

Sent: August 12, 2025 1:12 PM

To: Connie Parent <C.Parent@northkawartha.ca>

Subject: North Kawartha Short Term Rental Advisory Committee Public Engagement and Preliminary Recommendations

Hi Connie,

I received an email on August 9th from Keeley-Anne, and wanted to take this opportunity to connect with you re some concerns I have about the direction that North Kawartha appears to be taking on this matter.

As a concerned taxpayer, I can't help but wonder how short term rentals help the township or the majority of your taxpaying residents. I realize it helps the minority who possibly need to rent their cottage in order to help supplement the costs, however, to assume that existing by-laws will suffice, seems highly inappropriate in my view.

Also, it is discouraging to read that your planner Laura Stone believes that all properties are entitled to be rented and states: "residential properties are, by right, available to be rented. As such, it is my opinion that all residential zones inherently permit rentals, short-term or otherwise."

My questions are as follows:

1. What happens to zoning by-laws when a residential or seasonal property turns into a commercial business, such as what short term rentals really are? Why would we facilitate as Laura states above, that residential zones should allow commercial use? These rentals are often run through Air BnB, VRBO and other international organizations, and large sums of rental income are typically generated. Why would North Kawartha enable this type of enterprise to take place on our precious waterfront properties? If allowed at all, I can't imagine why you would facilitate this without sufficient licensing, monitoring for compliance to by-laws/building codes, commercial tax revenues, etc?
2. When properties shift from residential to commercial in North Kawartha, how do you ensure that commercial access standards are upgraded/maintained for the property?
3. How do you ensure the property is safe for commercial use and that railings, docks, building code requirements are met?
4. How do you ensure that a small cottage septic system is now capable of managing a 365 day per year rental capacity?
5. How do you ensure that renters know and will follow existing township by-laws, follow fire bans, acquire safe boating licences, etc.?

6. How will you prevent renters from bringing invasive species to our lakes on their boats?
7. If these rentals occur in North Kawartha Provincial Park, who has jurisdiction for enforcing infractions? The Park, or the Township?
8. Is the township by-law enforcement officer on call 24 hours a day to enforce noise by-laws, drinking and boating, illegal fishing, etc.?
9. Does the township by-law enforcement officer have a boat to be able to quickly come to water front properties?

With respect to the comment in Keeley's email about the variance in formal complaints vs complaints in the short term rental survey, how do you intend to rectify this problem? Clearly, neighbours are uncomfortable registering formal complaints against neighbours, yet that is the only way that North Kawartha will investigate. How will you remedy this obvious problem?

I would appreciate it, if you would include this email at your meeting on August 19th, and continue to keep me informed of any progress on this very controversial topic.

Many thanks,