

# Townhall Meeting

March 7th, 2024



Mayor and Council



Administration



Fire Department



Public Works



# Agenda

1. 2023 Year in review
2. Strategic Plan Update
3. Community Survey
4. Financial Update
5. Asset Management
6. Short Term Rentals
7. Trailer Use

## 2023 In Review

- ▶ Council's first year in office and build team
- ▶ Election Voices
  - ▶ Roads
  - ▶ Landfill Site
  - ▶ Taxes
  - ▶ Community Development
  - ▶ Medical Clinic
  - ▶ Short Term Rental
  - ▶ Trailers

# Strategic Plan Bonfield 2028

<b>Pillars</b>	<b>Prudent Governance</b>	<b>Fiscal Responsibility</b>	<b>Community Development</b>	<b>Environmental Sustainability</b>
<b>Goals</b>	Responsible Transparency	For Today and Tomorrow	Know and grow community	Keeping Bonfield Beautiful
	<b>Relevant and Relatable Policy</b>	<b>Capital Asset Management</b>	<b>Platforms for Communication</b>	<b>Responsible Planning Policies</b>
	Procedural Bylaw Procurement Bylaw Social Media Policy Adhere to Governing Acts Official Plan and Zoning Setting long term direction	Budgets Long Term Plans	Communications Plan Events and Programming Community Engagement	Climate Adaptation Study Municipal Energy Plan Protection of Natural Heritage Development Policies

**DRAFT**

# Strategic Bonfield - Mission and Vision

- ▶ Create a safe, inclusive and family friendly community
- ▶ To service everyone in our community
- ▶ Moving forward with positive goals
- ▶ To create a sense of security, promote healthy living and the integrity of a small town
- ▶ strive to maximize opportunities for social and economic development
- ▶ retaining an attractive, sustainable and secure environment
- ▶ respectful with a transparent and flexible government
- ▶ responsible and profession leadership for present and future residents

# What do we want media so say in 50 years:

Bonfield offers the best balance between quality of life, access to nature, investment opportunities and affordability in Ontario.

from current Community Profile (2021)

# Community Survey

Who answered: Homeowners aged 35-49, but those over 50 had the largest voice. Fairly close for those retired and those working in professional sectors.

## Ages

35-49 = 31%

50-64 = 28%

65+ = 27%

18-34 = 14%

## Where do you live?

35% live in rural area

34% live in hamlets

53% Female

91% are Homeowners

30% Retired

21% Government, teacher, healthcare

21% Professional and/or Managerial role

Household Income:

58% earn over \$70,000

12% earn under \$50,000

Nipissing District average = \$68,800

69% have 2-3 people in household



# Community Survey

## How do we communicate?

48% say fair to poor communication with ratepayers

but 44% are satisfied with communication to ratepayers

Desired communication method:

43% by newsletter

38% through website

37% by email or social media

## Why do people live here?

1. Small town feel
2. Recreation Opportunities (natural)
3. Close to family and friends
4. Affordable

87% people would recommend living in Bonfield

# What are your top three most important issues facing the Township of Bonfield?

## Ages 18 - 34

- Infrastructure such as roads and sidewalks, landfill
- Healthcare, Physician and Support services
- Taxes, management of funds, savings, inflations costs

## Ages 50+

- Infrastructure such as roads and sidewalks, landfill
- Healthcare, Physician and Support services
- Taxes, management of funds, savings, inflations costs

## Permanent Resident

- Infrastructure such as roads and sidewalks, landfill
- Taxes, management of funds, savings, inflations costs
- Healthcare, Physician and Support services

## Seasonal

- Infrastructure such as roads and sidewalks, landfill
- Taxes, management of funds, savings, inflations costs
- Promote area to attract tourism

## 10+ Years in Bonfield

- Infrastructure such as roads and sidewalks, landfill
- Property Standards, clean yards, trailers, living conditions
- Land use planning; Growth Management

## 20+ Years in Bonfield

- Taxes, management of funds, savings, inflations costs
- Infrastructure such as roads and sidewalks, landfill
- Land use planning; Growth Management

# What kind of community do you want Bonfield to be?

## Ages 18 - 34

- Family oriented
- Safe and Secure
- Affordable and accessible

## Ages 50+

- Affordable and accessible
- Family oriented
- Safe and Secure

## Permanent Resident

- Family oriented
- Safe and Secure
- Affordable and accessible

## Seasonal Resident

- Family oriented
- Safe and Secure
- Focused on recreation and active living

## 10+ Years in Bonfield

- Affordable and accessible
- Well maintained and vibrant community and properties
- Higher taxes with more services

## 20+ Years in Bonfield

- Safe and Secure
- Family oriented
- Supportive of businesses and economic development

# Financial Updates

Fiscal  
Responsibility

- ▶ Taxes
- ▶ Budgeting
- ▶ Reserves
- ▶ Debt

# Taxes Operating Budget

	Assessment	Population	Total Area sqkm	Households	Budget
1 East Ferris	724,700,600.00	4946	155.17	2172	\$ 8,953,833
2 Municipality of Powassan	392,215,329.00	3346	224.56	1381	\$ 5,992,968
3 <b>Bonfield</b>	308,390,000.00	2146	208.38	1080	\$ 4,768,148
4 Nipissing Township	411,947,893.00	1769	393.8	1012	\$ 3,141,033
5 Chisholm Township	161,110,500.00	1312	206.73	614	\$ 2,740,911
6 Town of Mattawa	153,263,600.00	1881	3.66	929	\$ 2,262,169
7 Calvin	98,829,400.00	557	140.98	263	\$ 2,058,558



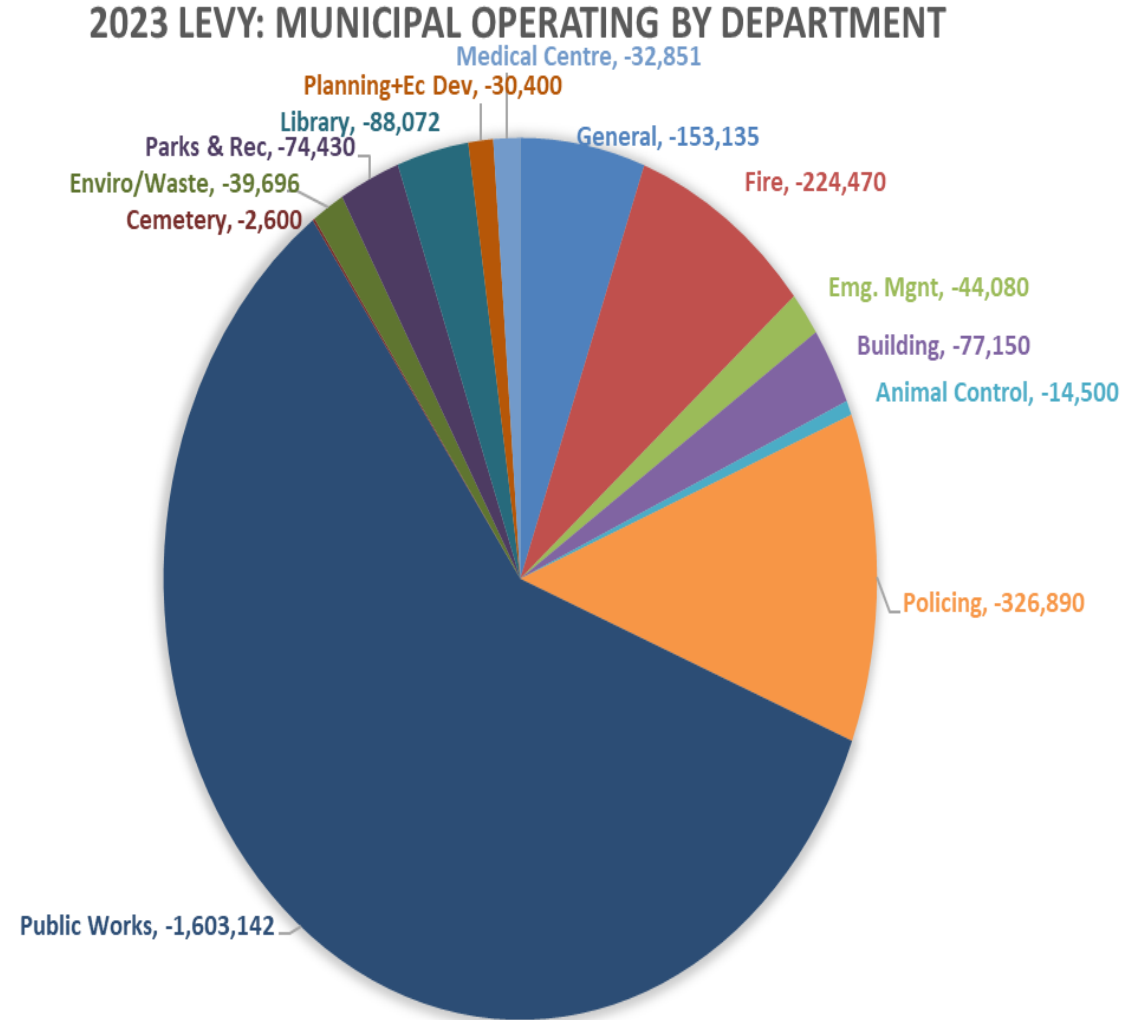








# Taxes Operating Budget



# Taxes

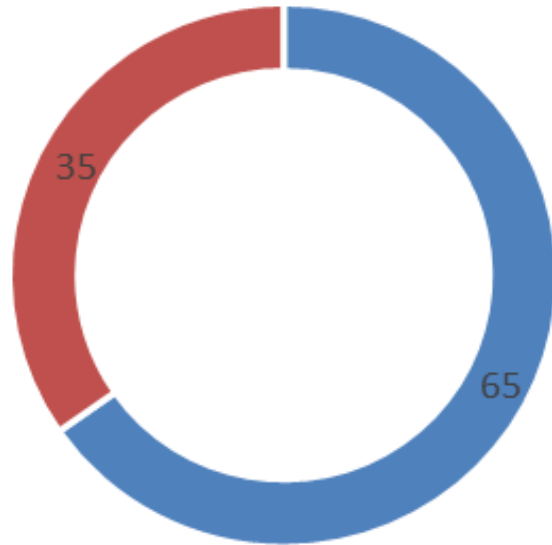
## Operating Budget

### Municipal Share

General	-	153,135	5.65
Fire	-	224,470	8.28
Emg. Mgnt	-	44,080	1.63
Building	-	77,150	2.85
Animal Control	-	14,500	0.53
Policing	-	326,890	12.06
Public Works	-	1,603,142	59.13
Cemetery	-	2,600	0.10
Enviro/Waste	-	39,696	1.46
Parks & Rec	-	74,430	2.75
Library	-	88,072	3.25
Planning+Ec Dev	-	30,400	1.12
Medical Centre	-	32,851	1.21
	-	<u>2,711,416</u>	<u>100.00</u>

# Taxes Agencies and Summary

2023 Levy Municipal Share vs ABC Levies (%)



■ Municipal ■ Agencies

## Agencies

OPP	320,000	26.44
MPAC	43,000	3.55
NBMCA	33,740	2.79
Health Unit	68,053	5.62
DNSSB	577,956	47.75
Casselhome Levy	107,633	8.89
Casselhome Capital	60,000	4.96
	1,210,382	100.00

# Taxes Capital Budget

## Township of Bonfield CAPITAL BUDGET 2023

	Cost Estimate	Funds
<b>EXPENDITURES</b>		
<b>Parks and Recreation/Cemetery</b>		
Commercial Zero Turn Lawn mower	\$13,000.00	Parkland Dedication Reserve
<b>General Administration</b>		
Town Suites Accounting Software	195,000.00	MODERNIZATION RESERVE FUND
<b>Planning Department</b>		
Permitting Software	\$5,000.00	MODERNIZATION RESERVE FUND
<b>Public Works - Roads</b>		
Development Road - Chip Seal		
South Shore to Blue Sea (2 kms)	269,954.00	
Blue Sea to Line 3 (2 kms)	<u>269,954.00</u>	NORDS & GAS TAX
Pine Lake Gravel		
Gravel 6 kms	250,000.00	
Chip Seal	<u>14,000.00</u>	GAS TAX
<b>Public Works - Equipment and Vehicles</b>		
1 ton truck plow/sander box and lift box	\$130,000.00	Capital Levy in Operating
Grader	\$475,606.00	DEBT
<b>TOTAL</b>	<u><u>1,622,514.00</u></u>	

# Taxes Capital Budget

1,622,514 in capital expenditures in 2023

\$ 130,000 from tax levy

\$ 475,606 from debt

\$1,016,908 from provincial funds

# Budget Summary Example

Operating budget	\$2,384,526	46%
Mandatory Levies	\$1,210,382	23%
Capital Budget	<u>\$1,622,514</u>	31%
2023 Costs	<u><u>\$5,217,422</u></u>	

Taxes Levied \$3,517,448

2023 Costs \$ 5,217,422

Discretionary Operating \$ 821,645

16%

For every dollar collected \$0.16 is available for Council priorities.

Operating Budget with mandatory expenses removed \$ 821,645  
(salary, insurance, loans, capital portio, etc...)

# Financial Updates

Fiscal  
Responsibility

- ▶ Reserves
- ▶ Investments
- ▶ Debt

# Reserves Policy

1% tax increase = ~ \$31,000  
 Meet Reserve Policy = 12.25%

	2022	2023 Additions	2023 Removals	Ending Balance	Goal	
<b>Reserves</b>						
Efficiencies Reserve Fund	370,808			370,808		
Fire Department Capital Equipment	32,133	17600		49,733		
Landfill Site Tipping Fees Reserve Fund **	181,393			181,393	360,000	
5% In Lieu of Parkland Reserve Fund **	29,350	2000	13000	18,350		
Skateboard Reserve	21,071	3000		24,071	25,000	
Library Family Literacy Reserve	8,168			8,168		
Mount Pleasant Cemetery Reserve	1,675			1,675		
Veterans Memorial Reserve	500			500		
Tax Rate Stabilization Reserve Fund	173,743		75000	98,743	5-10%	290,832
Operating Budget Accounts Stabilization Reserve Fund	98,000			98,000	5%	193,888
Operating Budget Contingencies Reserve Fund	15,815			15,815	1	38,778
Cassellholme	30,000	60000		90,000	130,000	} 20 year plan per reserve policy
Capital Emergencies Reserve Fund	336,000			336,000	40% = 5 yr cap	
Asset Management Plan Strategic Priorities Reserve Fu	456,037			456,037	40% = 5 yr cap	3,357,950
	<u>1,754,693</u>	82600	88000	<u>1,749,293</u>		
Accumulated Surplus	<u>142,007</u>			<u>3,877,766</u>	1,004,595	7,599,399
	<u>1,896,700</u>			<u>8,394,876</u>		379,970 /year
				<b>-\$5,400</b>		



# Investments

## Township of Bonfield Investments December 31 2022

Dec 31 2021		Dec 31 2022	Interest
39,008.60	8657	39,714.58	705.98
38,965.64	8657	39,670.83	705.19
39,008.25	8657	39,718.96	710.71
39,044.55	8657	39,751.17	706.62
51,465.79	8657	52,446.18	980.39
51,465.79	8657	52,446.18	980.39
51,465.79	8657	52,446.18	980.39
62,788.29	8657	63,984.36	1,196.07
52,065.56		52,907.24	841.68
51,350.00		51,867.00	517.00
<u>51,025.28</u>		<u>51,708.28</u>	<u>683.00</u>
<u><u>527,653.54</u></u>		<u><u>536,660.96</u></u>	<u><u>9,007.42</u></u>

<u>Bank Accounts</u>		
Caisse Gas Tax	664,800.00	2023
Caisse NORDS	<u>91,134.93</u>	2023
	<u>1,292,595.89</u>	

Several Short Term GICs

Renewal is ~5.4%

Majority of funds are local

This doesn't include  
operating bank accounts

# Deferred Revenue

Deferred Revenue is funding allocated from the province/Feds for specific items with conditions.

The conditions also include spending limits (%) and timelines (spend within 5 years)

Revenue	2023			
	Allocation	Capital	Reserve	Operating
OCIF	102,000		133,273	20,000
GAS TAX	131,000	589,100	114,708	
NORDS	89,498	268,493	-	
Modernization				
Capital Tax Levy	130,000	130,000	-	
<b>Totals</b>	<b>452,498</b>	<b>987,593</b>	<b>247,981</b>	<b>20,000</b>

Fiscal Responsibility

# Debt

Loan 1 - \$1,044,475 Park & Yonge St; Pharmacy renovation and parking lot

Loan 2 - \$100,083 - Fire Pumper

Loan 3 - \$207,9465 Outdoor Rink

Loan 4 - \$326,237 - Development Road culvert and relining

Loan 5 - \$207,494 PW Plow truck

Loan 6 - \$619,573 Grader

Interest rates are 2.5 to 4.4%

Annually payments for all debts in 2024 will be \$209,646.04

## Township of Bonfield Debt Servicing Forecast Year 2020 through Year 2048

Debt Servicing as of December 31, 2023

TOTAL			
Year	Interest	Principal	Total
2022	79,321.04	135,421.17	195,823.64
2023	74,755.05	136,432.34	194,197.78
2024	76,156.09	133,489.95	209,646.04
2025	70,957.10	138,688.94	209,646.04
2026	65,536.79	144,109.25	209,646.04
2027	59,884.53	149,763.51	209,648.04
2028	53,986.28	155,658.76	209,645.04
2029	47,838.63	159,678.41	207,517.04
2030	42,024.73	128,908.31	170,933.04
2031	36,493.34	134,440.70	170,934.04
2032	31,090.72	119,047.32	150,138.04
2033	28,391.93	77,044.64	105,436.57
2034	24,657.00	63,689.00	88,346.00
2035	22,920.00	40,331.00	63,251.00
2036	21,456.00	41,794.00	63,250.00
2037	19,940.00	43,311.00	63,251.00
2038	18,368.00	44,883.00	63,251.00
2039	16,739.00	46,512.00	63,251.00
2040	15,051.00	48,199.00	63,250.00
2041	13,302.00	49,949.00	63,251.00
2042	11,489.00	51,761.00	63,250.00
2043	9,611.00	53,640.00	63,251.00
2044	7,664.00	55,586.00	63,250.00
2045	5,647.00	57,603.00	63,250.00
2046	3,557.00	59,694.00	63,251.00
2047	1,390.00	61,860.00	63,250.00
2048	16.00	5,255.00	5,271.00
	858,243.23	2,336,750.30	3,159,085.35

# Debt

The province also sets out the Annual Repayment Limit a municipality can for debt servicing. This is a percentage of own use tax levy.

Bonfield's ARL is \$639,620

2024 actual is \$209,646

Every municipality sets a target of the ARL as a maximum to ensure there is room for emergencies and to remain sustainable.

*Bonfield's Debt Policy: Net debt per household not to exceed the average for all Northern Ontario municipalities. Set in 2017 and was compliant in 2018. It has not been reviewed for 2023/24.*

If we set the Township limit at 40% of the ARL the annual repayment amounts are \$255, 848. This leaves \$46,202 annually.

At 50% it is \$319,810 leaving room for \$110,164 in annual repayment amounts.

Example: Grader at \$457,600 at 5.4% is a repayment of \$61,793/year.

- ▶ The principal amount will depend on interest rates.

# Financial Summary

The Province uses the Financial Information Return every municipality completes at year end to determine Financial Indicators. These indicators are measured against the north and the province sets risks levels for sustainability rating the Township as low, moderate or high.

For 2022 Bonfield has a Moderate Risk only in closing Amortization Balance as a % of Total Cost of Capital Assets (Asset Consumption Ratio)

We are at 61%. The northern municipalities are at an average of 53.2%.

Which means we are not investing enough back into the assets.

# Asset Management

Fiscal  
Responsibility

- ▶ Assets
- ▶ Roads
- ▶ Bridges

# Asset Management

## What is AM Planning?

Regulated by Province with set deadlines as defined in O'Reg. 588/17; next due dates July 1st of 2024 and 2025.

Goal is to improve maintenance and financial planning and for municipal infrastructure.

Bonfield's latest adopted AM Plan is from 2013.

Since then, Reserve and Debt policies have been adopted. Staff have been working on condition studies and strategies to inform the Plan.

## Process:

1. Determine Asset Inventory (type, cost, condition)
2. Define Levels of Service and costs associated - includes current and proposed and creating metrics (key performance indicators)
3. Asset Lifecycle and costs (ex roof replacement/seal on a road)
4. Financial Strategy to fund asset management (taxes, debt, reserves, provincial allocations and funding)

## Roads Needs Study

Surface Type	Length (km)	Percentage (%)	PCI	PCI Description
Hot Mix Asphalt	6.5	5.5	67	Good
Surface Treated	35.4	29.9	65	Good
Gravel	76.4	64.6	62	Fair

For Asset Management  
Is the level of service set  
at Condition Indicator of  
65 PCI or 75 PCI?

**Table 5: Average PCI by Surface Type and KM Lengths**

Surface Type	Excellent	Good	Fair	Poor
Hot Mix Asphalt	4.2 km	0.2 km	0.0 km	2.1 km
Surface Treated	2.1 km	15.1 km	18.1 km	0.0 km
Gravel	1.6 km	20.8 km	43.3 km	10.7 km



# Assets

## Roads Needs Study 2023

	Paved	2022	2023	2024	2025	2026	2027	2028	2029
Capital				496,466	426,475	410,176	364,790	391,167	379,510
Mtnce				68,515	-	35,176	1,748	35,864	2,478
				<b>564,981</b>	<b>426,475</b>	<b>445,352</b>	<b>366,538</b>	<b>427,031</b>	<b>381,988</b>
Gravel (50mm / 2in)				537,746	45,606	22,835	255,158	200,862	52,039
Rehab						362,265			
				<b>537,746</b>	<b>45,606</b>	<b>385,100</b>	<b>255,158</b>	<b>200,862</b>	<b>52,039</b>

# Assets

## Bridges and Culverts Study 2022

### Asset Plan for Rehabilitation

Bridges	2022	2023	2024	2025	2026	2027	2028
1 Trunk Road Bridge	35,000	409,000					
2 Boxwell Road Bridge		30,000	524,000				
3 Maple Road Bridge			20,000	586,000			
4 Pine Lake Road Bridge				15,000	24,000		
5 Sunnyside Bridge					20,000	103,000	
6 Line 3 N Bridge						5,000	24,000
	35,000	439,000	544,000	601,000	44,000	108,000	24,000
			1,018,000				

Culverts	2022	2023	2024	2025	2026	2027	2028
1 Grand Desert 04		20,000	452,000				
2 Trout Pond 14		20,000	377,000				
3 Boxwell Road 06			20,000	528,000			
4 Development 16				20,000	529,000		
5 Trunk Road 13					5,000	57,000	
6 McNutrt Road 09					5,000	24,000	
7 Grand Desert 03						5,000	24,000
8 Boundary Road 05						5,000	57,000
9 Grand Desert 11							20,000
10 Development 15							5,000
	40,000	849,000	548,000	539,000	91,000	106,000	338,000
			889,000				

BCI Range	Number of Structures in Range	Percent of Structures in Range
70-100	2 (bridges) / 3 (culverts) / 5 total	31.2
60-70	2 (bridges) / 2 (culverts) / 4 total	25.0
Less than 60	2 (bridges) / 5 (culverts) / 7 total	43.8

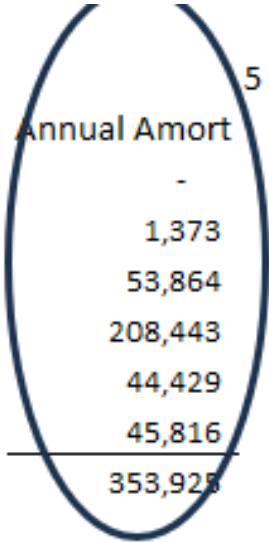
For Asset Management  
Is the level of service set  
at Condition Indicator of  
60 BCI of 70 BCI

# Assets

Assets

Dec 31 2022

	Value	Accum Amort	End Value	Annual Amort	
Land	329,115	-	329,115	-	
Land Improvement	145,811	71,523	74,288	1,373	
Buildings	2,693,167	1,046,186	1,646,981	53,864	10 Year Catch up
Roads and Bridges	15,859,579	11,101,157	4,758,422	208,443	36,454
Vehicles	1,284,509	711,710	572,799	44,429	
Machinery and Equip	1,088,019	760,224	321,795	45,816	
				<u>353,925</u>	



5 year catch up

70,785

10 Year Catch up

# Financial Updates

Fiscal  
Responsibility

▶ Summary

# User Fees - Review

- Section 391 of the Municipal Act, 2001, authorizes municipalities to impose fees or charges for services or activities provided, or for the use of municipal property. User fees are used by municipalities to fund programs and services that provide limited, or no direct benefit, to the community as a whole.
- The imposition of user fees is one method in which the Township can generate revenue to offset the costs of the services it provides. User fees, as opposed to property taxes, is generally preferred when specific users of a service can be easily identified, and the amount of the service consumed can be measured.
- Fairness - those who benefit from a service should pay for it such as building permits, tipping fees, dog/cat registration, burn permits
- Valuable information - about service standards (quantity and quality) and who uses services
- Diversity of revenue - political pressure to keep taxes low; uncertainty of provincial grants

# User Fees Review

## Animal Control By-law 2013-09

**Did you know it costs every taxpayer \$15.00 for Township Staff to issue a dog tag?**

- ▶ The Township staff will be reviewing the 2013-09 Animal Control By-Law.
- ▶ Currently there is no charge for dog tags and \$3.00 charge for cats per lifetime.
- ▶ Included in the review will be the consideration of implementation of registration fees for every dog or cat within the Township of Bonfield.
- ▶ After doing a review of the surrounding communities Staff will make a recommendation regarding fees.
- ▶ It will be recommended that all cats be registered, as this will give the Township better control of the stray cat population.
- ▶ This will help Animal Control in identifying animals when caught.



# Open Air Burning By-Law

Open Air Burning Season is from April 1st to October 31st.

The Township website provides all the information needed to take all necessary steps to tend, control and extinguish the fire.



Every year the Fire Department receives numerous complaints regarding non-compliance of the by-law. The By-law will undergo a review.

The following are some recommendations that will be proposed to Council:

- ▶ Fire permits to be required from April 1st to October 31st of every year
- ▶ Cost of permits - seasonal, campground, special burnt permits
- ▶ Changes to the hours that burning is permitted
- ▶ Penalties for non-compliance



Guest favourite



# SHORT TERM RENTALS



Prudent  
Governance

Community  
Development



London

## **Ontario lakeside towns push to regulate short-term rentals to preserve their way of life**

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Sudbury

## **Northern Ontario cities and towns hope new rules prevent long-term damage from short-term rentals**

Cities and towns say dozens of short-term rental operators are ignoring the new rules

Toronto

## **As unruly guests disturb the peace, Muskoka Lakes considers licences for short-term rentals**

Renters say responsible property owners are being punished for the actions of a few bad apples

## **Callander passes on short-term rental by-law**

'I think it's a large task to undertake for the municipality at this time,' Mayor Robb Noon said

Prudent  
Governance

Community  
Development

# Navigating Short-Term Rental Regulations in Ontario: A Legal Overview

To address these concerns, the Ontario government has granted municipalities the authority to implement their own rules for short-term rentals.

Prudent  
Governance

Community  
Development

# Short-Term Rental Statistics In Bonfield Township

- 34 ADVERTISED short-term rentals in Bonfield
- 71% are located on the waterfront
- \$1,992,848.00 per annum industry
- 136 visitors a day to Bonfield
- 3.14% of Bonfield's properties are used as short-term rentals.



Prudent  
Governance

Community  
Development

# What Our Residents Have Had to Say In Our Community Survey?



Prudent  
Governance

Community  
Development

# 159 People Answered.....

Should The Township Permit Short Term Rentals?

64.52 % agree

35.48 % disagree

Regulate Short Term Rentals With a Licence?

53.69 % agree

46.31 % disagree

Should The Municipality Only Permit Them On Municipal Maintained Roads?

36.81 % agree

63.19 % disagree

Should The Municipality Limit the Number of Nights they Can be Rented?

35.14% agree

64.86 % disagree

Prudent  
Governance

Community  
Development



What else did  
we hear about  
short-term  
rentals?

Prudent  
Governance

Community  
Development



“Short-term rentals are  
ruining our social fabric”

“It is adding to  
the housing crisis”

Prudent  
Governance

Community  
Development

“Short-Term rentals add economic development through tourism”

“We need to be proactive and allow short-term rentals”

Prudent  
Governance

Community  
Development



“I only use my cottage twice a year and would like to let others enjoy it”

“The added visitors are using our services on private roads”

Prudent  
Governance

Community  
Development

## The Current Official Plan Says:

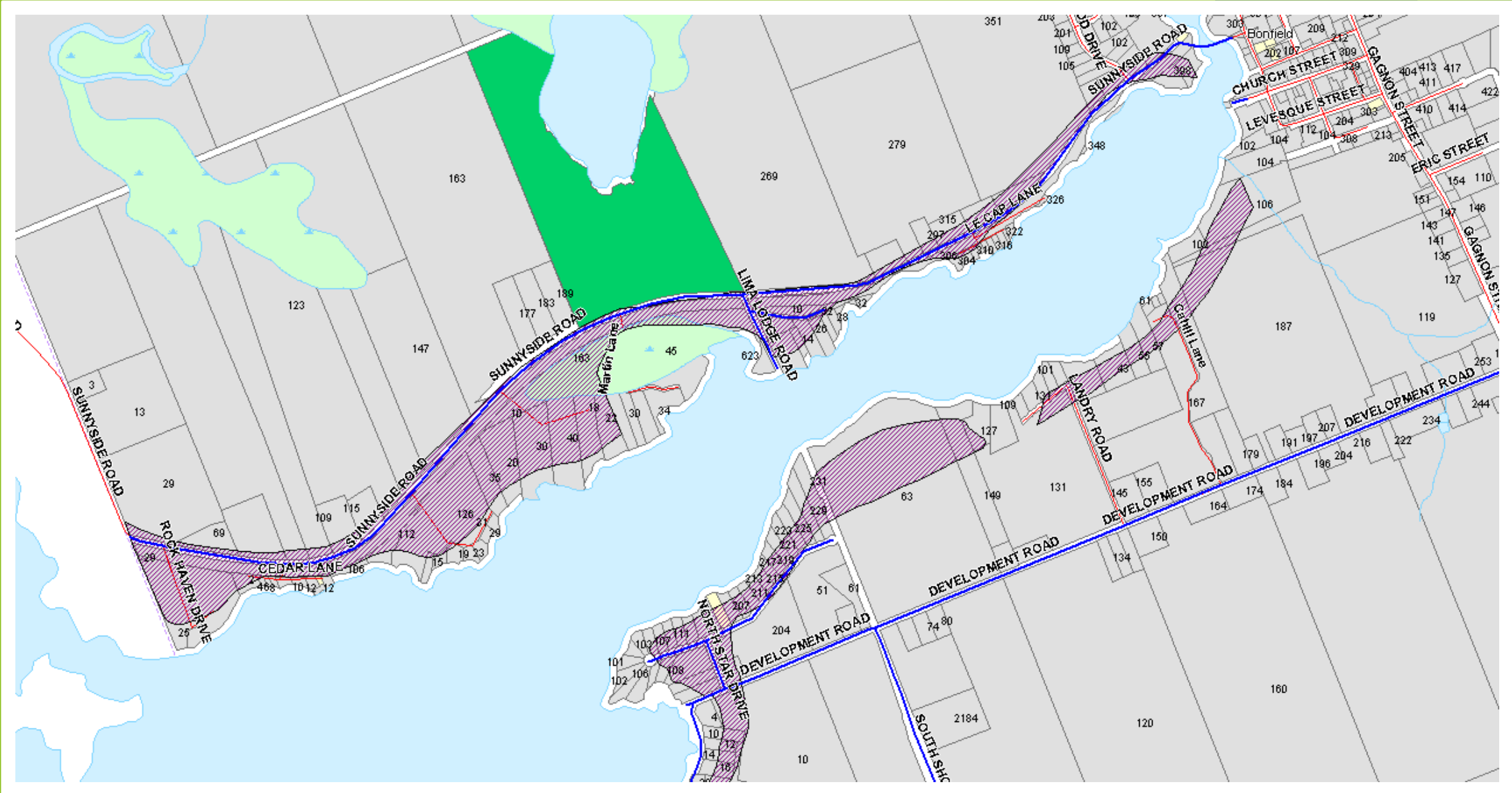
The recreational area designation is intended to be developed as a residential recreational area in which the following uses shall be permitted on private services:

- a. Existing permanent residential development.
- b. Seasonal dwellings
- c. Commercial (tourism, recreational)
- d. Open space uses under the jurisdiction of a public agency.
- e. A single-detached dwelling.

Prudent  
Governance

Community  
Development





# The Zoning By-Law Says for Residential Limited Services: (Private Roads)

## Residential Uses:

Cottage Dwelling  
Group Home  
Home Occupation  
Garden Suite  
Guest Cabin  
Secondary Dwelling

## Non-residential Uses:

Community Garden  
Office  
Park, public

None of the uses provide for commercial recreational, tourism.

Prudent  
Governance

Community  
Development

# Township of Puslinch

## CASE LAW

Puslinch v. Monaghan, 2015 ONSC 2748

The Ontario Superior Court has 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 argued that under its Zoning By-law, use of the property by short-term renters was use 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 extent the Tourist Establishment by-law seeks to regulate short-term use in the Residential Recreational Zone, **it seeks to regulate people not use and**, therefore, is ultra vires of the Planning Act”.

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# Objectives of Bonfield's Short-Term Rental By-Law

**Maintain the Character of Our Neighbourhoods**

**Health and Safety -Building Code and Fire Code**

**Ensure Responsible Ownership**

Prudent  
Governance

Community  
Development



# Maintain the Character of Our Neighbourhoods (considerations for a by-law)

Providing a Renter Code of Conduct

Number of Guests per bedroom

Site Plan for parking

Reference Guide for applicable Municipal By-laws

Designated Responsible Person/Owner to be on the premises/Seasonal Property

Limit how many short-term rental licences held by one owner

Licence /include demerit point system/administrative penalties

Complaint procedures

Determine if short-term rentals will be permitted in all zones

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Governance

Community  
Development



# Health and Safety- Building Code and Fire Code (considerations for by-law)

Require a floor plan indicating all fire alarms and CO2 detectors

Dwelling must be a dwelling with permitted occupancy

Permit gazebos, bunkies, pop-up tent trailers

Emergency plans and exits-visitor packages

Building Code Inspection Required

Fire Inspection Required

Liability Insurance Requirement

Septic Inspections

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Governance

Community  
Development

# Ensure Responsible Ownership

(considerations for by-law)

Demerit Point System

Municipal Accommodation Tax to finance enforcement costs

Designated Responsible Owner/ Owner on The Premises/ Adjacent landowner

Licence costs to finance administration costs/costs of inspections

Administrative Penalties

Provisions of educational packages for guests-codes of conduct and by-laws

Landfill provisions

Prudent  
Governance

Community  
Development

# In Conclusion:

As short-term rentals continue to reshape the hospitality landscape in Ontario and around the world, hosts and guests must navigate a complex regulatory environment. Staying informed about local zoning regulations, licencing requirements and tax obligations, is essential for a successful and legally compliant short-term rental experience.

We are asking for your input to ensure that the experience within our Township will reflect success.



Prudent  
Governance

Community  
Development

# Travel Trailers and Recreational Vehicles





Municipalities have restrictions on the use of trailers and recreational vehicles on vacant land.



GENERAL

## New trailer bylaws coming to cottage country communities in Ontario, raising concerns

BY LEYLAND ROCHESTER PUBLISHED: MAY 12, 2023

Sudbury

### **Needing a permit for your 'piece of heaven': more northern Ontario towns bringing in trailer bylaws**

Many towns bringing in new bylaws, others have quietly had them for years, some have no restrictions

COUNCIL

### Whitestone to tweak its trailer bylaw to strengthen enforcement on vacant lands

An updated version of the draft bylaw will be brought back to a future meeting

# Trailer and RV By-law 2018-06

## What is a Recreational Vehicle (RV)?

As defined in zoning by-law 2012-49 and as amended by by-law 2018-06:

“Recreational Vehicle (RV) means any vehicle so constructed that it is used for **temporary** eating and sleeping accommodation for travel, vacation and/or recreational use, such vehicle shall include tourist trailers, tent trailers, and campers mounted on motorized vehicles or towed, but does not require a special highway movement permit.

A Recreational Vehicle cannot be used as a dwelling and is not a residential building under the Ontario Building Code.

You cannot use your recreational vehicle on a vacant lot for any purpose, even if you own the adjacent lot with your residence on it.

Recreational vehicles and trailers do not have assessment value on a property.

Current regulations to use my RV at my dwelling or cottage?

**NO recreational vehicle shall be used in any residential or rural zone for more than a total of 120 days in any calendar year but is only permitted on the lot where a dwelling or cottage is located.**



A trailer or recreational vehicle has NEVER been permitted on vacant land in the Township of Bonfield for the purpose of use.



# 140 people surveyed said...

Should trailers be permitted on Vacant Land?

**65.25 % agree**

34.75% disagree

Allow trailers on Vacant Land but licence and regulate?

42.00 % agree

**58.00% disagree**

Allow on waterfront properties?

14.19 % agree

**85.81% disagree**

Allow trailers in Rural Areas?

38.67% agree

**61.33% disagree**







What else  
are we  
hearing?

“How do we know they have septic services are they being pumped out?”

“There is no assessment on the trailer, and they are using municipal services but only paying for vacant land on precious waterfront.”

“They are living in a trailer that is not meant for habitation.”

“We live in our trailer; it is our property, and we should be left alone.”

“We own two properties. One with a residence and one with our trailer on it for summer. We pay our share.”

# Objectives of Bonfield's Trailer and Recreational Vehicle By-Law

**Maintain the Character of Our Neighbourhoods**

**Health and Safety -Building Code/Fire Code  
Environmental Compliance**

**Ensure Responsible Ownership**

# Maintain the Character of Our Neighbourhoods

(considerations for a by-law)

Permit/ Do not permit trailers and RVs in certain zones of the Township

Depending on property size permit more than one trailer per property

Allow the use of a trailer when building a home with an active building permit

Do not permit accessory buildings

Require setbacks reflective of the zoning by-law

# Health and Safety- Building Code/ Fire Code and Environmental Compliance

(considerations for a by-law)

Will not permit alterations to trailers and no modifications

No structure to be attached to the trailer

Seasonal use only

Septic Permit/Proof of storage tank being pumped



# Ensure Responsible Ownership

(considerations for a by-law)

Require a Licence to permit the trailer to be on the property

Penalties if in wrong zone or not licenced

Penalties if found residing in a trailer long term

Add Municipal Service Charge or add to licence to accommodate for no assessment for the exchange of services.

Licence for family functions to allow more trailers for a weekend

# In Conclusion.....

Trailers and recreational vehicles have never been permitted on vacant land within the Township of Bonfield.

Trailers do not fit within the building code and are not meant to be lived in 4 seasons a year.

The Township cannot provide environmental protection without knowing how septic is being performed.

Should the Township regulate the use of trailers on vacant land or permit the use of trailers with regulations?

# Thank You

The presentation will be available tomorrow on our website.

There will be a 15-minute break before question period.

Please don't forget to fill out the questionnaires with your thoughts on Short term rental and the use of trailers and leave them with us tonight.