

**Short Term Rental Adhoc Group
Meeting Minutes
Thursday, June 13, 2019 at 3:30 p.m.
Township of Selwyn
Council Chambers**

Present: Sandra Burri
Glenn Empey
Mike Fortin
Sally Harding
Gerry Herron, Councillor
Peter Montgomery, Still Water on the Lake B&B
Sherry Senis, Deputy Mayor

Regrets: Jeannette Thompson, Planner
Dave Koch

Staff: Robert Lamarre, Manager of Building and Planning
Angela Chittick, Manager of Community & Corporate Services

Deputy Mayor Sherry Senis called the meeting to order at 3:00 pm.

Declaration of Pecuniary Interest

None.

1. Deputations and/or Invited Persons

None

2. Minutes

Moved by: Sandra, Seconded by: Sally,
That the minutes of the Short Term Rental Adhoc Group dated May 9, 2019 be
received for information. Carried.

Business arising from the minutes. Sherry noted that Council approved of
implementing the inspection fees as outlined below. In addition, amendments
were made to the Township's Noise By-law, Open Air Burning By-law and Clean
Property By-law to include the provision for the inspection fees.

- 1st attendance – written warning
- 2nd attendance inspection fee - \$250

- 3rd attendance inspection fee - \$500
- 4th attendance inspection fee - \$1000
- 5th and further inspections fee - \$2000

3. Question Period

None.

4. Correspondence for Discussion and/or Decision

Information Items

- a) Information – Article – Province of Quebec - Short Term Rentals was received for information.

https://www.canadianrealestatemagazine.ca/news/quebecs-shortterm-rental-operators-could-be-fined-up-to-25000-258216.aspx?utm_source=Pinpointe&utm_medium=20190610&utm_campaign=REP-Newsletter&utm_content=9F9C50CF-5E65-4FD8-B123-B91D1836BD88&tu=9F9C50CF-5E65-4FD8-B123-B91D1836BD88

CBC article - Glenn noted a recent CBC article/radio program about the impact of short term rentals on the housing market and in particular the effects on affordable housing. It was noted that Charlottetown is considering some type of short term rental regulations.

Sherry advised that she has been made of aware of a short term rental property being promoted on *Home Away*. The listing is promoting the property as a 14 bedroom rental. Robert indicated that the Building Department can often verify the capacity of the septic permit. The Building Code dictates the size of a septic system. Generally the size of the system considers the number of plumbing fixtures and accounts for 2 persons per bedroom. If the advertising indicates a capacity higher than the septic capacity staff can follow-up with the property owner to advise that the # of renters cannot exceed the system's capacity.

5. Reports

a) Draft Enforcement Protocol and Communications

Members reviewed the protocol and communication pieces suggesting some minor amendments.

- *Who to Call* – add a notation that complaints need to be recorded (email, letter, complaint form etc....).

- Clarify that recording issues is intended to capture evidence of the By-law infraction e.g. recording the loud noise, picture of a dog roaming at large so that there is documented evidence.
- Make it clear that there is an on-line complaints reporting process.
- Separate the information of what constitutes an Emergency from a Non-Emergency
- *What You Need to Know* – remove the reference to no fire works on weekends – this should apply anytime

Enforcement Protocol

Moved by Mike, Seconded by Glenn,

That the draft version of the Enforcement Protocol updated to include the Group's recommended changes, be endorsed and that Council be requested to endorse and implement the By-law Enforcement Protocol.

Carried.

Glenn noted his support for the direction to enforce existing By-laws and that this enforcement be applied consistently across the Township (rural and urban, short term rental, rental, proprietor owned etc.). Glenn wanted it noted that he feels that the Township should be considering the regulations of a short term rental in a manner that is similar to our regulations of Bed & Breakfast Establishments. He noted that consideration should be given in official planning for how short term rentals may impact the availability of housing and its affordability. The concern is that a short term rentals take a residential property off the market and it removes it as a potential residence for people seeking to find a home for long-term rental at an affordable cost.

Glenn was thanked for his comments. The Province has passed Bill 108 – More Homes Act to address access to housing and affordability, including second units. Nationally there are regulations being implemented to address short term rentals. It is expected that more attention to the larger issue of short term rentals will come forward provincially and nationally.

Communication - *What You Need to Know*

Moved by Sandra, Seconded by Peter

That the draft version of the *What You Need To Know* communication piece, updated to include the Group's recommended changes, be endorsed and that Council be requested to endorse and implement the *What You Need To Know* communication piece.

Carried.

Communication - *Who To call*

Moved by Sally, Seconded by Sandra

That the draft version of the *Who to Call* communication piece, updated to include the Group's recommended changes, be endorsed and that Council be requested to endorse and implement the *Who to Call* communication piece.

Carried.

Chris Galeazza noted that in 2018 there 60 general noise complaints in the Township. There were 3 complaints made specifically under the Noise By-law.

Staff will bring forward the draft Enforcement Protocol and communication pieces to Council for consideration at the June 25, 2019 Council meeting. Pending Council approval the program would be implemented effective July 1, 2019.

Once the branding is added to the communication pieces the information will be posted on-line and promoted on social media, sent to local Cottage Associations etc...

6. Other, New and Unfinished Business

Sherry and Gerry thanked all of the members of the Group for their participation in this process to date. It was agreed that the enforcement protocol be initiated and monitored with a follow-up report in the fall.

7. Adjournment and Next Meeting

8.

Moved by: Gerry

That the meeting of June 13, 2019 be adjourned.

Carried.

Next meeting: at the call of Chair

The Committee meeting adjourned at 4:15 p.m.