

Corporate Services Meeting

July 02, 2024

Presentation from Public Meeting For
Short-term Rentals and Trailer Licencing
By-Laws June 25, 2024
Next Steps





Why does Council want to licence and regulate Short-term Rentals?

Guiding Principals

**Responsible
Ownership**

**Maintain
Character of the
Neighborhood**

**Health and
Safety**



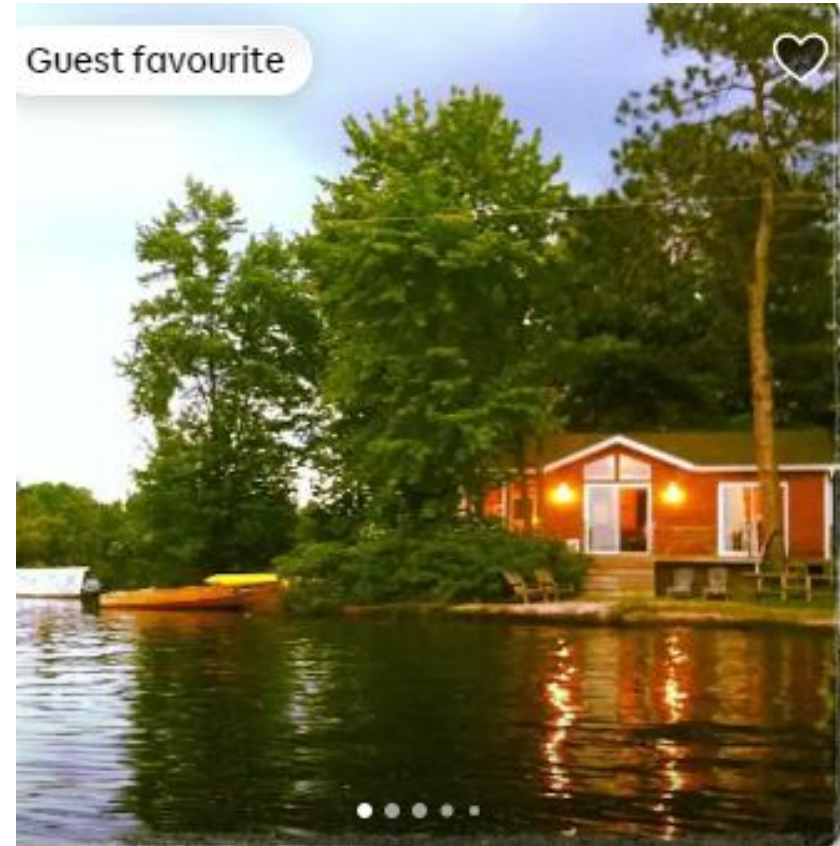
Summary of Public Consultation

On June 25, 2024 at Regular Council meeting:

14 residents provided comments through either presentations or through letters to Council regarding Short-term rentals; and

3 presentations or letters regarding the Trailer By-law. One additional letter also submitted from a presenter.

There were common themes evident throughout the concerns & comments spoken in either support for or against the draft by-law.



TRAVEL TRAILERS AND RVs



Summary of Public Consultation

Theme: Grandfathering

Subsection 34(9) of the Planning Act provides that no zoning by-law will apply to a lawful non-conforming use as long as the property building, or structure continues to be used for the purpose for which it was lawfully used when the zoning by-law was enacted.

The act also provides that subsection 8(1) of the Building Code Act also pertains to legal non-conforming which would require that the building had a building permit.

Travel trailers and RVs are not considered buildings under the act and therefore have no building permit and have never been lawful in the Township of Bonfield on vacant land.



Summary of Public Consultation

Theme: Crown Camping vs Vacant Land

[The 21-Day Rule for Camping on Crown Land | Ontario Newsroom](#)

There are still rules when camping

Leave no trace principles – Waste

- Pack out/in – burning waste is not acceptable
- Washing dishes more than 60m from water
- Human waste regulations are described
- Filtering and packing out food waste

Some trailers have holding tanks that may fill up within 21 days. It must be managed and accounted for to ensure appropriate disposal.

Gray water is regulated by the North Bay Mattawa Conservation Authority.



SHORT-TERM RENTALS



Summary of Public Consultation

Theme: Survey Results

The concept of the community survey was to gather community feedback. It was not intended to be a majority vote for decisions. All perspectives must be considered. So, for a definitive answer there was a statistical confidence level applied.

This was one of many research methods used to help Council draft the bylaw.

We also consulted with other municipalities to determine lessons learned and best practices, reviewed over 18 other bylaws and attended training /education sessions.



Summary of Public Consultation

Theme: Insurance

The draft requires \$5 M and there were comments that it is difficult to obtain.

The intent of the \$5 M is to ensure there is adequate protection for both the Township (as license issuer) and the property owner as the renter. Personal liability cases are having higher payouts. \$5 M is the new standard for municipal business.

If reduced, strongly recommend an indemnification clause be added to mitigate the risk to the municipality. Also, could require that the Township be named a third-party insurer for short term rentals.



Summary of Public Consultation

Theme: Private Roads

Several comments were received by residents who live on private roads. The maintenance of insurance implications are a concern.

Legal opinion is being sought to determine impacts for liability and insurance comments received.

The township has no jurisdiction on restricting the travel over private roads.



Summary of Public Consultation

Theme: Environment

There were concerns regarding proximity to naturally sensitive areas.

Currently in the Official Plan and Comprehensive Zoning Bylaw there are impact mitigation strategies for development.

In order to build a structure there are 30m or 100 feet setbacks to environment protected lands.

If a property owner is building within the constrained area they must obtain a development permit through the North Bay Mattawa Conservation Authority.



Summary of Public Consultation

Theme: Licence Fees - \$1,500.00

- Bonfield - \$1,500.00 licence fee
- Bracebridge-\$1,500.00
- Ramara- \$3,000.00
- West Nipissing- \$ 750.00 renewal \$250.00
- East Ferris- \$750.00/3 mos. or \$1000.00/5 mos.
- Killarney- \$1,400.00 reinspection fee of \$400.00
- City of North Bay - \$600.00 Renewal \$275.00

The Township of Bonfield licence fee is to cover the inspections, administration fees as well as by-law enforcement costs.

Building Inspection (2 inspections)	\$300.00
Fire Inspection	\$150.00
Process Application	\$150.00
Enforcement and Administration	\$900.00

	\$1,500.00



Summary of Public Consultation

Theme: Licence Fees - Inspections

Fire Inspections:

- Visitors are not familiar with the house, ensure there is a fire safety plan
- Ensure smoke and CO detections where needed

Building Inspection:

- Many different visitors – public
- Health and safety is maintained
- A long-term renter is not public and more interaction between landlord and tenant
- Occupancy given for one family

Legislation covers

Landlord tenants

Inn keepers act

Accommodations act

Accessibility, drinking water, building codes

No Legislation for short term rentals



Summary of Public Consultation

Theme: By-Law Enforcement Resources

One of the objectives is responsible ownership. The Dedicated Responsible Person is intended to meet this obligation. They take the place of the “accommodation front desk manager”.

The DRP is the first point of contact for neighbours if there are concerns with the tenants. They are expected to resolve any concerns within 45 minutes.

The OPP should be called for any backup or escalated situations.

The bylaw officer will be and should be made aware of any issues so that they can address them with the owner. This position is not the first point of complaint. However, we do have the municipal emergency on-call system for after hours.



Summary of Public Consultation

Theme: Personal Information on Website

Chapter 7: Privacy Fundamentals of Freedom of Information and Protection provides:

The legislation clarifies what is not personal information in a business context.

Business identity information includes the name, title, contact information or designation of an individual that identifies the individual in a business, professional or official capacity.

Business identify information applies even if an individual carries out business, professional or official responsibilities from their home or dwelling, and the contact information relates to the dwelling.

Guest List – important how many people visited, how long they stayed and when.



Summary of Public Consultation

Theme: Classes of Licence

Class A: is a principal dwelling.

If it is in the same dwelling they occupy one bedroom with shared kitchen.

Bed and Breakfast requires meals.

Principal Dwelling means that the owner resides on the same property as the short-term rental.



End

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