



The Corporation of The Township of Bonfield

AGENDA FOR CORPORATE SERVICES COMMITTEE TO BE HELD

May 2, 2024 AT 7:00 P.M.

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Disclosure of Pecuniary Interest and General Nature Thereof**
- 4. Adoption of Previous Minutes**
 - a. Corporate Services Committee Meeting: April 11, 2024
- 5. Presentations and Delegations – none**
- 6. Staff Reports – documents emailed.**
 - a. Review of Trailer/RV report for discussion with examples
 - b. Review of Short Term Rental report with examples
 - a. Summary of Workshop Best Practices learned
- 7. Items for Council Discussion**
- 8. Resolutions to be Considered for Adoptions**
- 9. Correspondence - None**
- 10. Closed Session - None**
- 11. Adjournment**

REPORT TO COUNCIL

DATE: Tuesday, April 9, 2024
TO: Mayor and Council
FROM: Ann Carr, Planning Administrator
SUBJECT: Short-Term Rentals

BACKGROUND INFORMATION:

Short term rentals have been a discussion point in the community for a few years. Delegations to Council on the impacts to the neighbours was first heard at the council meeting of July 13, 2021. Since that time several more conversations have taken place, and they are split evenly between the advantages and the disadvantages.

Council has heard from owners who rent who have brought tourists and economic development to Bonfield. They have also heard stories about renters disregarding the atmosphere of the neighbourhood. Since the community is divided and Council does want to address the issues, they have heard public consultation was undertaken,

First consultation was through the Official Plan review process, then the Community Satisfaction Survey. Results from those consultations were reported to the public at the March of 2024 Town Hall meeting along with another survey with more direct questions to help guide Councils decision on how to move forward. The results of that survey are attached in Appendix A.

The community certainly did provide direction to Council through the survey. While not all respondents completed all answers, from question 15 (do you own a STR) it is clear that this is a topic the entire community is weighing in on. 39 responses were from rental owners while 208 answers were from general community.

Overwhelmingly the community agrees the Township should allow short term rentals and with regulations. Below is a summary of the potential regulations suggested in the survey.

	Regulate	Do not Regulate	Inconclusive
Restrict roads		X	
Live on-site		X	
Demerit System		X	
Limit # of STR per person			X
Building Inspection			X
Septic Inspection			X
Renter Code of Conduct	X		
Licence			X
Complaint response	X		
Number of rental nights		X	
Allow non-occupiable dwellings		X	

Staff also performed a scan of online sites to better understand the use of short-term rental in Bonfield.

Short-term Rental Statistics for Bonfield:

- 34 Advertised short term rentals are advertised through various websites like Air BnB and Vrbo.
- 71% are located on waterfront properties which is also the residential limited services zone.
- If a family of 4 were to be staying in a short-term rental that would equate to 136 visitors.
- 3.14% of taxed properties in the Township of Bonfield are used as short-term rental.
- Statistics Canada says that the typical stay at a short-term rental is 3.5 to 4 days.
- Using the rental figures provided in the 34 advertisements at 4 nights per stay results in a \$1,992,848.00 per annum industry in Bonfield not including residual spending within the Municipality.

Confidence in the survey:

When reviewing the survey results it was found that the same IP address had conducted the survey 18 times and one other had conducted the survey 6 times which creates uncertainty in the validity of the survey. Therefore, there is an estimated 8.7% discrepancy in the survey results. A conclusive answer in reviewing the survey answers is considered when there is a margin of 20% or more between yes and no.

How were the questions formed?

Questions were formed by viewing by-laws and standard policies that have been made by other municipalities to regulate and licence short-term rentals.

Why have other municipalities created licencing and by-laws for short-term rentals?

By-laws serve several essential purposes. They provide clarity and consistency by defining roles, responsibilities, and procedures, by-laws help prevent misunderstandings and conflicts among the community. By-laws provide transparency and accountability for decision making. By-laws establish a framework for decision making, determine the rights and responsibilities of ratepayers, and ensure fair consistent governance.

A proposed by-law will aim to assist in maintaining a balance between municipal economic prosperity, residential well-being, and addressing the housing needs of the community. They provide for licencing for a business to ensure the interest of health and safety, well being of persons, consumer protection and nuisance control. Imposing licencing provides revenue to execute the regulation. Those municipalities that have also imposed a Municipal Accommodation Tax (MAT) use the revenues to offset tourist infrastructure costs as well as to fund marketing strategies for their communities to increase tourism.

Why have other municipalities decided NOT to licence and create a by-law for short-term rentals?

Staffing resources would not allow for inspections or enforcement of the by-law.

Other By-laws and legislation regarding the conduct of renters are in place to regulate the behaviour of the renter, i.e. Noise by-laws, Open Air Burning By-laws, etc.

The cost for enforcement is not financially viable.

The municipality does not feel that there is a need to preserve the housing market due to the number of short-term rentals.

There is also an air of wait and see as the provincial and federal governments have been tackling this issue directly. British Columbia and Quebec have already tabled legislation for province wide policy. The Federal government is actively reviewing STR rules under the mandate of affordable housing. It is unknown when, or even if, any rule will be introduced to alleviate the concerns Council is hearing. Ontario has not committed to any review at this point.

Lessons learned from other municipalities:

1. Township of Puslinch

The Township of Puslinch v. Monaghan, 2015 ONSC 2748 (case law). This is the only case law available. There are no other court decisions regarding short term rental bylaws.

The Ontario Superior Court confirmed that Zoning By-laws that purport to regulate short-term rental use of a property cannot do so in a way that is discriminatory, vague, uncertain, or insufficiently specific.

The Township of Puslinch argued that under its Zoning By-law, use of the property by short-term renters was as a "tourist establishment," which was not a permitted use of the property under the Zoning By-law.

The Zoning By-law was ineffective in this regard because the use of the property by short-term renters was substantively the same as personal use by the "owner" which the Township conceded was permitted as a "single detached dwelling" use.

The court rejected the Township arguments and found that "to the extend the Tourist Establishment By-law seeks to regulate short-term use in the residential recreational zone, it seeks to regulate people not the use, therefore, it is "ultra vires of the Planning Act."

Zoning does not apply to the use of the short-term rental when used for residential purposes.

2. Township of Tiny

A staff report was provided to explain the cost of the short-term rental by-law. The Township of Tiny had decided to allow for 300 licences to be provided on a first come first served basis. A building inspection was part of the requirement for the licence. After the inspections were completed, the Township had discovered that there were over 200 infractions that had to be remedied before the licences could be issued. Infractions consisted of extra bedrooms being built without permits, noncompliant plumbing and heating systems, extra washrooms built without permits. Over 20 decks built without permits. The Township had to hire an intern to

care for the building inspection infractions and it also took over a year to issue all the 300 licences.

3. County of Haliburton

Implemented a registration by-law before regulating short-term rentals to receive a data base on how many short-term rentals were there, where they were, and the amount of income that was generated for the first year.

Public surveys were conducted, and considerations made from the result of the surveys. The County will be hiring a third party to regulate and enforce their short-term rental by-law. The study helped them implement the licence fees to ensure it would pay for the third party to implement the regulations and to not effect the rate payers.

ANALYSIS:

ADVANTAGES AND DISADVANTAGES OF SHORT-TERM RENTAL REGULATIONS:

During the research into short term rentals staff have reviewed over 20 municipal bylaws, spoke to other municipal staff to gauge the intent and success of the bylaws that have been implemented, and have attended workshop sessions. This has provided a sound knowledge on how short-term rentals have affected other communities. The statements listed below are a summary of the research and feedback obtained.

DISADVANTAGES:

When there are no specific by-laws in place to regulate short-term rentals, the situation can lead to several potential outcomes:

1. **Lack of Oversight:** Without clear regulations, short-term rental platforms (such as Airbnb and VRBO) may operate without proper oversight. This can result in issues related to safety, noise, lack of consumer protection and other concerns. Cannot ensure that there is responsible ownership.
2. **Neighborhood Disruptions:** Unregulated short-term rentals can disrupt residential neighborhoods. Increased traffic, noise, and frequent turnover of guests may impact the quality of life for permanent residents. Cannot control the character of the neighbourhood.
3. **Housing Availability:** In areas with high demand for housing, unregulated short-term rentals can reduce the availability of long-term rental units. Property owners may prefer lucrative short-term rentals over traditional leases, affecting the housing market.
4. **Uneven Competition:** Unregulated short-term rentals may compete unfairly with hotels and other accommodation providers. Hotels are subject to various regulations, while short-term rentals may avoid similar requirements.
5. **Legal Uncertainty:** Guests and hosts may face legal uncertainties regarding their rights and responsibilities. Clarity on issues like liability, insurance, and property rights is essential. Does not allow regulation for health and safety.

ADVANTAGES:

Short-term rentals, facilitated by platforms like Airbnb, have sparked debates about their impact on housing markets and local communities. While some advocate for strict regulations or outright bans, others argue that there are advantages to not regulating them.

1. **Income Generation:** Short-term rentals provide an additional income stream for property owners. This can be especially beneficial for individuals who rely on rental income to cover expenses.
2. **Higher Housing Values:** The availability of short-term rentals can contribute to increased property values in certain areas, benefiting homeowners and investors.
3. **Greater Choice:** Travelers enjoy a wider range of accommodation options beyond traditional hotels, allowing them to experience local neighborhoods and culture. The Township of Bonfield has very limited access to accommodations.
4. **Local Experiences:** Staying in residential areas through short-term rentals provides a more authentic experience compared to standard hotels. It allows visitors to experience what Bonfield has to offer in outdoor recreation.
5. **Efficient Use of Space:** Underutilized properties can be put to productive use, maximizing the value of existing housing stock.
6. **Support for Local Tourism Economy:** Short-term rentals can boost local economies by attracting tourists and encouraging spending on dining, shopping, and entertainment.

Options for Council:

1. ***To allow short-term rentals to continue without regulation or licencing, take no action.***

Potential Consequences:

- a. Strengthen by-laws to address disturbances resulting from occupants. Noise By-laws, parking by-laws, open air burning by-laws.
- b. Unknown budget for increased OPP callouts, pay per call.
- c. How do we ensure consumer protection?
- d. How do we ensure the health and safety of the occupants?
- e. How does the Township re-coop added users to infrastructure and services without affecting the entirety of the rate payer?
- f. What mechanisms would be in place to prevent waterfront property being owned for the sole purpose of short-term accommodations?

- g. What mechanisms are available to local residents to ensure affordable housing remains available?
- h. Ensure environmental protection of waterfront with increased septic use.
- i. How do we maintain the character of the neighbourhood?
- j. No consequences for Operators.
- k. Lack of direction and guidance.

2. To ban short-term rentals in their entirety.

Potential Consequences:

- a. Loss of support for tourism economy.
- b. No accommodations for visitors.
- c. Loss of revenues to create affordability for property owners.
- d. Bonfield will not be a choice for visitors.
- e. By-law enforcement costs to enforce a regulatory ban unknown.
- f. No marketability for the Township of Bonfield.
- g. Neighbourhoods gain back their feeling of security and character.
- h. No impact on the housing market.

3. To allow short-term rentals to continue with licencing and regulation.

Potential Consequences:

- a. Extra costs for the owner/operator (license, inspections).
- b. A feeling of over governance of property owners.
- c. Maintain character of the neighbourhood.
- d. Provides for the safety of the user. Current lack of legislation for short-term rentals. (hotels and motels, must follow legislation such as Accommodation Sector of Guests Act, 2001, Fire Safety, Inn keepers Act, 1990, Sanitary Regulations, Occupiers Liability Act) These Acts protect the consumer and provide health and safety regulations.

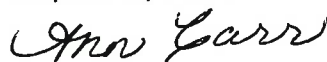
- e. Ontario Residential Tenancies Act vs. Short-Term Rentals education for operators. Regulating the number of days per one visit prevents the visitor from falling under the Ontario Residential Tenancies Act.
- f. Provides guidance for the owner, occupier, and neighbourhood for expectations as well as transparency. The Code of Conduct for the occupier will provide direction on the expected behaviour as well as allowing the neighbourhood to maintain its character.
- g. Allows the municipality to maintain economic prosperity.
- h. Ensures responsible ownership.
- i. Provides data for the Township.
- j. Allows accommodation and tourism opportunities.
- k. By-law enforcement costs of the regulation are unknown.
- l. Provides revenue for enforcement of the regulation.
- m. Not known if the federal or provincial government will step in and regulate short-term rentals.

Regulations and legislation are changing for short-term rentals. As of July 1, 2021, new federal rules on sales tax collection and remittance apply to platform-based short-term accommodations. Furthermore, the playing field is changing because provincial and municipal regulatory frameworks are now in place in several jurisdictions across Canada to control and limit commercial host activities. This includes new regulations being implemented and some older, poorly enforced, or not impactful regulations being refined. This may have an impact on short-term rentals supply and the proportion of revenues captured by those types of activities in the accommodation services subsector after the pandemic.

RECOMMENDATION:

WHEREAS a staff report was provided to Council regarding short-term rentals, and the survey results from the Community Survey and the Town Hall survey for information purposes has been presented; THEREFORE Council directs the planning administrator to prepare a draft by-law based on the responses from the survey results from the community in favour of permitting short-term rentals with regulation.

Respectfully submitted,



Ann Carr
Planning Administrator

I concur with this report,



Nicky Kunkel
CAO Clerk-Treasurer

Short Term Rentals Report

April 9, 2024

Appendix A

Community Satisfaction Survey Results:

A community survey was conducted, and four questions were asked regarding short-term rentals. 159 answers were received with the following results:

1. **Should the Township permit short-term rentals?**
64.52% agree 35.48% disagree
2. **Regulate short-term rentals with a licence?**
53.69 % agree 46.31% disagree
3. **Should the municipality only permit them on Municipal maintained roads?**
36.81% agree 63.19% disagree
4. **Should the municipality limit the number of nights they can be rented?**
35.14% agree 64.86% disagree

The Township proceeded to take this information to a Town Hall meeting. Another survey was conducted for the purpose of short-term rentals at the Town Hall Meeting and the survey was also posted to the Township Website.

1. **Should the Township allow short-term rentals?**
Yes 84.67% 243 responses No 15.33% 44 responses
2. **Allow with regulations?**
Yes 60.49% 147 responses No 39.51% 96 responses
3. **Allow on private roads?**
Yes 86.55% 206 responses No 13.45% 32 responses
4. **Add municipal accommodation tax?**
Yes 37.34% 90 responses No 62.66% 151 responses
5. **Does the owner have to live inside the dwelling?**
Yes 11.93% 29 responses No 88.07% 214 responses
6. **Demerit system for the licence?**
Yes 34.73% 83 responses No 65.27% 156 responses
7. **Limit the number of short-term rentals owned by one person?**
Yes 41.80% 108 responses No 58.20% 142 responses
8. **Require a building inspection?**
Yes 43.80% 106 responses No 56.20% 136 responses
9. **Require a septic inspection?**
Yes 47.11% 114 responses No 52.89% 128 responses
10. **Require a code of conduct for visitors?**
Yes 66.12% 160 responses No 33.88% 82 responses

11. Require a licence?				
Yes	43.44%	106 responses	No 56.56%	138 responses
12. Should there be a response time for complaints?				
Yes	67.51%	160 responses	No 32.49%	77 responses
13. Regulate the number of days that it can be rented for?				
Yes	22.82%	55 responses	No 77.18%	186 responses
14. Should yurts, tents, trailers be allowed for rent?				
Yes	74.29%	182 responses	No 25.71%	63 responses
15. Do you own a short-term rental?				
Yes	15.79%	39 responses	No 84.21%	208 responses
Survey says if no that the survey is complete				
16. Is it on a municipal maintained road?				
Yes	55.56%	25 responses	No 44.44%	20 responses
17. Is it an occupiable dwelling? (home or cottage)				
Yes	88.37%	38 responses	No 11.63%	5 responses
18. Is it a gazebo, yurt, tent, or other style of dwelling?				
Yes	14.29%	6 responses	No 85.71%	36 responses
19. Are you a seasonal resident?				
Yes	17.07%	7 responses	No 82.39%	34 responses
20. Is your short-term rental your permanent residence?				
Yes	25.58%	11 responses	No 74.42%	32 responses

Memo to Short Term Rental Accommodations

Webinar hosted by MMAH-April 24-2024

210 participants

Theme: Lessons Learned

Township of Ramara

Township of Kawartha Lakes

City of London

Declarations: **Building meets building code and fire code.** They would perform a blitz in the summer and the declarations that were not true would have their licence suspended until owner brought up the rental to code. Removed the burden from Municipal staff for the inspections.

Responsible Persons personal information posted in CGIS and or website. Prevented issues with MFIPPA and FOI legislation. Question was asked if the system created any abuse- “people calling the responsible person for nothing” Ramara reported one case.

Common Themes: **Requirement for floor plans**, (to know the restrictions for occupancy which also was posted to the website along with the responsible person information.

Guest Code of Conduct

Limits on consecutive days per visit 28

Septic System Reports required (rural areas)

Property Site Plan indicates where the fire pit is located, accessory structures, parking, well and septic, snow storage for plowing.

Applications were reviewed by all departments. Fire, Building, Tax

No licences were issued if: the property had any municipal debt. No tax arrears, no work orders or open building permits, no active fines.

Demerit Point System and Municipal Administrative Penalty System (MAP) in place. Violations double on second visit to property. Appeal processes went through this committee.

Corporations were not permitted to operate an STR to prevent depletion of the housing market for the purpose of business.

No Fireworks Permitted

Legal Residential Property the STR must be a legal dwelling, no zoning requirements in the by-laws.

Gravicus is a data-based company and is currently being used as a third party for all three presenters. Ramara has 80 STRs and the cost is \$9000.00 to \$12000.00 per year for their contract. (app. 150.00 per STR) The company tracks complaints, licences, nights rented, costs, and builds the data base. They also create the hotline for complaints as well as other services.

Be sure to have all processes in place before launch of the by-law.

Website Information:

Name, phone number, email of responsible person-CGIS

Location of STR

Permitted Occupancy (number of people permitted)

Licence Number

“One Offs”

Township of Ramara has a 300-meter buffer around each STR. Only one licence per 300 meters.

Township of Kawartha Lakes has a licence fee structure for “Hosted STR” and “Un-hosted STR” the un-hosted being a higher rate.

City of London requires criminal record check. They had instances of human trafficking and drug dealing.

Township of Ramara charges \$3000.00 per licence which now covers the cost of applying the by-law. They amended the fee structure which started at \$1000.00 per STR.

REPORT TO COUNCIL

DATE: April 9, 2024
TO: Mayor and Council
FROM: Ann Carr, Planning Administrator
SUBJECT: Trailers and Recreational Vehicles on Vacant Land

BACKGROUND INFORMATION:

Trailer by-laws have become a topic of heated debate in many northern Ontario towns. Currently, within the Township of Bonfield, recreation vehicles are not permitted on vacant land. The 2018 bylaw was adopted to further clarify past comprehensive zoning bylaws. This has never been a permitted use in the Township. Council has had delegations and conversations with citizens expressing concern for both allowing and not allowing trailers to be used while on vacant land. Council would like to address the issue and determine if there should be a review of the bylaws.

Several other municipalities have been reviewing their regulations in recent years. Here are some reasons behind these bylaws and their implications:

Rising Trailer Presence:

With the increasing cost of waterfront properties and the expansion of southern Ontario's "cottage country" further north, trailers are cropping up across rural areas. Many towns and townships are now considering bylaws to regulate where trailers can be set up, enforce environmental rules, and determine permit fees. It enables a municipality to provide responsible ownership guidance policies and implements health and safety assurance for the owners.

Control and Fairness:

By-laws aim to strike a balance between property rights and community interests. Licensing trailers ensures that cottage owners who pay property taxes are treated fairly. It also helps maintain order and prevent overcrowding in rural areas.

Challenges and Concerns:

Citizens have expressed concerns about the impact on their rights and property. For example, the proposed bylaw in Sables-Spanish River sets a minimum lot size of 2.5 acres, potentially affecting existing trailer owners with smaller lots. Some opponents argue that such by-laws could be unconstitutional. The Township of Nipissing's by-law was challenged at the Ontario Land Tribunal and was found that the municipality had the authority to exercise the by-law.

Balancing Growth and Tax Base:

Townships aiming for growth need to expand their tax bases. Practical and enforceable by-laws can help achieve this while maintaining a fair balance between residents' rights and community needs.

By-laws aim to regulate trailer placement, ensure fairness, and contribute to community well-being. However, finding the right balance remains a challenge for local authorities.

ANALYSIS

The current zoning by-law regulates trailers and recreational vehicles and does not permit any trailer or recreational vehicle to be on vacant land. Trailers are only permitted to be used on lands with a dwelling for 120 days in any calendar year, or in a commercial campground. The municipality also allows for trailers to be used when a resident is building a home.

To better understand the community the Township conducted a community survey and then a specific survey from the Town Hall meeting regarding trailers and recreational vehicles. The survey was anonymous. According to the survey results there are currently 24 trailers on vacant land and 50% of those are not hooked up to septic systems. However, that does not mean that the trailers are not being pumped or they are using other methods for grey water and septic, but it does raise the question from an environmental perspective.

Most municipalities do not permit the use of trailers and RVs due to lack of assessment value, the inability to appropriately tax properties for the use of services, and they are not suitable for primary residences. Health and safety reasons are a concern to prevent year long residency in a trailer that is not meant for habitation as most trailers and RVs do not fall under the building code. Environmental concerns regarding septic and grey water also do not fall under the building code for trailers and recreational vehicles, another reason why they were never permitted.

Spending a summer in a trailer has become a more affordable retreat for many people in Ontario's cottage country and was a trending way of vacationing during COVID. Trailers have grown in popularity, and municipalities are looking for a way to manage their use including the Township of Bonfield.

Trying to find a balance between allowing trailer use and protecting the environment, and not over stressing our services by adding more occupancy during the summer, while protecting the aesthetics of our northern waterfront and protecting the health and safety of the user has been a contentious conversation for almost a decade.

Several municipalities in our region have begun permitting trailers and recreational vehicles to use on vacant lands with a by-law to ensure that they are not used for habitation, that environmental protection is in place concerning septic and grey water as well as licencing to capture revenue for the purpose for lack of assessment for utilizing Township services. Other

by-laws have zoning amendments attached to them as trailers and RVs are only permitted in certain zones to maintain the character of the neighbourhood.

The Township of Strong, Municipality of French River, West Nipissing, and Nipissing Township, to name a few, have regulated and licenced trailers and recreational vehicles. The questions in the survey were derived by viewing the various by-laws that the above municipalities have in place. The Township of Nipissing had their by-law challenged at the Ontario Land Tribunal and were found to have had the authority to execute the by-law for licencing and regulating the use of trailers and recreational vehicles on vacant land and amended the zoning by-law accordingly.

Confidence in the survey:

When reviewing the survey results it was found that the same IP address had conducted the survey 18 times and one other had conducted the survey 6 times which creates uncertainty in the validity of the survey. Therefore, there is an estimated 8.7% discrepancy in the survey results. A conclusive answer in reviewing the survey answers is considered when there is a margin of 20% or more between yes and no.

Recognizing that 88% of the respondents of the survey do not own a trailer on vacant land provides an interesting perspective of the community's opinion of those who were surveyed. Only 12% of those surveyed have a trailer on vacant land, indicating that most people who answered the survey have no gain by participating in the survey and expressing their opinion. The full survey results are in Appendix A.

Results from the survey indicate that that 78% feel trailers should be allowed on vacant land. There are many parameters around allowing them that show the community is still quite divided. These are summarized as follows:

	Regulate	Do NOT Regulate	Inconclusive
Allow with regulation			X
Allow on waterfront			X
Allow in hamlets/rural area	X		
License			X
Permit for Group/Weekend only		X	
Proof of Septic / Grey water management			X
Regulate structure modifications	X		
Allow accessory buildings			X
More than one trailer per property			X
Require property setbacks			X

COUNCIL OPTIONS:

1. To keep the zoning by-law as is and to not permit trailers and recreational vehicles to be on vacant land.

Consequences:

- I. Continue to enforce the zoning by-law and remove all trailers from vacant lands.
 - II. Missed opportunities for seasonal residents.
 - III. Vacant landowners / trailer owners still feel over governed.
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2. Allow trailers and recreational vehicles to be on vacant land with a licence and regulations.

Consequences:

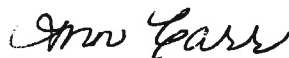
- I. Ensures proper management of septic and grey water. Ensuring environmental protection and responsible ownership.
 - II. Provides regulation to ensure the health and safety of the user by regulating habitation in the trailer or rv through seasonal limitations when permitted to be used.
 - III. The ability to amend the zoning by-law to the placement of trailers in certain zones to maintain the character of the neighbourhood.
 - IV. Licencing provides revenue for services that are not being taxed due to no assessment.
 - V. Regulation will provide clear guidance and transparency.
 - VI. Owners of vacant land feel over governed.
 - VII. By-laws will need to be enforced.
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RECCOMENDATION:

WHEREAS the survey results from the community indicate that there is a desire to allow trailers and recreational vehicles on vacant land through the use of licencing and regulation;

THEREFORE Council directs the Planning Administrator to draft a by-law with licencing provisions to be reviewed by Council.

Respectfully submitted,



Ann Carr
Planning Administrator

I concur with this report,



Nicky Kunkel
CAO

Appendix A

Survey Results

Survey Results:

A community survey was conducted, and four questions were asked regarding short-term rentals. 140 answers were received with the following results:

1. **Should the trailers be permitted on Vacant Land?**
64.25% agree 35.48% disagree
2. **Allow trailers on vacant land but licence and regulate?**
42.00% agree 58.00% disagree
3. **Allow on waterfront property?**
14.19% agree 85.81% disagree
4. **Allow trailers in rural areas?**
38.67% agree 61.33% disagree

The Township proceeded to take this information to a Town Hall meeting. Another survey was conducted for the purpose of trailers and rvs on vacant land at the Town Hall Meeting and the survey was also posted to the Township Website. On average each question was answered by 200 participants.

1. **Should the Township allow trailers on vacant land?**
Yes 78.21% 201 responses No 21.79% 56 responses
2. **Allow with regulations?**
Yes 53.20% 108 responses No 46.80% 95 responses
3. **Allow on waterfront property?**
Yes 88.67% 180 responses No 11.33% 23 responses
4. **Allow in rural?**
Yes 96.02% 193 responses No 3.98% 8 responses
5. **Allow in the hamlets of Bonfield and Rutherglen?**
Yes 81.09% 163 responses No 18.91% 38 responses
6. **Licence to capture assessment values for services?**
Yes 41.00% 82 responses No 59.00% 118 responses
7. **Allow from April 01st to November 30th with a licence?**
Yes 47.92% 92 responses No 52.80% 100 responses
8. **Allow from May 1st to September 30th with a licence?**
Yes 40.86% 76 responses No 59.14% 110 responses
9. **Special Occasion permits for visitors?**
Yes 24.37% 48 responses No 75.63% 149 responses
10. **Regulate more than one trailer per property?**

Yes	44.33%	90 responses	No	55.67%	113 responses
11. Require a licence?					
Yes	43.44%	106 responses	No	56.56%	138 responses
12. Require proof of septic and grey water?					
Yes	54.23%	109 responses	No	45.77%	92 responses
13. Require meeting setbacks from property lines?					
Yes	56.25%	55 responses	No	43.75%	84 responses
14. Regulate modifications to trailer or rv?					
Yes	35.68%	71 responses	No	25.71%	128 responses
15. Allow accessory buildings?					
Yes	77.61%	156 responses	No	64.32%	45 responses
16. Allow one shed for lawnmower, etc.?					
Yes	55.56%	25 responses	No	44.44%	20 responses
17. Do you own a trailer on vacant land?					
Yes	12.00%	24 responses	No	88.00%	176 responses
Survey says that if they answered no, the survey was complete					
18. Is the trailer or rv on the waterfront?					
Yes	46.43%	13 responses	No	53.57%	15 responses
19. Is the trailer located in the rural area?					
Yes	64.00%	16 responses	No	36.00%	9 responses
20. Do you have a septic system?					
Yes	50.00%	13 responses	No	50.00%	13 responses
21. Do you live there permanently?					
Yes	3.85%	1 response	No	96.15%	25 responses