



# Short – Term Accommodations Town Hall with Council

Municipality of Magnetawan

Magnetawan Community  
Centre

7:00pm, July 27<sup>th</sup>, 2022



# Agenda

- Introductions
- Presentation of Background Information on Short Term Accommodations
- Opportunity for Public Input
- Summary and Next Steps

# Community Engagement to Date

- Municipal Staff have conducted community engagement regarding the Official Plan and Zoning By-Law Review since 2021, which has included engagement on Short-Term Accommodations.
- To date 180 surveys on Short-Term Accommodations have been received and six additional responses received directly to staff through email correspondence.

# What is a Short -Term Accommodation

Generally a Dwelling Unit rented for a period of time that is less than 30 days.

- Single detached dwelling
- Part of a single detached dwelling
- Does not include traditional commercial accommodations such as campgrounds, hotels, motels, tourist establishments or bed and breakfast establishments

# Existing Regulations in Municipal Documents

## Magnetawan Official Plan

- No specific policies related to short -term rentals
- Official Plan has some policies pertaining to tourist commercial uses.

## Magnetawan Zoning By-law

- No specific provisions related to Short -Term Rentals
- Definition of tourist establishment and regulations
- Definition of bed and breakfast establishment.

# Magnetawan Statistics

- Total population: 1753
- Permanent dwellings: 825
- Seasonal dwellings: 892

\* Statistics Canada 2021

# Magnetawan Statistics

The following is based on an internet search

- Over 370 properties listed on AirBnB
- Over 100 properties listed on VRBO
- Over 75 properties listed on Ontario Cottage Rentals
- 175 properties listed on Expedia.ca
- 3 properties on Sublet.com
- 13 properties on Cottage Portal
- 23 properties on Cottage in Canada
- Nightly accommodation rates on average \$360
- Prices per night range from \$216.00 - \$1,251.00.

\*This does not include those who rent to family/friends/acquaintances without any advertising as they have been renting for years and have all return renters

# Positive Comments Received

- Economic support for businesses
- Increased tourist activity
- Increased value of properties
- Desirable destination for travel



# Negative Comments Received

- Degradation of natural environment and waterways
- Commercial activity in residential area
- Occupant overload
- Excessive speed on roadways and waterways
- Pet waste along roadways
- Illegal dumping
- Lack of parking
- Increased traffic
- Devaluing of property
- Excessive noise
- Fireworks dispensed
- Lack of respect for public and private

# Considerations for Short -Term Accommodations (STA)

- 1) Should the rental of a dwelling (including cottages) for less than 28 days be permitted?
- 2) Should STA's be permitted in all zones where a dwelling is permitted?
- 3) Should there be a limit on how many days per month or year a dwelling can be rented?
- 4) Enforcement
- 5) Should there be a limit on the number of STA's in an area?
- 6) Should any rental of a dwelling (including cottages) be regulated?

# Considerations for Short -Term Accommodations (cont'd)

- 1) Impact on municipal infrastructure – roads and landfill sites prepared for a potential influx of waste created by transient tourists.
- 2) Should the Municipality consider implementing Municipal Accommodation Tax?
- 3) Regulation via Planning Act (Official Plan and Zoning By-law).
- 4) Regulations via Municipal Act (Licencing and Good Neighbour By-laws).

- Site inspections
- Confirmation of bedrooms
- Waste disposal capacity
- Fire safety equipment
- Egress requirements
- Overall conditions of Short-Term Accommodation
- Minimum distances between Short Term Accommodations
- Fire Inspections
- Fire Safety Plans
- Parking
- Access
- Open Building Permits
- Proof of insurance

# Licence Application Conditions to Consider



# Image of Short-Term Rental Rates

