A network of 250M citizen subscribers



govAccess

Transactional websites designed for today's citizen



govService

Online citizen self-service solutions and process automation



govMeetings

Meeting agendas, video, and boards management



govDelivery

Targeted email, text, and social media communications



govRecords

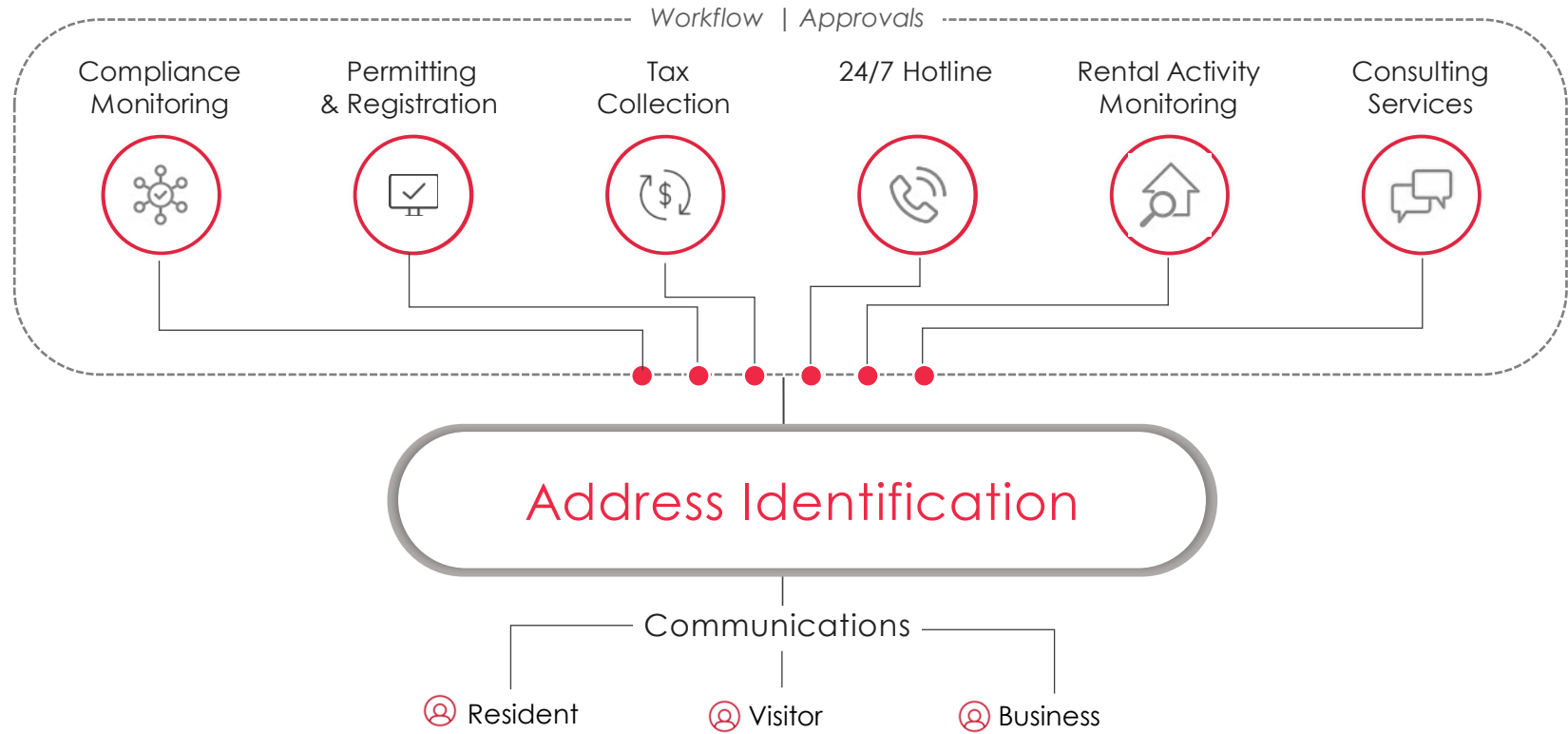
Paperless records management



Granicus Experience Group

A strategic team of experts delivering managed services

govService **Host Compliance**



Address Identification technology and processes make it possible to easily monitor the STR market and find the addresses and owners of all identifiable STRs

1

Scan

We scan the world's 60+ largest STR websites for all listings

2

Extract

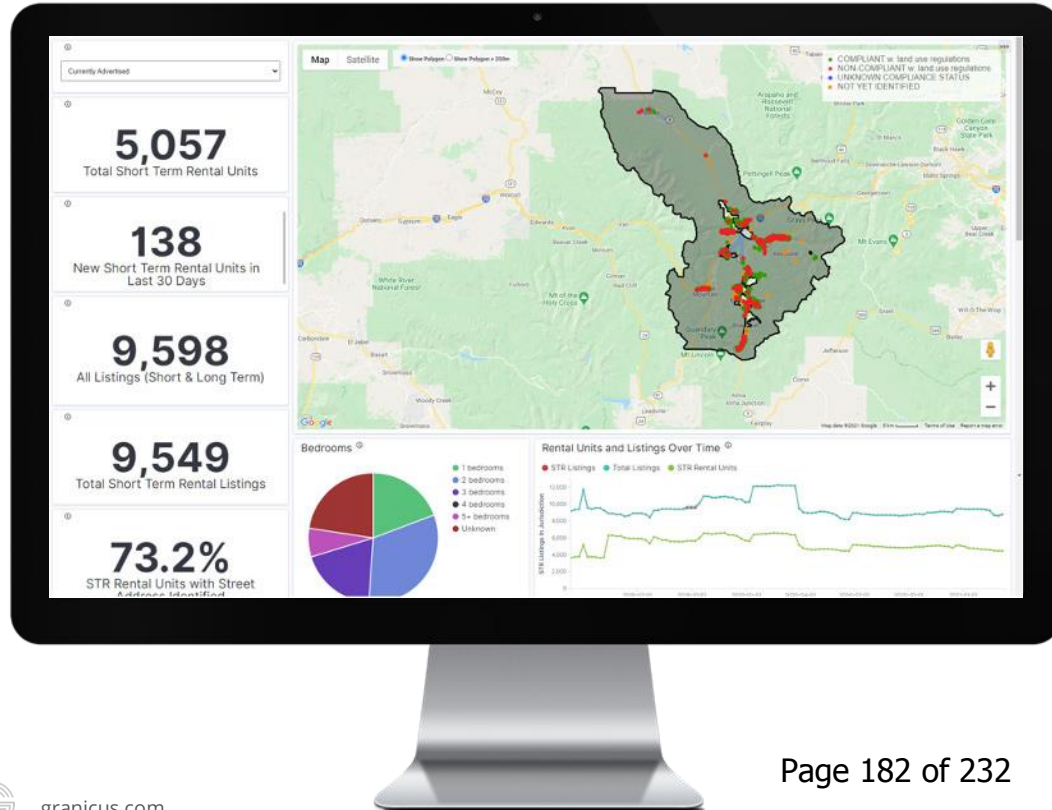
We identify each listing and extract as much information as possible to allow our AI models to narrow down the list of possible address/owner matches

3

Combine

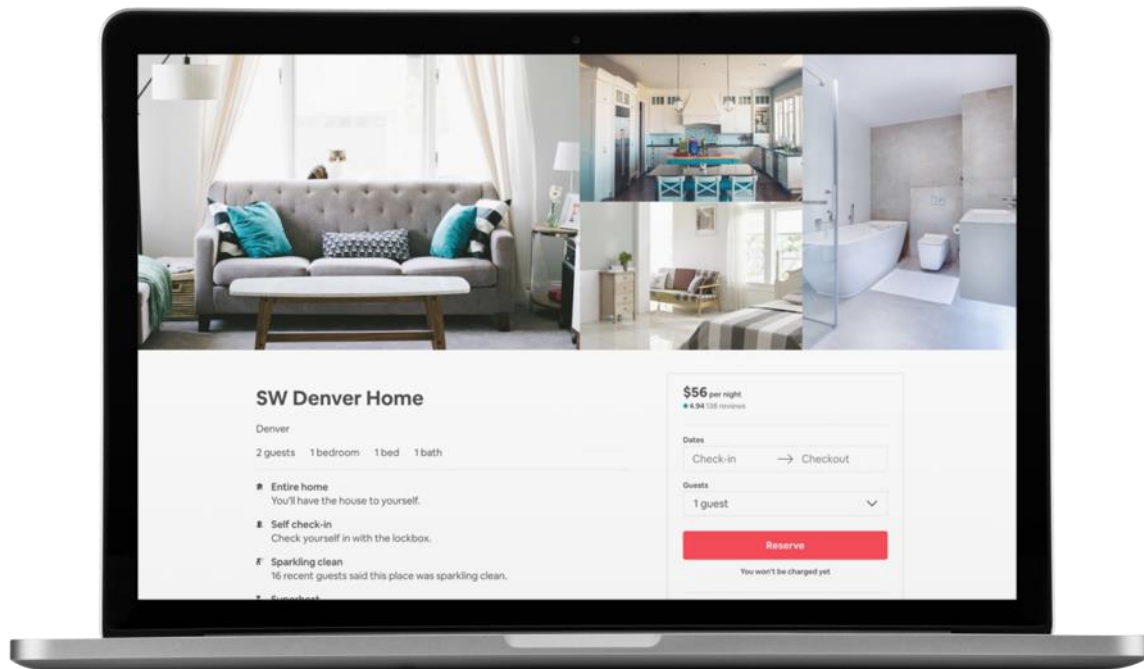
We combine AI and human analysts to identify the exact addresses and owner information for each identifiable STR

Address Identification monitors the STR market and finds the addresses and owners of all identifiable STRs



The data and screenshots are made available to authorized users in an easy-to-use online dashboard and records management system and easily exported in Excel/CSV format

Use software to **automate the systematic capture of listing screenshots**



Full Screen



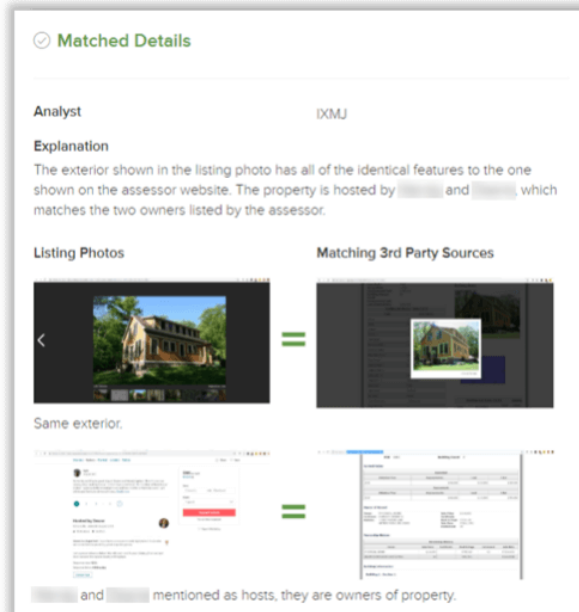
Listing status, metadata and full-screen screenshots are time stamped and made available in real time on the **rental unit record**

The screenshot displays the Granicus Rental Unit Record interface, which is divided into several sections:

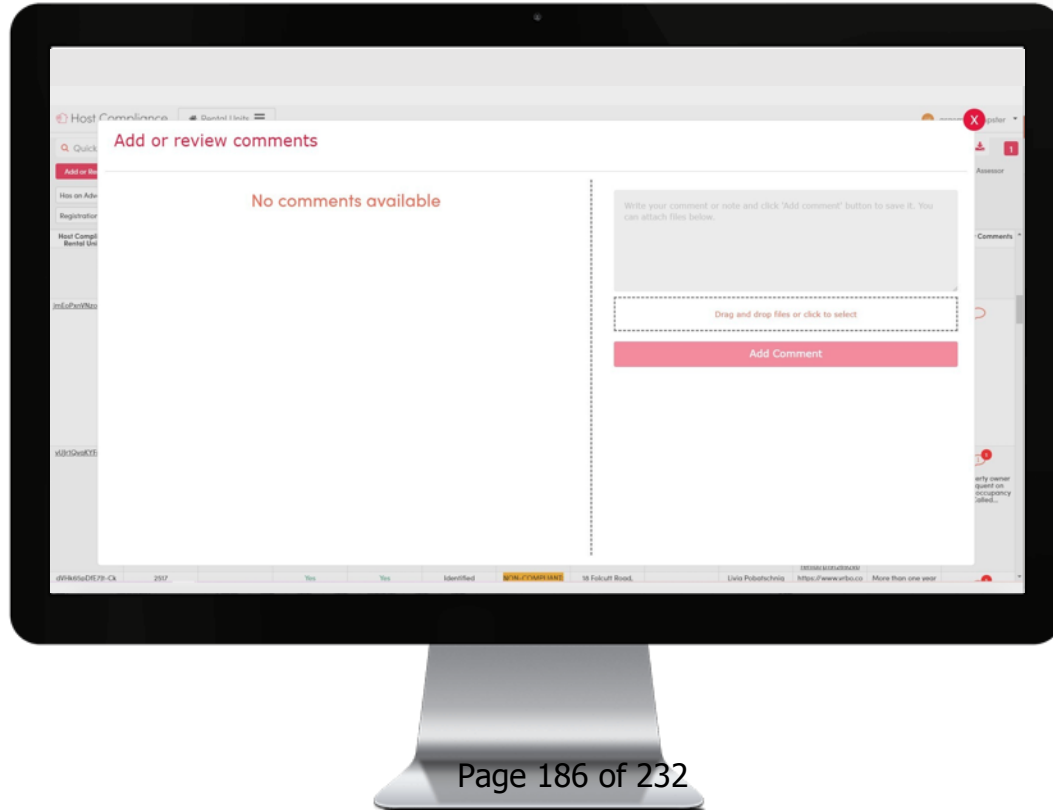
- Header:** Includes the Granicus logo, a "Dashboard" link, and a "Rental Unit Record" section with the address "1950 Aspen Gulch Rd, Steamboat, CO 80490, USA". It also shows status indicators for "Active", "Identified", and "Compliant", along with "PRINT" and "SEND A LETTER" buttons.
- Listing(s) Information:** Features a "VIDEO" tab and a large image of a pool area. Below the image are smaller thumbnails of the property.
- Rental Unit Information:** Includes a "Google" map view of the property, a "View on Google Maps" link, and a "Identified Address" section with the address "1950 Aspen Gulch Rd, Steamboat, CO 80490, USA". It also shows the "Identified Unit Number" and "Identified Latitude, Longitude".
- Listing Details:** A table of listing information including:
 - Listing URL: <https://www.airbnb.com/rooms/45098760>
 - Listing Status: Active
 - Host Compliance Listing ID: [REDACTED]
 - Listing Title: Copper Slopeside 2 Story Penthouse, 4 Beds 10 Beds
 - Property type: Condominium
 - Room type: Entire home/apt
 - Listing Info Last Captured: Mar 17, 2021
 - Screenshot Last Captured: Mar 17, 2021
 - Price: \$350/night
 - Cleaning Fee: \$150
- Information Provided on Listing:** A table of listing details including:
 - Contact Name: [REDACTED]
 - Latitude, Longitude: [REDACTED]
 - Minimum Stay (# of Nights): 3
 - Max Sleeping Capacity (# of People): 10
 - Max Number of People per Bedroom: 2.5
 - Number of Reviews: 7
 - Last Documented Stay: 03/2021
- Listing Screenshot History:** A bar chart showing the number of screenshots taken per month: January (4), February (6), and March (5).
- Timeline of Activity:** A list of events and documentation pertaining to the property, including:
 - 1 Documented Stay: March, 2021
 - 3 Documented Stay: February, 2021
 - Listing air45098760 RePosted: February 15th, 2021
 - Listing air45098760 Removed: February 10th, 2021
 - 2 Documented Stay: January, 2021
 - Listing air45098760 RePosted: January 6th, 2021
 - Listing air45098760 Removed: January 3rd, 2021
 - 1 Documented Stay: December, 2020
 - Listing air45098760 Identified: September 26th, 2020
 - Listing air45098760 First Crawled: August 27th, 2020
 - Listing air45098760 First Activity: August 27th, 2020

Provide documented evidence of every address match to support all of Douro-Dummer's enforcement efforts

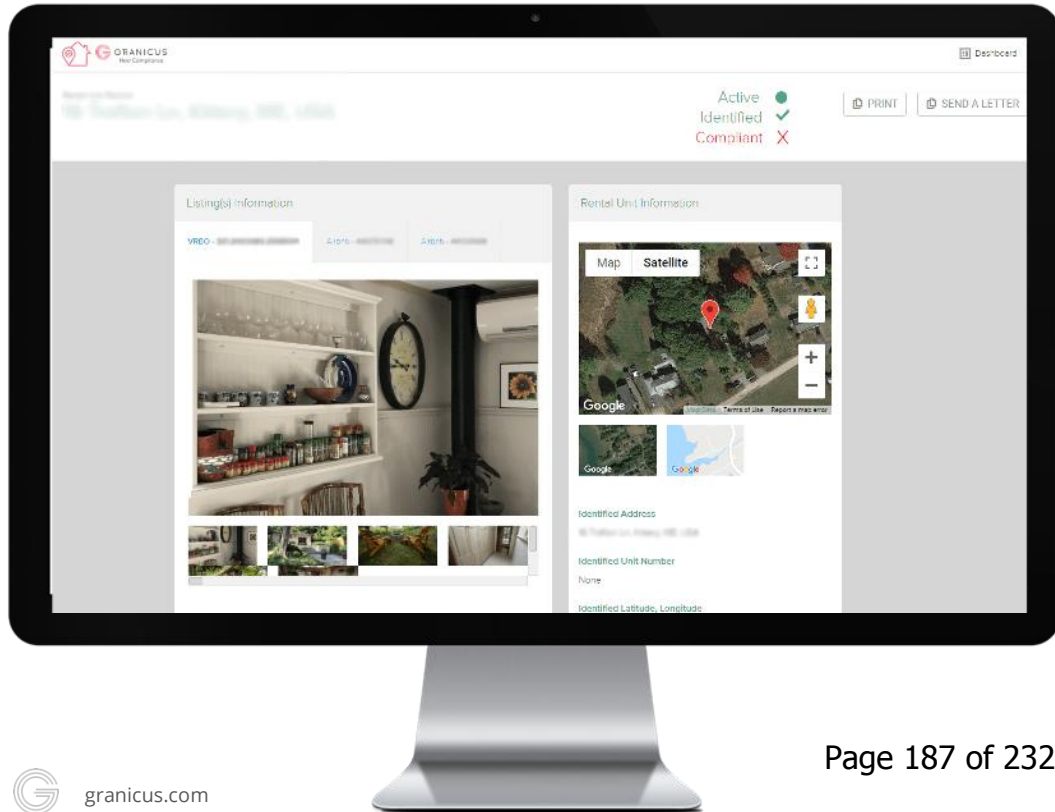
Example of Searchable Evidence



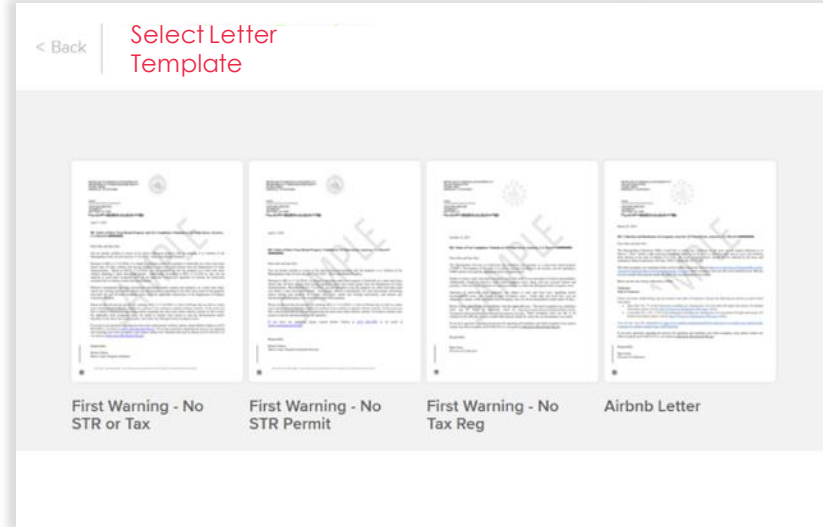
Easily track the status of individual rentals and create case notes on the unit's record



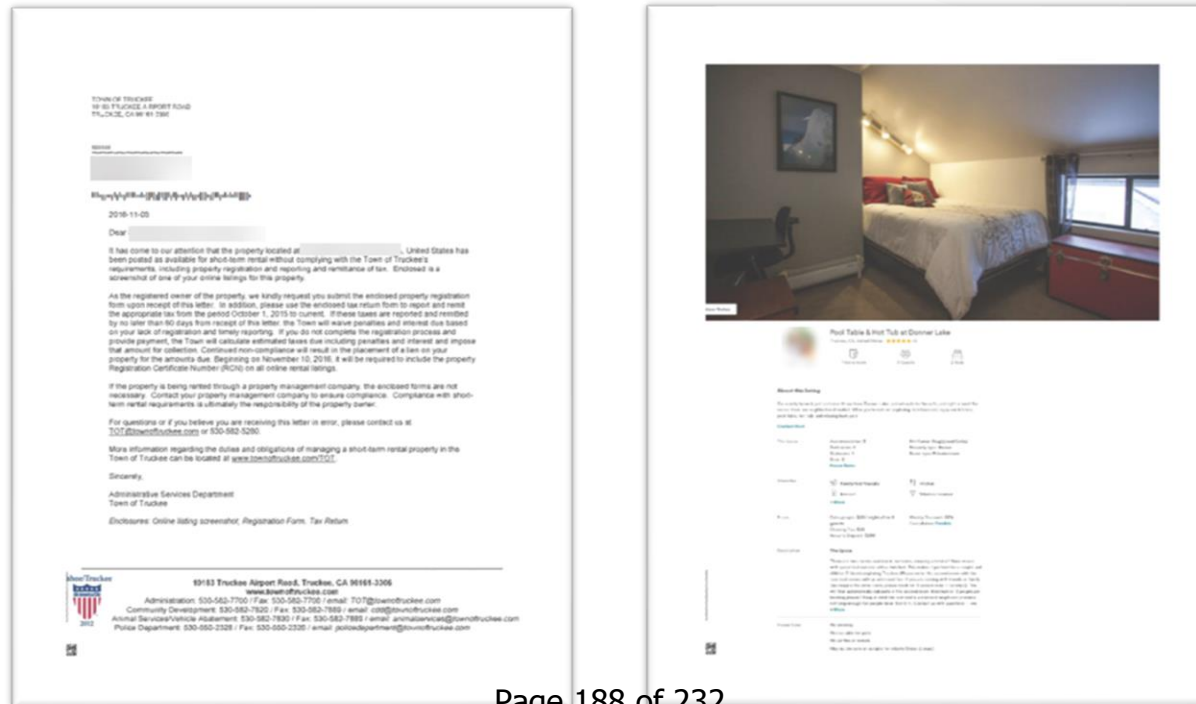
Compliance Monitoring allows you to stay in control and save time by sending your enforcement letters with the click of a button



 **SEND A LETTER**

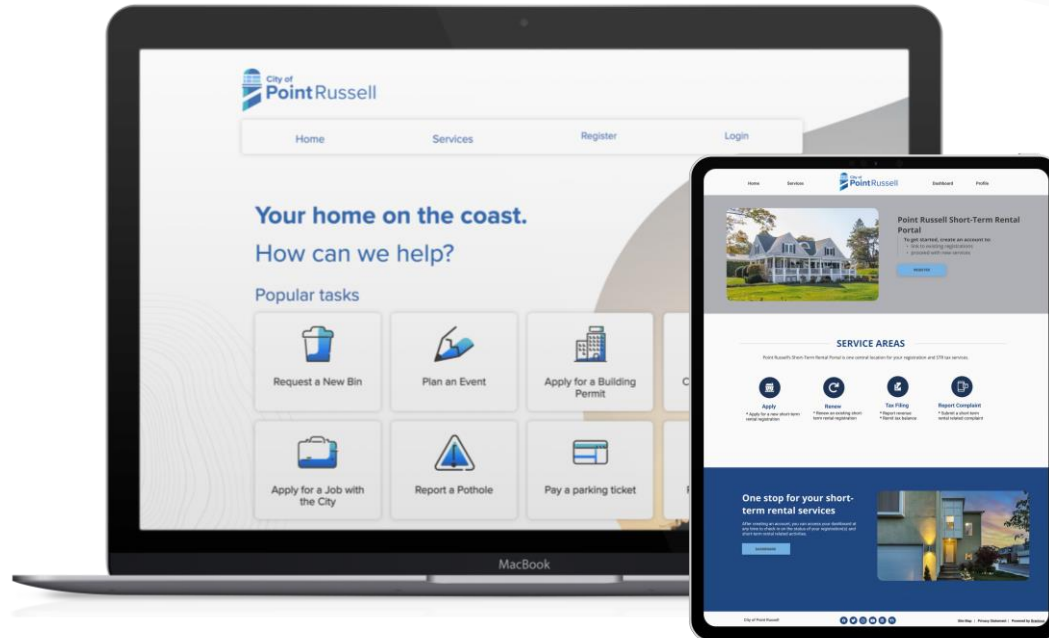


Increase your outreach effectiveness and efficiency by automatically adding evidence to communications



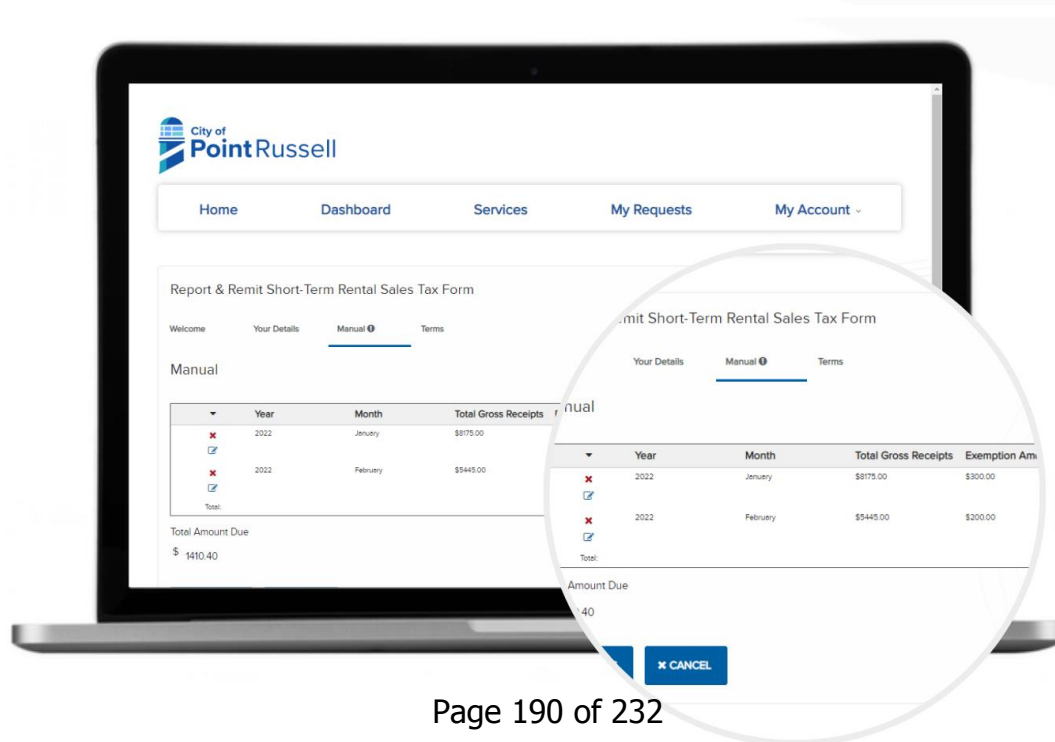
Mobile Permitting & Registration

Simplify Douro-Dummer's permitting, license or registration processes and significantly reduce the administrative costs on the back-end



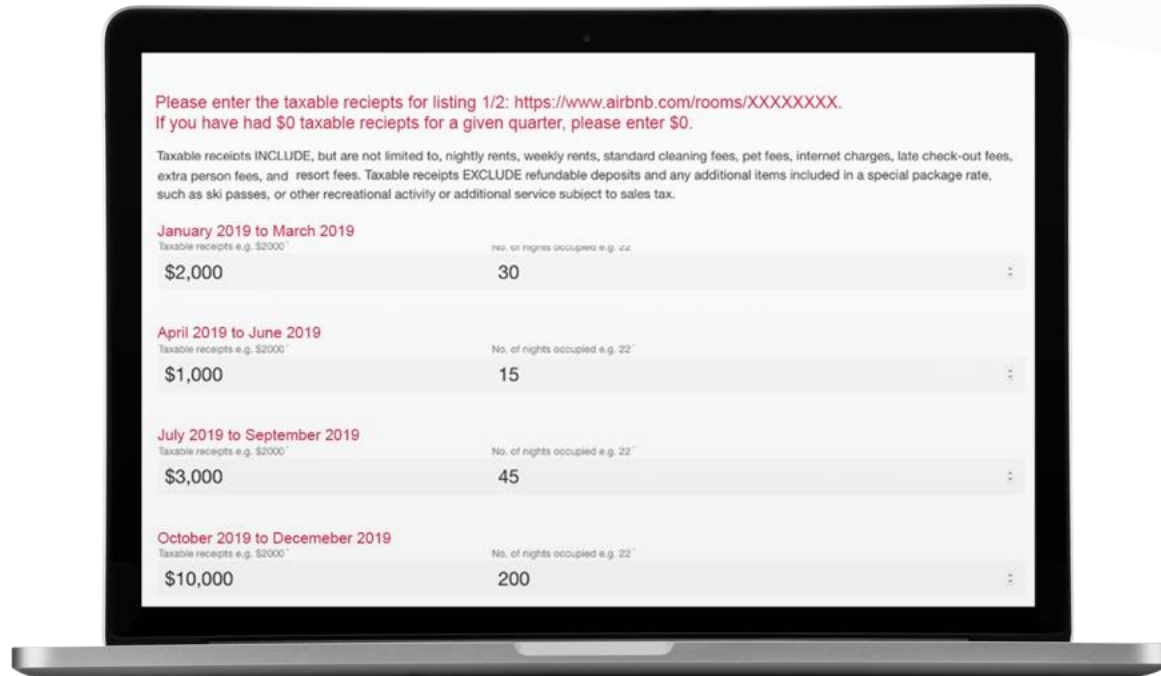
Tax Collection

Simplify Douro-Dummer's tax collection process and significantly reduce the administrative costs on the back-end



Tax Collection

Simplify Douro-Dummer's tax collection process and significantly reduce the administrative costs on the back-end



Please enter the taxable receipts for listing 1/2: <https://www.airbnb.com/rooms/XXXXXXXXX>.
If you have had \$0 taxable receipts for a given quarter, please enter \$0.

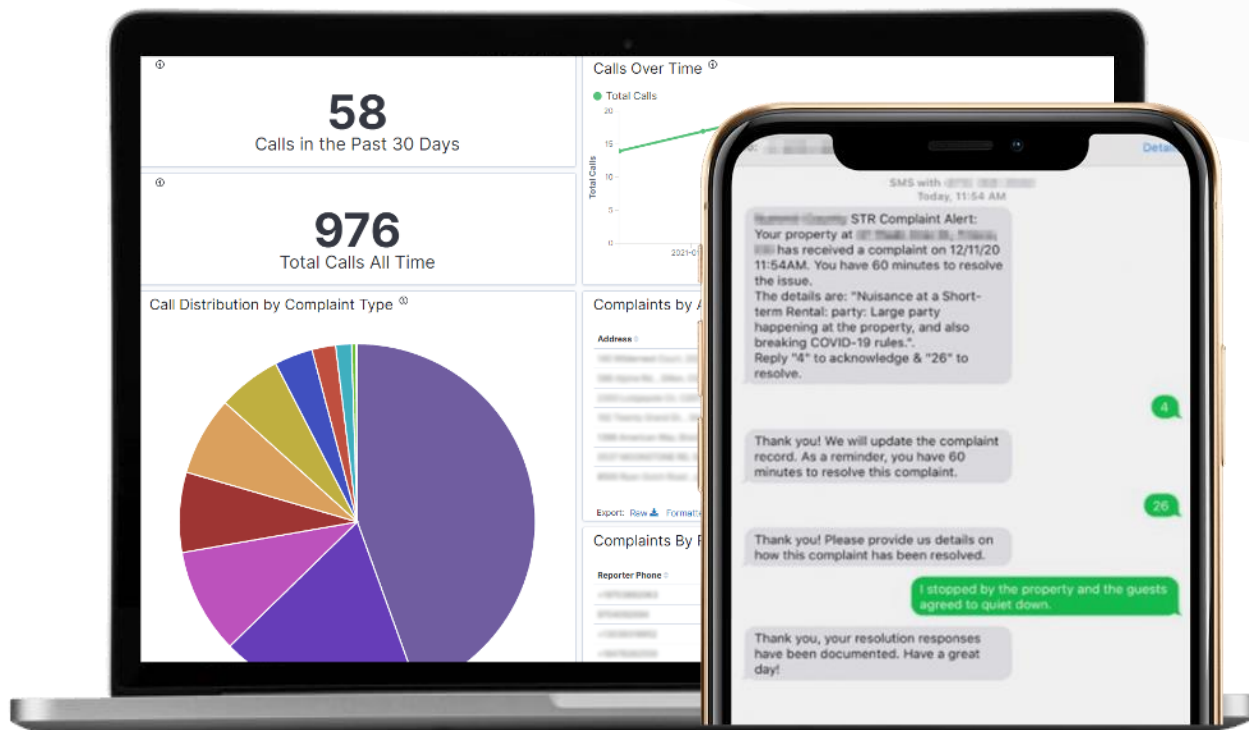
Taxable receipts INCLUDE, but are not limited to, nightly rents, weekly rents, standard cleaning fees, pet fees, internet charges, late check-out fees, extra person fees, and resort fees. Taxable receipts EXCLUDE refundable deposits and any additional items included in a special package rate, such as ski passes, or other recreational activity or additional service subject to sales tax.

January 2019 to March 2019	
Taxable receipts e.g. \$2000*	No. of nights occupied e.g. 42
\$2,000	30
April 2019 to June 2019	
Taxable receipts e.g. \$2000*	No. of nights occupied e.g. 22*
\$1,000	15
July 2019 to September 2019	
Taxable receipts e.g. \$2000*	No. of nights occupied e.g. 22*
\$3,000	45
October 2019 to December 2019	
Taxable receipts e.g. \$2000*	No. of nights occupied e.g. 22*
\$10,000	200

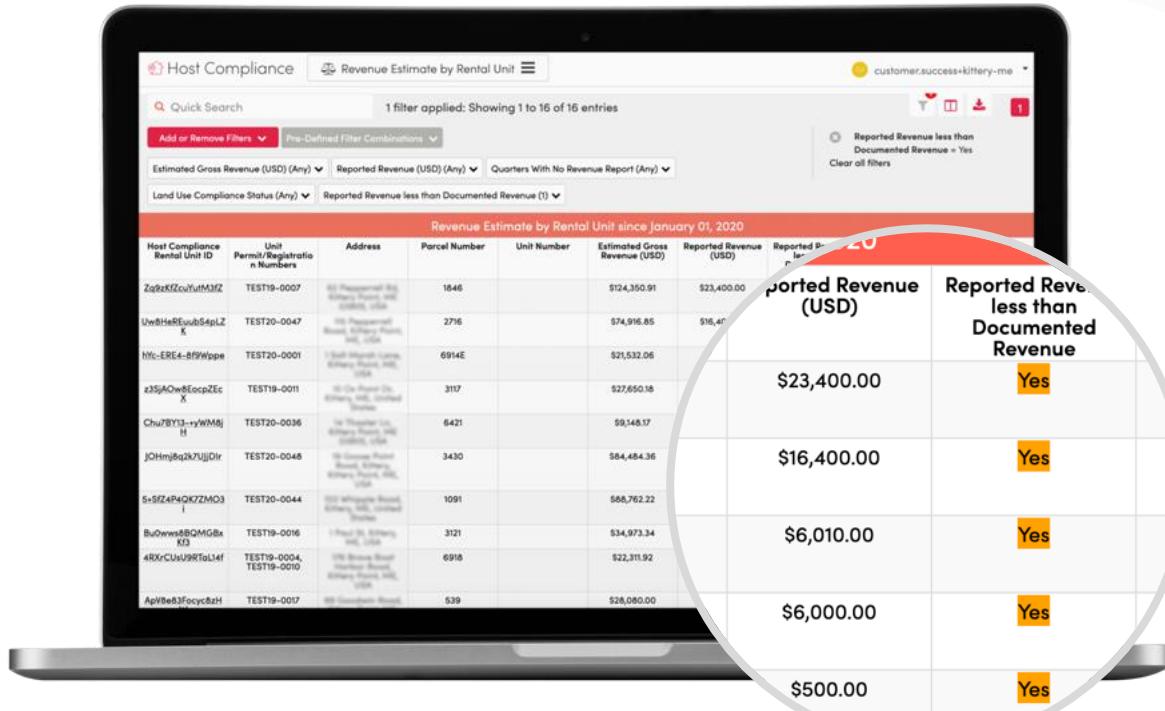
24/7 Hotline makes it easy for neighbors to report, substantiate and resolve non-emergency STR incidents in real-time



Get detailed reports and dashboards to track all short-term rental related complaints in real-time



Rental Activity Monitoring automates the selection of audit candidates to maximize the impact of audit efforts

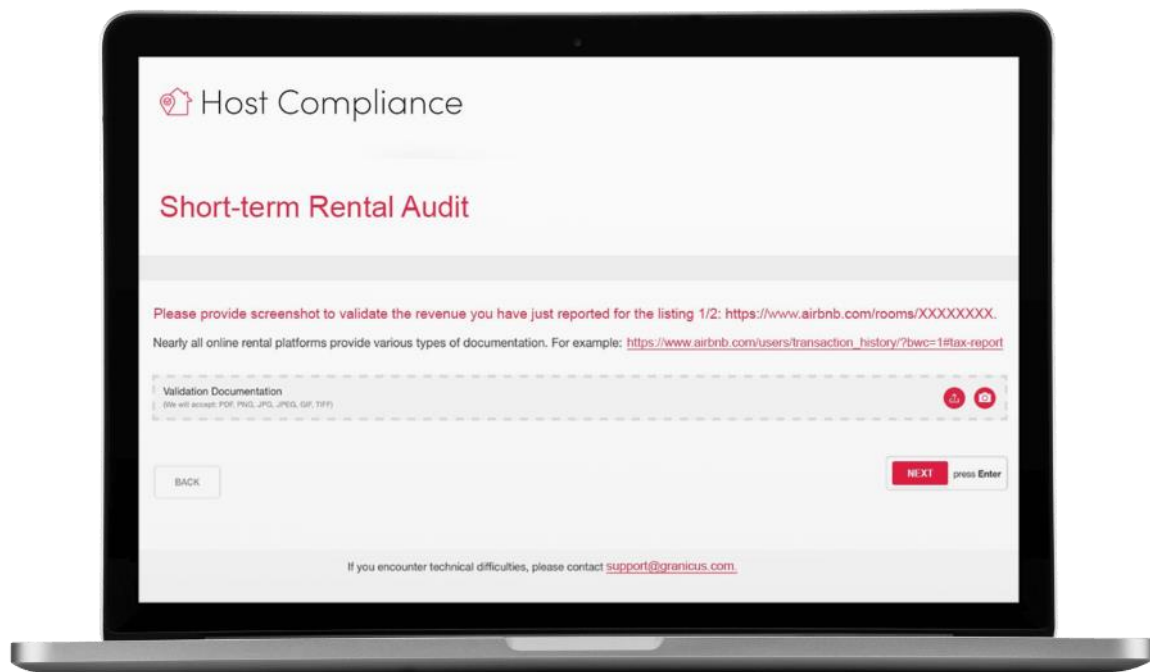


The screenshot shows the 'Host Compliance' software interface. At the top, there's a navigation bar with 'Host Compliance' and 'Revenue Estimate by Rental Unit'. Below this is a search bar and filter options. The main table is titled 'Revenue Estimate by Rental Unit since January 01, 2020'. A magnifying glass is positioned over the table, highlighting the 'Reported Revenue (USD)' and 'Reported Revenue less than Documented Revenue' columns for several rows.

Host Compliance Rental Unit ID	Unit Permit/Registration Numbers	Address	Parcel Number	Unit Number	Estimated Gross Revenue (USD)	Reported Revenue (USD)	Reported Revenue less than Documented Revenue
Zq9zKZcuYutM3J2	TEST19-0007	60 Pleasant St, Albany, NY, United States	1646		\$124,350.91	\$23,400.00	Yes
Uw8HeREub54pLZK	TEST20-0047	10 Pleasant St, Albany, NY, United States	2716		\$74,916.85	\$16,400.00	Yes
Htc-ERE4-B9fWpge	TEST20-0001	1 East Main St, Albany, NY, United States	6914E		\$21,532.06		
e35AOW8EocpZec	TEST19-0011	10 Pleasant St, Albany, NY, United States	3117		\$27,650.18		
Chu7BY13-yyWMBjH	TEST20-0036	10 Pleasant St, Albany, NY, United States	6421		\$9,148.17		
JOHmJ8q2k7UjDir	TEST20-0048	10 Pleasant St, Albany, NY, United States	3430		\$84,484.36		
5s5fZ4PQK7ZMO3I	TEST20-0044	10 Pleasant St, Albany, NY, United States	1091		\$68,762.22		
BuOwms8BQMGBxK03	TEST19-0016	10 Pleasant St, Albany, NY, United States	3121		\$34,973.34	\$6,010.00	Yes
4RXxCUU9RTol14f	TEST19-0004, TEST19-0010	10 Pleasant St, Albany, NY, United States	6918		\$22,311.92		
Apl9e83focyc8zH	TEST19-0017	10 Pleasant St, Albany, NY, United States	539		\$28,080.00	\$6,000.00	Yes
						\$500.00	Yes

Identifying tax fraud and occupancy/rental frequency violations by STR listings for signs of rental activity

Streamline the audit process by **requesting all backup information through simple, interactive online forms**



Host Compliance

Short-term Rental Audit

Please provide screenshot to validate the revenue you have just reported for the listing 1/2: <https://www.airbnb.com/rooms/XXXXXXXXX>.

Nearly all online rental platforms provide various types of documentation. For example: https://www.airbnb.com/users/transaction_history?bwc=1#tax-report

Validation Documentation
(We will accept: PDF, PNG, JPG, JPEG, GIF, TIFF)

BACK

NEXT press Enter

If you encounter technical difficulties, please contact support@granicus.com.

Hosts can easily **upload** STR revenue statements to verify rental activity

The background of the slide features a collage of various hand-drawn sketches and sticky notes. Visible elements include a pie chart labeled 'MARKET SHARE' with a segment highlighted and labeled '30%', a sticky note with '2 YEAR' and 'PLAN', a 'DESIGN' sticky note with a flowchart, a 'DIGITAL MEDIA' sticky note with a smartphone icon, a 'PRODUCT SERVICE QUALITY' sticky note, a 'TEAMWORK' sticky note with three person icons, a 'TIME LINE' sticky note with a clock icon, and a 'CONCEPTS' sticky note with a list. A white speech bubble icon is positioned above the 'Consulting Services' text.

Consulting Services

Short-Term Rental regulation creation, updates, and guidance from planning experts

- ✓ Experience with hundreds of communities including 1) access to proprietary regulations data that is the most trusted by government and 2) support on hundreds of regulations.
- ✓ Custom public outreach strategy and messaging framing.
- ✓ Complete draft of a custom short-term rental ordinance.
- ✓ Compliance monitoring and enforcement plan for staff and legal counsel to refine and adopt.

How can you make sure **all voices are heard** while considering short-term rental regulations?



Neighborhoods

- Organized neighborhood groups (including HOAs, etc.)
- Individual homeowners
- Renters
- Housing advocacy groups



Government

- Code Enforcement
- Planning & Zoning
- Public Safety
- Assessor



Lodging

- Existing STR host groups
- Individual STR hosts
- Realtors
- Current lodging providers
- Tourism Board

With **Bang The Table** community engagement in Douro-Dummer just got easier



Choose the right mix of online feedback tools for your community engagement objectives



Foster meaningful connections and build trust with your community



Deliver a seamless, closed-loop communication experiences for your citizens



Reach targeted audiences and use data to measure effectiveness

Why Government Leaders Choose Granicus

Trusted by thousands of government agencies at all levels



Secure

Security-First

FedRAMP authorized; Tier III, DOD-approved data centers; Private vs. Public cloud.



Simplified

One Platform

Streamline digital services by consolidating to a single platform vs. multiple vendors and applications.



Supported

1 Team, 24/7

Around-the-clock support and training for your entire team; three types of support available – technical, success, adoption.









Innovation Leader

First-to-Market Technology

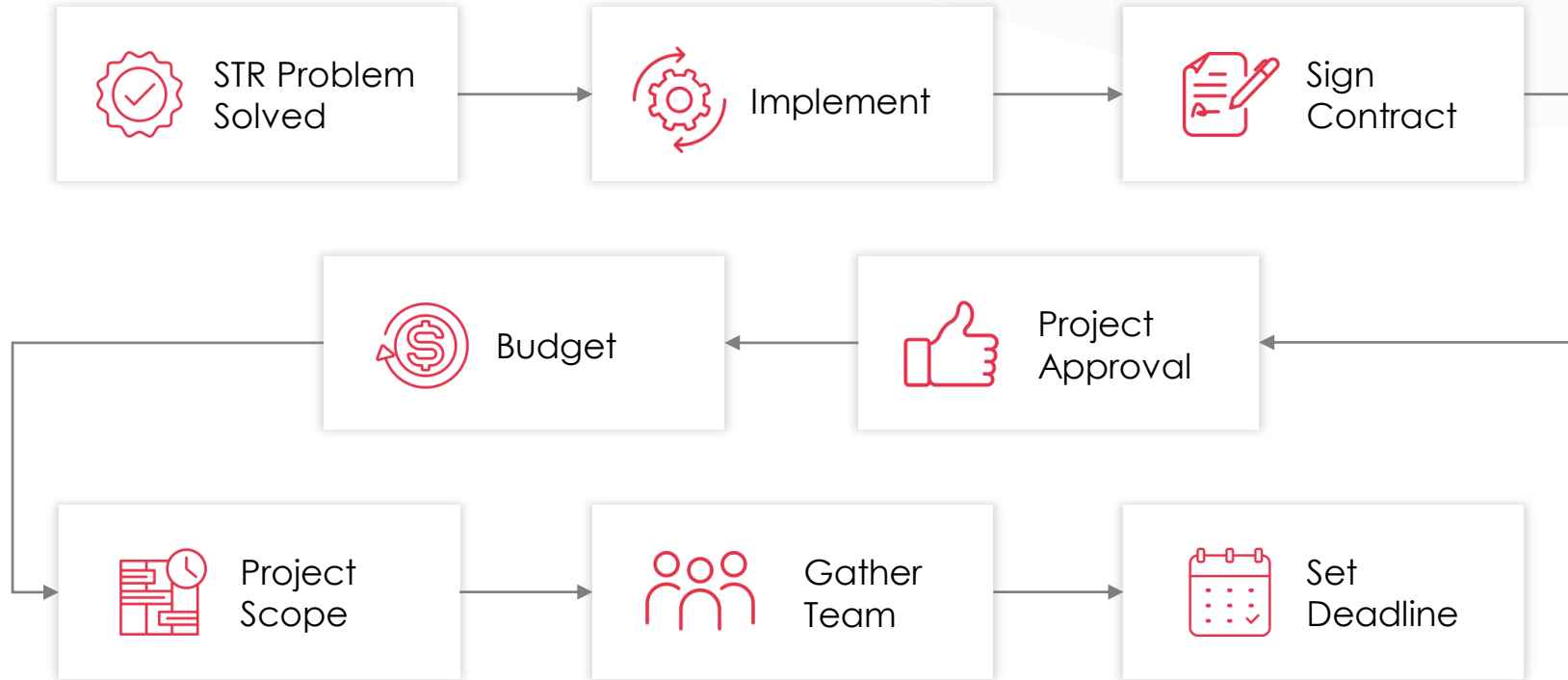
\$20M Invested Annually in R&D, Foremost innovator of government SaaS technology, with 5 first-to-market solutions.



Modular pricing tailored to Douro-Dummer's short-term rental needs

	Address Identification	Automated monitoring of 70+ STR websites and online dashboard with complete address information and screenshots of all identifiable short-term rentals.
	Compliance Monitoring	Ongoing monitoring of STRs for zoning and permit compliance coupled with systematic outreach to illegal short-term rental operators.
	Mobile Permitting	Online forms and back-end systems to streamline the registration process and capture required documentation, signatures and payments electronically.
	Tax Collection	Make tax reporting and collection easy for hosts and staff to submit and review online.
	24/7 Hotline	Make it easy for neighbors to report, prove, and resolve non-emergency short-term rental related problems in real-time, any day, at any hour.
	Rental Activity Monitoring	Estimate occupancy or rental revenue for each property and identify audit candidates who are under-reporting on taxes or exceeding occupancy regulations.

Working backwards to a solution to address Douro-Dummer's STR challenges





Next Steps

I. Send Meeting Summary & Presentation

II. Schedule All Team Value Meeting

Participant: Administration, Finance, Planning, Code Enforcement, Elected Officials

III. Confirm Performance Goals & Metrics

Participant: Administration, Finance, Planning, Code Enforcement, Elected Officials

- a) Return on Investment Experienced by Peer Governments
- b) Alignment on Success Metrics/KPIs

IV. Develop Joint Action Plan for addressing Douro-Dummer's needs

Participant: Administration, Finance, Planning, Code Enforcement, Elected Officials

- a) Set appropriate expectations
- b) Efficiently utilize staff time
- c) Address requirements, fit, and value
- d) Optimize time to completion while ensuring highest quality

Contact Info

Please feel free to contact us anytime if you have any questions about short-term rental compliance and how to best address the associated monitoring and enforcement challenges.

Kester Bonsu

kester.bonsu@granicus.com



Granicus Proposal for Douro-Dummer, ON

ORDER DETAILS

Prepared By: Kester Bonsu
Phone:
Email: kester.bonsu@granicus.com
Order #: Q-284517
Prepared On: 27 Jul 2023
Expires On: 24 Jul 2023

ORDER TERMS

Currency: CAD
Payment Terms: Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)
Period of Performance: The term of the Agreement will commence on the date this document is signed and will continue for 12 months.

PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

One-Time Fees			
Solution	Billing Frequency	Quantity/Unit	One-Time Fee
Address Identification - Setup and Configuration	Up Front	1 Each	\$0.00
Address Identification - Online Training	Up Front	1 Each	\$0.00
24/7 Hotline - Setup and Configuration	Up Front	1 Each	\$0.00
24/7 Hotline - Online Training	Up Front	1 Each	\$0.00
Compliance Monitoring - Setup and Configuration	Up Front	1 Each	\$0.00
Compliance Monitoring - Online Training	Up Front	1 Each	\$0.00
Mobile Permitting & Registration - Setup and Configuration	Up Front	1 Each	\$0.00
Mobile Permitting & Registration - Online Training	Up Front	1 Each	\$0.00
SUBTOTAL:			\$0.00

New Subscription Fees			
Solution	Billing Frequency	Quantity/Unit	Annual Fee
Address Identification	Annual	1 Each	\$6,523.34
24/7 Hotline	Annual	1 Each	\$2,134.76
Compliance Monitoring	Annual	1 Each	\$2,727.75
Mobile Permitting & Registration	Annual	1 Each	\$2,964.94
SUBTOTAL:			\$14,350.79

PRODUCT DESCRIPTIONS

Solution	Description
Address Identification	<p>Ongoing monitoring of 60+ Short Term Rental websites including major platforms Airbnb, VRBO, HomeAway, Booking.com, FlipKey, & Expedia. Our machine learning will deduplicate all known Listings into unique Rental Units, where our identification team will provide owner contact information for further enforcement. This product includes:- Ongoing monitoring of all listings in your jurisdiction</p> <ul style="list-style-type: none"> - Updating listing activity and details every 3-5 days - Screenshot activity of every listing - Deduplication of listings into unique Rental Units - Activity dashboard and map to monitor trends and breakdown of compliance
24/7 Hotline	<p>24/7 web and phone hotline for your community to report short term rental complaints such as parking, trash, noise disturbances, and illegal short term rentals. This product include:- Mobile-enabled online web form for citizens to submit tips or complaints (text, videos, and photos)</p> <ul style="list-style-type: none"> - 24/7 call center for citizens to contact and report complaints verbally - Recordings for all call center complaints - Email notifications to your team when complaints are logged - Automatic outbound IVR calls and SMS messages to permit emergency contacts notifying them of the complaint - SMS support for emergency contacts to mark a complaint as acknowledged or resolved with the ability to send resolution notes - Hotline Dashboard for tracking complaint volumes, trends, and categories - Ability to upload Notes/Comments to each complaint
Compliance Monitoring	<p>Compliance monitoring provides up-to-date information for each identified Rental Unit and its compliance status. We configure your compliance definition specific to your jurisdiction rules and ordinances in order to provide up-to-date compliance status of each identified Rental Unit. Additionally, this product will:- Allow your team to send letters to non-compliant properties 24/7</p> <ul style="list-style-type: none"> - Configure letter templates with your branding and letterhead - Add as many letter sequences as you need for escalation - Monitor properties that become compliant after letter enforcement

Solution	Description
Mobile Permitting & Registration	<p>Mobile-enabled online forms and back-end systems for streamlining the registration/licensing/permitting of individual short-term rental hosts. These registration forms and workflows include:- Parcel Number lookup and validation</p> <ul style="list-style-type: none"> - E-Signatures - ACH, Debit, and Credit Payments exclusively powered by Stripe.com - Registration Number & Certificate creation - Document Upload - Renewals - Email confirmation - Admin approval & denial
Address Identification - Setup and Configuration	<p>Setup and configuration of the platform to facilitate the systematic identification of the addresses and owner's contact information for short-term rentals located in a specific local government's jurisdiction.</p> <p><i>Note: The implementation timeline for Client is dependent on Granicus' receipt of all data from Client required to complete the services, including assessor data and registration files, in the format agreed upon by the parties prior to project kick-off. Any fees associated with the collection or receipt of required data will be borne by Client.</i></p>
Address Identification - Online Training	Virtual training session with a Granicus professional services trainer.
24/7 Hotline - Setup and Configuration	Setup and configuration of the online platform to enable neighbors to report, prove and get instant resolution to non-emergency short-term rental related problems.
24/7 Hotline - Online Training	Virtual training session with a Granicus professional services trainer.
Compliance Monitoring - Setup and Configuration	Setup and configuration of the system to enable ongoing monitoring of a specific jurisdiction's short-term rentals for compliance with the relevant registration/licensing/permitting requirements.
Compliance Monitoring - Online Training	Virtual training session with a Granicus professional services trainer.
Mobile Permitting & Registration - Setup and Configuration	Setup and configuration of mobile-enabled online forms and back-end systems for streamlining the registration/licensing/permitting of individual short-term rental hosts and capturing and processing the associated signatures, payments and required documentation

Solution	Description
Mobile Permitting & Registration - Online Training	Virtual training session with a Granicus professional services trainer.

TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at <https://granicus.com/legal/licensing>, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-284517 dated 27 Jul 2023 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Douro-Dummer, ON to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.

BILLING INFORMATION

Billing Contact:		Purchase Order Required?	<input type="checkbox"/> - No <input type="checkbox"/> - Yes
Billing Address:		PO Number: <i>If PO required</i>	
Billing Email:		Billing Phone:	

If submitting a Purchase Order, please include the following language:

The pricing, terms, and conditions of quote Q-284517 dated 27 Jul 2023 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

AGREEMENT AND ACCEPTANCE

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Douro-Dummer, ON	
Signature:	
Name:	
Title:	
Date:	

CITATION: The Township of Oro-Medonte/Oro-Medonte et al v. Williams et al,
2023 ONSC 3830

COURT FILE NO.: DC-22-1301 and DC 22-1327

DATE: 20230628

ONTARIO

SUPERIOR COURT OF JUSTICE

DIVISIONAL COURT

IN THE MATTER OF a motion for leave to appeal pursuant to subsection 24(3) of the Ontario Land Tribunal Act, 2021, S.O. 2021, c. 4, Sched. 6, from a decision of the Ontario Land Tribunal dated September 17, 2021.

AND IN THE MATTER OF an appeal to the Ontario Land Tribunal pursuant to s. 34(19) of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

RE: THE TOWNSHIP OF ORO-MEDONTE, Moving Party

AND:

ORO-MEDONTE ASSOCIATION FOR RESPONSIBLE STRS and
ORO-MEDONTE GOOD NEIGHBOURS' ALLIANCE, Responding Parties

BEFORE: Justice Alexander Sosna

COUNSEL: Christopher Williams Counsel, for the Moving Parties

Bruce Engell, Counsel, for the Responding Party Oro-Medonte Association for Responsible STRs

James Feehely, Counsel, for the Responding Party Lawyers for Oro-Medonte Good Neighbours' Alliance Inc.

HEARD: May 23, 2023

ENDORSEMENT

[1] The Moving Parties, The Township of Oro-Medonte (the "Township"), and the Oro-Medonte Good Neighbours Alliance Inc. ("Good Neighbours") bring a motion for Leave to Appeal to the Divisional Court from the decision of Member Sharyn Vincent (the "Member") of the Ontario Land Tribunal (The "Tribunal"), dated March 29, 2022 in OLT File No. PL200395 (the "Decision").

BACKGROUND HISTORY

- [2] The Township is a Municipal Corporation as defined by the Municipal Act, S.O. 2001, c. 25 and a constituent lower municipality of the Corporation of the County of Simcoe. The Township is an amalgamated municipality of the former Townships of Oro and Medonte.
- [3] Good Neighbours is a duly incorporated ratepayer corporation, incorporated pursuant to the laws of the Province of Ontario and represents a number of ratepayer associations within the Township.
- [4] The Oro-Medonte Association for Responsible STR's (the "Responsible STR's") represents bodies involved in short term rentals of properties.
- [5] The proliferation of short-term rental accommodations in the Township in recent years has given rise to a number of land use compatibility concerns and conflicts between short-term renters and long-term residents. Since 2017, short-term rentals have become a significant issue and nuisance in the Township by creating disruptions, safety and other issues through unsupervised third-party use of residential dwellings within established low density residential neighbourhoods.
- [6] In 2018, with the proliferation of short-term rentals, the Township availed itself of the authority under Section 38 of the Planning Act to pass Interim Control By-Law 2018-071 (ICBL), to control short term rental accommodations within the Township.
- [7] On July 15, 2020, Council for the Township passed By-Law 2021-73 (the "By-Law") an amendment to clarify the existing prohibition on commercial accommodations in dwelling units. The new definition of a dwelling with qualification for any period of up to 28 consecutive days would be a "commercial accommodation" for the purposes of the By-Law.
- [8] The Oro-Medonte Association for Responsible STR's (the "Responsible STR's") appealed Council's enactment of the By-Law.

THE HEARING

- [9] The Tribunal held a hearing in respect to the Responsible STR's appeal of the By-Law from March 22-29th, 2022.
- [10] The fundamental issue before the Tribunal was the planning merits of the By-Law's 29-day threshold, particularly its proportionality. The Township's position was that the By-Law was an interim measure pending the development of a more balanced regulatory framework. Furthermore, the By-Law represented good planning because it provided clarity on existing prohibitions while the Township devised a more appropriate long-term solution.

- [11] The Responsible STR's contended that the By-Law as framed was nothing more than a de facto interim control by-law without procedural safeguards which would potentially allow the Township to permanently prohibit STR's.
- [12] The Tribunal provided a brief oral decision on March 29, 2022, repealing the By-Law with written reasons to follow.
- [13] The written reasons set out in 16 paragraphs rescinding the By-Law were released August 24, 2022. The grounds for rescission were as follows:
- i. The By-Law was disproportionate to the mischief being interpreted, did not represent good planning, and was not in the public interest as the cumulative evidence was that it could not, in a timely and/or effective way regulate the serial, disruptive use of residential properties referred to as "party houses; and
 - ii. The By-Law would have the undesirable effect of potentially rendering illegal, the benign non-contentious occasional rental of family cottages for periods of 1-2 weeks. As such, the By-Law and would have further introduced a new prohibition under the guise of clarification.

POSITION OF THE PARTIES RE LEAVE APPLICATION

- [14] The Moving Parties submit the Tribunal failed to correctly interpret the Township's By-Law in accordance with relevant case law. Lastly the Tribunal failed to consider relevant evidence concerning the By-Law but based its decision to grant the appeal on irrelevant evidence.
- [15] The Moving Parties submit the Tribunal's decision impacts municipalities across the Province, which are seeking clarity and direction from the Tribunal and the Courts on how to appropriately regulate short-term rental accommodations and apply the correct process for adjudication by the Tribunal when considering a zoning-by-law amendment appeal.
- [16] The Respondent, The Responsible STR's seek that the motion be dismissed submitting that the Moving parties proposed grounds of appeal are disagreements on the Tribunal's findings on the By-Law's planning merits. The Tribunal's decision was a factual and policy-based decision finding that the By-Law was not good planning, not balanced and not in the public interest. Such findings are not questions of law and appealable to the Divisional Court.
- [17] The Respondent's further argue none of the proposed issues on appeal raise any question of broader public importance warranting the attention of a full panel of the Divisional Court. The issues raised are either settled law or of importance to the immediate parties only.

APPLICABLE LAW

- [18] The Applicants must demonstrate that: (1) the proposed appeal raises an inextricable question of law; (2) there is reason to doubt the correctness of the OLT decision on the question of law raised; and (3) the question of law is of sufficient importance to merit the attention of a full panel of the Divisional Court. These three prerequisites are conjunctive and failure to satisfy any one of them means that leave to appeal is properly refused.

FINDINGS

- [19] For the following reasons the appeal to Divisional Court is granted.
- [20] Questions of law generally involve questions about the identification and scope of the correct legal test. Failure to provide functionally adequate reasons for the decision, and failure to consider relevant evidence, can each constitute an error of law.(CAMPP Windsor Essex Residents Assn. v Windsor (City), 2020 ONSC 4612 at paras 32, 33).
- [21] Both grounds are engaged in this appeal.
- [22] The Tribunal’s written reasons rescinding the By-Law were set out in 16 paragraphs. The analysis portion of the decision is contained in six paragraphs (paras 9-15). The reasons are brief and lack context and detail. As such the reasons fail to meaningfully inform what evidence and what legal principles including case law were considered in granting the appeal, in light of the extensive the evidence and submissions heard over six days.
- [23] Further, at a para 11 of the decision, the Tribunal reasoned that “ [i]t was on the basis of the commonly held opinion of all the witnesses who spoke to the unintended consequences of the amendment (the 28 day threshold regarding commercial properties) that the Tribunal rendered its decision to allow the appeal as it concurred that it was not in the broader public interest, particularly given the oral and written evidence of the Township’s witness”
- [24] Contrary to the Tribunal’s finding, the evidence of the Township’s land use planning expert was that the By-Law was good planning ,was in the public interest, although the witness did agree that further study was required through the Official Plan review process to devise a more appropriate regulatory response.
- [25] Lastly, given the proliferation of short- term rentals throughout the Province, the matter is of importance beyond that of the immediate parties.
- [26] For the above reasons the motion for Leave to Appeal is granted.
- [27] If the parties cannot agree on costs, they may make written submissions. Counsel for the Moving Parties shall deliver submissions by July 21, 2023. Then within 15 days of receipt of those submissions, Counsel for the Respondents shall deliver submissions. Within five days of receipt of those submissions, counsel for the moving Parties shall deliver a brief reply. All submissions, with proof of service, are to be filed with the trial

coordinator in Oshawa. The trial coordinator may accept a party's submissions, however, if not completed on time, only with the consent of the other parties. When the filing of

Justice Alexander Sosna

Date: June 28, 2023



Short Term Accommodations

With the arrival of spring and summer quickly approaching, the Township is taking this opportunity to provide residents of Oro-Medonte with information regarding short term accommodations (STA's) in the township.

The Township's Zoning By-law No. 97-95 only permits short term accommodation within the Village One (V1) and Residential Two, exception 123 (R2-123) Zones. STA's are not permitted to operate in any other Zone within the township, regardless of their existence date.

The following areas in the Township are currently zoned under Zoning By-law 97-95 to permit a timeshare or commercial unit **allowing** for short term accommodation:

- Horseshoe Resort Condos
- The Carriage Hills and Carriage Ridge developments

The Township continues to enforce Zoning By-law 97-95 and any other contravention related to prohibited use of STA's.

If you have a concern regarding a potential STA and its illegal use, please email municipallaw@oro-medonte.ca. All concerns will remain in confidence and will be addressed accordingly.

STA's found to be in contravention of Zoning By-law 97-95 will be required to cease operation. Failure and/or refusal to cease operation will result in legal proceedings as per the Ontario Municipal Act.

If concerns are related to noise/nuisance and the owner/occupant is contravening the Noise By-law, please contact our office at (705) 487-2171 and follow the automated prompts to leave a voicemail for Municipal Law. A Municipal Law Enforcement Officer will return your call promptly.

To review the Township's Noise By-law, please see [By-law 2012-167](#).

Residents are encouraged to review the following background information regarding short term accommodations in the township of Oro-Medonte.

General Background Information

- Similar to multiple communities throughout Ontario, Township Council and staff have received complaints and concerns, from Oro-Medonte residents regarding short term rental accommodations and their use under Zoning By-law 97-95, excessive noise, and nuisances resulting from renting accommodations.
- Over the past several years, the Township's Municipal Law division has followed a complaint based approach to monitor, manage, and enforce Zoning By-law 97-95 pertaining to short term rental accommodations, which are considered and identified as problematic.
- In 2020 Council passed By-law 2020-073 to provide clarity with respect to the existing prohibition on short term rental accommodations in the Township by adding a definition for "Commercial Accommodation."
- By-law 2020-073 was appealed to the [Ontario Land Tribunal](#) ("OLT") (file PL200395) and a hearing was held from March 22, 2022 to March 29, 2022.
- At the conclusion of the hearing, the Chair issued a brief Oral Decision, and By-law 2020-073 was repealed as a result of the decision and is no longer in effect.
- The OLT's March 29, 2022 oral decision was followed up in August 2022 with a more detailed written decision.
- Special Meetings of Council were held after both the OLT's oral and written decisions; at which time, Council considered options and provided direction, with input from Township staff and legal counsel.
- Forming part of the Wednesday, February 8, 2023 Council agenda, Council was updated by the Township's legal counsel in closed session, given the update from legal counsel pertained to solicitor/client privilege and litigation. In open session, Council passed the following motion:

Moved by Clark Seconded by Young

"Be it resolved

1. That the confidential memorandum correspondence dated February 3, 2023 from Chris Williams and Andrea Skinner, Aird & Berlis LLP and confidential verbal information presented by Robin Dunn, CAO, Chris Williams and Andrea Skinner, Aird & Berlis LLP re: litigation affecting the Municipality/Solicitor-client privilege (Legal Update, Short Term Rentals) be received.
2. That staff and legal counsel proceed with the leave to appeal and refrain from participating in negotiations/mediations at this time. Re: Short term rentals."

Technical Background Specific to Zoning By-law 97-95

- Within the Township's Zoning By-law 97-95, a dwelling unit is defined as the following:

"One or more rooms in a building, designed as, or intended as, or capable of being used or occupied as a single independent housekeeping unit and containing living, sleeping, sanitary and food preparation facilities or facilities for the installation of kitchen equipment and has an independent entrance. For the purposes of this By-law, a dwelling unit does not include any commercial accommodation or a recreational trailer."

- Within the Village One (V1) zone identified in Zoning By-law 97-95, the following is **permitted** regarding short term rentals/accommodation:

"Timeshare - defined as a commercial use that contains accommodation units that are either held in two or more ownership's, with the occupancy of each unit being shared by the owners, or which are held in one ownership with each of the units available to be rented, leased, or used by different parties on a weekly basis.

Village Commercial Resort Unit - defined as a dwelling unit in a building where culinary and sanitary services are provided for the exclusive use of the dwelling unit, and the dwelling unit may be part of a rental or lease management program which includes housekeeping services where the dwelling unit is rented or leased to others than the unit owner for a period of time under a rental or lease agreement program."

- The following areas in the Township are currently zoned under Zoning By-law 97-95 to permit a timeshare or commercial unit **allowing** for short term rental accommodation:
 - Horseshoe Resort Condos
 - The Carriage Hills and Carriage Ridge developments
- It is important to understand that under Zoning By-law 97-95, short term rental accommodations are **not legally permitted** within the majority of areas/zones throughout the Township.
- Given the decision of the Ontario Land Tribunal, and in an effort to address problematic rental accommodations, primarily due to their use, believed to be rented for short durations of time resulting in excessive noise and nuisance, the Municipal Law division will be taking a more active approach effective immediately with enforcement of the Township's Zoning By-law 97-95. It is important to note that individuals found to be contravening Zoning By-law 97-95 may be charged.

To review Township Zoning By-law 97-95, please see [Township of Oro-Medonte Zoning](#).



What You Need to Know

Good Neighbour Approach

We live in a fantastic area where everyone should be able to enjoy themselves without being negatively impacted by nuisance or disrespectful behaviour.

Here are some things you need to know to be a good neighbour

Animal Control

- All pets **must be on a leash or tethered** and under the care of owners
- Do not let your pet roam onto other properties. Owners are required to **pick up all pet waste**

Fireworks

- Fireworks are **ONLY** permitted, Canada Day, Civic Holiday, Labour Day between 8 p.m. – 11 p.m. and New Year’s Eve between 8 p.m. – 1 a.m.
- Fireworks at individual properties can generate unwanted noise and disturb pets and wildlife
- Fireworks in built-up areas can be dangerous – why take a risk? **There are many public fireworks displays offered for FREE**

Noise

- **Excessive noise** disturbs your neighbours and carries over bodies of water
- Noises likely to disturb your neighbours are radios, animals, motor vehicles, lawn mowers, watercrafts, construction (demolition, repair and lighting restrictions)
- Be a good neighbour and remember you can be charged, at any time of the day, in the event you are creating noise that is disruptive to others

Outdoor Fires

- **No daytime burning between 8 a.m. – 6 p.m. from April 1-October 31**
- Burn permits are required and free to obtain online at www.trentlakes.ca/en/live/burn-permits.aspx or by calling 705-738-3800 ext. 230
- Planned open fires must be reported on the **Burn Hotline at 705-738-3800 ext. 301**
- Fires must be supervised by an adult, never left unattended, and be fully extinguished

Parking

- All parking should occur entirely on your own property
- If you need to park on the road, do NOT block your neighbour’s entrance. Park on the right side of the road only and make sure the parking is temporary
- **Do not park where NO PARKING** zones are designated

Property Standards

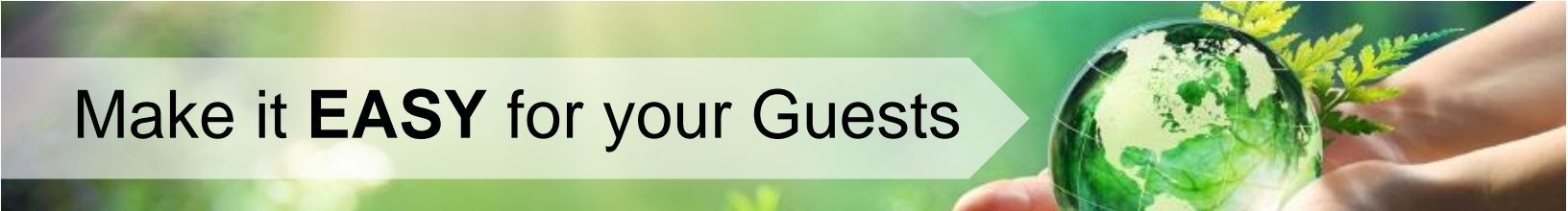
- Property must be free of waste, collectible material, brush, and unsightly storage
- Garbage and recycling must be in containers to avoid generating odour and attracting animals

Contact information

Municipality of Trent Lakes	To Report a Complaint	Police – OPP
760 County Rd 36 Trent Lakes, ON K0M 1A0 705-738-3800 1-800-374-4009 www.trentlakes.ca	<ul style="list-style-type: none">• 705-738-3800 ext. 233<ul style="list-style-type: none">○ Mon – Fri between 8:30 a.m.-4:30 p.m.• After hours 705-738-3800 ext. 311• By letter or email to development@trentlakes.ca	Non-emergency 1-888-310-1122

Police and By-law enforcement staff **can issue fines and/or charges** if there are violations of the Municipality’s By-laws and/or Federal or Provincial laws.

Visit www.trentlakes.ca/by-law for more information



Make it **EASY** for your Guests

Property Address (if you need to call 911)		Property Owner(s) Contact Information	
Address		Name	Name
City	Postal Code	Phone	Phone

Where do I dispose of my waste and recycling?

Trent Lakes does not have curbside collection. Dispose of your waste at one of these transfer stations.

Bobcaygeon	Buckhorn	Cavendish	Crystal Lake
42 County Rd 36 705-738-5454	37 Dump Rd 705-657-9477	3020 County Rd 507 705-657-2490	665 Crystal Lake Rd 705-488-3376

What are Transfer Stations – Transfer stations are waste collection sites operated by the Municipality of Trent Lakes in accordance with the Ministry of the Environment Conservation and Parks (MECP) regulations as well as County and Municipal by-laws. Waste and recyclable materials are collected at the transfer station sites and then transferred to a waste disposal site or recycling facility.

Transfer Station Requirements – You are required to show a valid waste disposal pass to access any transfer station site. **MAKE IT EASY FOR YOUR GUESTS** – Purchase a cottage kit. Cottage kits **MUST** be purchased by a property owner at a transfer station or the Municipal office.

Cottage Kit Contents (cost \$3 a kit)	
<ul style="list-style-type: none">A one-time Waste Disposal CardOne clear bag for garbageOne clear bag for recyclable containers	<ul style="list-style-type: none">Transfer Station Hours/locationsA recycling guide“Bear Wise” Information

What to Expect – We are required by law to confirm that users of the transfer stations are residents of the Municipality of Trent Lakes and that the waste deposited at each transfer station originated within the Municipality.

When you visit a transfer station, the Attendant will:

- Ask for a valid waste disposal pass
- Inspect incoming loads to ensure all waste is acceptable and to check for hazardous waste
- Redirect or refuse waste, if necessary
- Ensure disposal fees are paid for prior to entering the site

Visit www.trentlakes.ca/waste to learn more about proper disposal of waste



BOATING SAFETY TIPS

Pleasure craft operators are **required**, by Transport Canada, to have a **Pleasure Craft Operator Card**

Avoid dangerous behaviours	Operate at a safe speed	Impaired driving on the water	Reduce engine noise
Never buzz, try to spray swimmers, or cut in front of or try to jump the wake of other vessels. Some of the worst boating incidents happen when speed or distance is misjudged. Be aware and polite!	Remember that you may have to stop or turn suddenly to avoid a collision, so operate at a safe speed. Be very careful when boating where visibility is poor such as entering or exiting a fog bank.	Drinking and driving (whether on land or water) is against the law and the consequences, even for a first offence, can last a lifetime. Don't cruise with booze!	Every boat equipped with a motor, other than a stock (unmodified) outboard engine, must have a muffler and use it while operating within five nautical miles (9.26km) offshore.

Township of Douro-Dummer Events Committee
Location: Harvest Room, Douro Community Centre

Date: August 21, 2023

Time: 5:30 pm

Present:

Chair, Councillor Ray Johnston

Member, Alyssa Heffernan

Member, Angela O'Grady

Acting Clerk, Martina Chait-Hartwig

Municipal Services Assistant, Jessyka McArthur

Absent:

Member, Julie Chatten

1. Call to Order

The Chair called the meeting to order at 5:31 p.m.

2. Disclosure of Pecuniary Interest

The Chair told members of their obligation to declare any pecuniary interest they might have. None were declared.

3. Adoption of Agenda - August 21, 2023

Moved by: Alyssa Heffernan

Seconded by: Angela O'Grady

That the Agenda for August 21, 2023 be approved.

Carried

4. Approval of Minutes and Business Arising from Minutes - June 19, 2023

Moved by: Angela O'Grady

Seconded by: Alyssa Heffernan

That the Minutes from the June 19, 2023 meeting be received and approved.

Carried

5. New Business

5.1 Discussion - Remembrance Day 2023

Jessyka McArthur provided an overview of past Remembrance Day Ceremonies.

The Committee would like to see one wreath placed during the ceremony.

The Committee will organize a social to take place after the ceremony in the Townhall.

Staff will arrange for road closure permits and will provide notice to the Ontario Provincial Police.

Moved By: Angela O'Grady

Seconded by: Alyssa Heffernan

That the ceremony will take place Friday, November 10th, 2023 at 11:00 a.m. so that both schools can attend and students will be requested to read as part of the ceremony.

Carried

5.2 Discussion - Santa Claus Parade 2023

The date of the Santa Claus Parade will be November 25th, 2023 and staff will confirm that there is no conflict.

5.4 Canada Day Parade

When planning the Canada Day Parade, ensure that there is a specific time to sign the national anthem.

5.3 Discussion - Budget Requests for 2024

Moved By: Alyssa Heffernan

Seconded by: Angela O'Grady

That the Committee will request \$2,500.00 and to rollover any unspent moneys from 2023 for the 2024 Events Committee budget to support various events through the year.

Carried

6. Next Meeting:

Meetings shall be held on the following days:

- September 18, 2023
- October 16, 2023
- November 20, 2023

7. Adjournment

Moved By: Angela O'Grady

Seconded by: Alyssa Heffernan

That the meeting adjourn at 6:22 p.m.

Carried

Short-Term Rental Advisory Committee Minutes

**Thursday, August 24, 2023, 10:00 a.m.
Electronic and In-person Meeting in the Council Chambers**

Members Present: **Committee Chair - Harold Nelson**
 Committee Member - Richard Clark
 Committee Member - Suzanne Coros
 Committee Member - Nina Janosick
 Committee Member - Dave Koch
 Committee Member - Jeff Martin
 Committee Member - Doug Owens

Staff Present: **Elana Arthurs, CAO**
 Martina Chait-Hartwig, Acting Clerk

1. Call to Order

The Chair called the meeting to order at 10:01 a.m.

2. Disclosure of Pecuniary Interest

There were no disclosures of pecuniary interest.

3. Adoption of Agenda

Moved by: Suzanne Coros

Seconded by: Doug Owens

That the agenda for the Short-Term Rental Committee Meeting, dated August 24, 2023, be adopted, as circulated. Carried

4. Approval of the Minutes and Business Arising from Minutes - May 18, 2023

Moved by: Jeff Martin

Seconded by: Doug Owens

That the Minutes for the Short-Term Rental Committee Meeting, dated May 18, 2023, be adopted, as circulated. Carried

5. New Business

5.1 Short Term Rental Enforcement Options, C.A.O.-2023-20

CAO, Elana Arthurs reviewed her report regarding Short Term Rental enforcement options.

5.1.1 Draft Noise By-law

A discussion was had regarding the Draft Noise By-law. Possible changes suggested by members were the shortening of the window in which noise can be made and additional enforcement of noise generated by power tools, construction and boats.

5.1.2 Draft Public Nuisances By-law

The Committee had no comments on the Draft Public Nuisances By-law.

5.1.3 Draft - Short-Term Rental Licensing By-law

The Committee reviewed the Draft Short-Term Rental Licensing By-law. The following issues were discussed:

- The cost of enforcement and the ability of the program to be revenue neutral
- Liability issues that may arise from the introduction of a Licensing By-law
- Impact of Short-Term Rentals on the local housing supply
- Legal issues arising in other communities
- Effect of the potential By-law on "Mom and Pop" cottage rentals and business operators
- Enforcement of existing or new Zoning By-laws

The Chair called on the Committee Members to do a show of hands in favour or opposed to the concept of a Short-Term Rental Licensing By-law and the results were split equally. After further discussion, no consensus on the matter could be reached.

5.1.4 Granicus - Host Compliance Program

The Committee reviewed the information regarding the Host Compliance Program offered by Granicus that is being used in other communities. The discussion focused on the following items:

- Cost of service and potential financial impact to the Township
- Whether the program services would be able to focus on the problem locations or would target "Mom and Pop" cottage rentals
- The cost and impact to community from online rental platforms
- Experiences both positive and negative from various Committee members regarding Short-Term Rental as residents, business owners and renters

It was agreed that the Program or something similar would only be needed if a Licensing By-law was put in place.

5.1.5 Municipal Accommodation Tax (MAT) Program

CAO, Elana Arthurs provided preliminary information on the Municipal Accommodation Tax (MAT) Program and a general discussion was held. Any further discussion on MAT would require additional information on the tax and how the revenues could be used.

The Chair asked for a show of hands of those in favour of the introduction of a MAT program. There was one hand in support, three hands were raised against the introduction of the Program and three hands were raised in support but only if a licensing program was put in place.

6. Next Meeting - To be Determined

It was determined that the Committee would not reach consensus regarding Short-Term Rentals and would not meet again. All members were thanked for their service.

7. Adjournment

Moved by: Jeff Martin

Seconded by: Richard Clark

The meeting was adjourned at 11:27 a.m.

Carried

September 24, 2023

To: Douro-Dummer Council

Township of Douro-Dummer
894 South Street, P.O. Box 92,

Warsaw Ontario, K0L 3A0

Re: Short Term Rentals

I understand that, at your Council meeting on Tuesday, October 3, you will be considering the issue of Short-Term Rentals and how to regulate them in Douro-Dummer.

We have all experienced or have heard of the issues with short term rentals: namely noise, traffic, turning an area zoned residential into a quasi-commercial one in contravention of the residential zoning, etc

My understanding is that other municipalities that border on Clear Lake and Stoney Lake have enacted bylaws or regulations to govern short term rentals and to provide for consequences if there are problems with short term rentals.

In my view, it is essential that Douro also do so and that there be uniformity of STR regulations in neighbouring townships and around the lakes. If Douro-Dummer does not have a bylaw on STRs that is consistent with the surrounding townships and is the only township that does not have a STR bylaw that protects its citizens, then that short term rental business will migrate to our residential communities

I suggest that, in order to protect our residential communities, Douro-Dummer put in place a STR bylaw that:

- (a) Is co-ordinated with and consistent with the bylaws of other townships that abut Douro and/or Clear and Stoney Lakes;
- (b) Permits STRs (subject to meeting the provisions of the bylaw) that are truly short-term rentals by owners who otherwise live in our residential areas and that prohibits the operation of the commercial business of STRs in residentially zoned areas;
- (c) Requires licencing by Douro as well as a mechanism to ensure that the property is up to code and the septic system can handle the increased load, etc
- (d) Requires that the owner be responsible for ensuring that the renters are informed about - and comply with- Douro bylaws regarding noise, fire bans, fire permits, boat operator licencing, parking, etc; and
- (e) Contains a mechanism for enforcement of the STR bylaw including handling of complaints and possible loss of licence for contraventions of the bylaw.

Although I have not read the bylaws of other townships (eg. Selwyn, North Kawartha), I expect that they cover some or all of these matters and can be used to develop the Douro bylaw.

Sincerely,

Barbara McGregor,

September 25, 2023

To: Mayor Heather Watson & Councilors

Douro-Dummer Council, Township of Douro-Dummer
894 South Street, P.O. Box 92, Warsaw Ontario, K0L 3A0

Topic: Short Term Rentals – Council Meeting Agenda: 3 October 2023

I am in full support of Douro-Dummer Council passing a STR Bylaw.

In preparation for a STR Bylaw item on Council Agenda next Tuesday 3 October 2023 please take the following points of principle into account:

1. **Protection of Douro-Dummer property owners:** In the absence of any STR Bylaw, abuses of the system are well documented including non-resident owners renting out local properties in a 'turn-style' manner leading to uncontrolled noise on water, land, and roads; road traffic and road parking issues, waste disposal, fire burns and septic tank issues.
2. **Water safety issues:** Unregulated renting of properties, granting short term renters' access to watercraft at that property, leads to more concerns. Without any bylaw requiring watercraft permits, licenses or knowledge of water safety rules leaves open breaches of water safety including, for example, water skiing without any regard to a second person spotter.
3. **Consistency and Coordination:** The absence of a Douro-Dummer STR Bylaw keeps the door open to those seeking to take advantage of a more lenient jurisdiction leaving property owners vulnerable to turning residential zoned neighborhoods into commercial businesses without any oversight, permits, safety inspections, monitoring or enforcement mechanisms.

I fully support a STR Bylaw which would be, minimally, consistent with neighboring townships on Clear, Stoney and adjacent Lakes and Townships.

I will be watching Council proceedings with great interest on October 3rd and wish Councilors the best in taking swift action on passing a Douro-Dummer STR Bylaw.

Sincerely,
Betsy McGregor,



Birchcliff Property Owners Association of Douro-Dummer, Inc.
858 Birchview Road, Douro, ON K0L 2H0
www.bpoa.ca

Sept.24, 2023

Mayor and Councilors,
Township of Douro-Dummer,
894 South Street, P.O. Box 92, Warsaw
Ontario, K0L 3A0

Re: Short Term Rentals

Dear Madam/Sirs:

The BPOA represents an area of approximately 200 property owners along the south and east sides of Clear Lake. While we understand that for some, renting out the family cottage for part of the summer is a way to make cottaging affordable, we also recognize that commercial operators who purchase property for the sole purpose of renting, without taking responsibility for their renter's actions, is detrimental to our Lake.

The BPOA supports the Township of Douro Dummer developing regulations for STRs as we do not want to be the only township without regulations. In particular the BPOA would like to see:

- A. Consistency in by-laws, licensing and enforcement with the other bordering townships.
- B. Differentiation between hosted (owner on grounds) and unhosted licensing requirements, and differentiation between short term rentals including minimum length of stay, and long term rentals. If these properties are not being lived in by the owner and are just being rented, then this is more like a hotel business and should require a change in use zoning amendment and be treated like any other licensed business.
- C. In all cases of STRs, the BPOA wants safety and health standards to be met which means: buildings must be up to code and septic system inspected for the projected occupant load, off-road parking available, and owners are responsible to ensure renters are educated about noise, fires, water and boat safety issues etc..
- D. Finally, the BPOA would want to see some form of complaint/fine/enforcement regimen be put in place to protect neighborhoods from negligent owners and irresponsible renters.

Thank you for considering the above.

Sincerely

Murray Miskin,
President

THE CORPORATION OF THE
TOWN OF MIDLAND

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September 8, 2023

The Senate of Canada
Ottawa, ON
K1A 0A4

Via Email: sencom@sen.parl.gc.ca

Premier Doug Ford
Legislative Building
Queen's Park
Toronto ON
M7A 1A1

Via Email: premier@ontario.ca

Dear Premier Ford:

Re: "Catch and Release" Justice is Ontario

At its September 6, 2023, Regular Council Meeting with Closed Session the Council for the Town of Midland passed the following Resolution:

That the Town of Midland send a letter to the Federal and Provincial Governments requesting meaningful improvements to the current state of "catch and release" justice in the Ontario legal system. Police Services across Ontario are exhausting precious time and resources having to manage the repeated arrests of the same offenders, which in turn, is impacting their morale, and ultimately law-abiding citizens who are paying the often significant financial and emotional toll of this broken system; and

That this resolution be sent to other Municipalities throughout Ontario for their endorsement consideration.

Thank you.

Yours very
truly,

THE CORPORATION OF THE TOWN OF MIDLAND

Sherri Edgar

Sherri Edgar, AMCT
Municipal Clerk
Ext. 2210

The Corporation of the Township of Douro-Dummer

By-law Number 2023-43

Being a By-law of The Corporation of the Township of
Douro-Dummer to confirm the proceedings of the regular meeting of Council
held on the 3rd day of October, 2023 in the Municipal Building

The Municipal Council of The Corporation of the Township of Douro-Dummer Enacts as follows:

1. **That** the action of the Council at its regular meeting held on October 3rd, 2023, in respect to each motion, resolution, and other action passed and taken by the Council at its said meeting is, except where prior approval of the Local Planning Appeal Tribunal is required, hereby approved, ratified, and confirmed.
2. **That** the Mayor and the proper officers of the Township are hereby authorized to do all things necessary to obtain approvals where required, and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the Corporate Seal to all such documents.

Passed in Open Council this 3rd day of October, 2023.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig