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<b>To:</b>	<b>Municipality of Magnetawan</b>
<b>From:</b>	<b>Jamie Robinson, BES, MCIP, RPP and Rachel Young</b>
<b>Date:</b>	<b>September 28, 2022</b>
<b>File:</b>	<b>12153DR</b>
<b>Subject:</b>	<b>Staff Report Short Term Accommodations – Options Summary</b>

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On July 27, 2022, the Municipality conducted a Town Hall Meeting to discuss Short Term Accommodations (STAs). The history of STAs, impacts and options for regulation were discussed. Residents were provided an opportunity to provide comments on the STA as part of the public forum.

## Background

### *1. Evolution of Short-Term Accommodations*

The concept of STAs has been happening for a long period of time, with cottage owners renting and loaning their places to friends, family and acquaintances that wish to experience a cottage getaway or vacation. Only recently have people been using web-based sharing platforms to outsource their cottages. This has resulted in an increase demand for rental properties and an increase in the frequency of property rental.

### *2. What the Municipality has done to date*

Currently, there are no specific policies related to STAs within the Official Plan and no regulations in the Zoning By-law. Magnetawan has completed a survey related to STAs, which can be accessed on the Municipality's website. The Town Hall on July 27<sup>th</sup> was provided to obtain comments from the public on their experiences and opinion related to STAs.

## Policy and Regulatory Framework

Magnetawan's Official Plan does not have any specific policies related to STAs however the Official Plan does have some policies related to tourist commercial uses. The Zoning By-law also has no specific provision related to STAs, although tourist establishment is defined and is regulated along with bed and breakfast. There are no provincial policy standards for STAs.

## **What We Heard**

Through the survey conducted by the Municipality, a range of comments were provided by the public. Comments indicated that STAs provide an economic support to businesses, increase tourist activity within the area and provide an increase in property value. Other comments referenced concerns related to occupancy overload, increase noise and traffic, illegal dumping and commercial activity within residential areas.

## **What Occurred at the Town Meeting**

Approximately 18 public members spoke at the Town Meeting on July 27<sup>th</sup>, 2022. A range of concerns and suggestions were provided.

Below are a list of concerns and suggestions from the public:

1. Fire safety, building code compliance and septic system compliance are important;
2. Concerns about potential change in character of areas with the introduction of commercial uses into residential areas;
3. Concerns that STAs can negatively impact local housing supplies;
4. Concerns with excessive noise and waste impacts on the community;
5. The ability to rent a cottage provides some operators with the ability to afford the cottage for personal use (periodic rental assists with payment of taxes and maintenance);
6. Balanced approach to the regulation of STAs is needed;
7. Three months of rental is an appropriate maximum;
8. Concerns of the potential negative impact to the community environment and natural environment resulting from the increased short term rental of cottages;
9. Interest of creating a minimum and maximum day stay for STAs;
10. Need for enforcement – fines and by-law officer;
11. Site inspections and enforcing property standards (i.e fire safety, insurance, egress requirements);
12. Support for licencing by-law;
13. Provide a reasonable licencing fee;
14. Licencing program costs and fees should be cost recovery;
15. Insurance certificates should be required;
16. Restrict the rental of accessory dwellings;

17. Regulate STAs to ensure that they do not become commercial uses within a residential area;
18. Provide a limited number of STAs within Magnetawan; and
19. Enforce septic tank regulations.

## **Conclusion and Options**

Based on the comments received from the Town Hall, it appeared that there is general support for the regulation of STAs.

The following are options for the Municipality to consider.

1. Licencing By-law

The scope of a Licencing By-law can vary, but in general licencing by-laws can include the following:

- a. Maximum number of licences issued
- b. licencing fees
- c. Requirement for fire, building and septic inspection
- d. Maximum rental day/nights per year
- e. Minimum rental period
- f. Maximum number of guests per property
- g. Restriction on rental of accessory buildings
- h. Online tracking of licenced properties
- i. Enforcement and fine structure

2. Zoning By-law Amendment

- a. Establish definition of STA in the zoning by-law
- b. Identify specific zones where an STA is a permitted use

3. Official Plan Amendment

- a. Provide enabling policies that direct the preparation of the Licencing By-law and Zoning By-law

4. Enact Noise By-law and Property Standards By-law

- a. Regulate the amount of noise levels provide standards for properties to require lots be maintained in an orderly state

## **Recommendation**

The comments generally supported the establishment of a licencing program that provides a balanced approach to STAs ensures the safe use of the facilities and the protection of the environment. Based on these comments, and our review to date, it is recommended that Council direct Staff proceed with Options 1, 2 and 3 and begin the process of the development of a licencing by-law, Official Plan Amendment and Zoning By-law Amendment. Staff should also be directed to provide Council with information related to the monitoring of STRs and implementation consideration for a licencing by-law.

The documents should be prepared utilizing a balanced approach that considers the comments made through the Town Hall meeting, the survey and in writing.