

The Corporation of the Township of North Kawartha

Minutes of the Regular Meeting of the Short-Term Rental Advisory Committee held on August 19, 2025

Hybrid Meeting in the North Kawartha Council Chambers, 280 Burleigh Street, Apsley

Regular Session 2025 – 08 – 19

Members Present: Colin McLellan, Chair
RuthAnne McIlmoyl, Councillor
Janet Lambert
Shane Paquette
Ian Smith

Staff Present: Alana Solman, Chief Administrative Officer
Connie Parent, Clerk
Kelly Picken, Deputy Clerk
Matt Aldom, Chief Building Official / By-Law Enforcement Officer
Edward Hilton, Economic Development Officer

(all attendees participated in-person unless noted electronic)

Call to Order and Welcome

Chair McLellan called the meeting to order at 1:04 p.m. welcomed everyone and advised the public that the meeting will be recorded and uploaded to the Township YouTube Channel.

Disclosure of Pecuniary Interest and the General Nature Thereof

No declarations.

Land Acknowledgement

Chair McLellan recited the Land Acknowledgement.

Adoption of the Agenda

24 – 54

Moved by – RuthAnne McIlmoyl

Seconded by – Janet Lambert

That the agenda be adopted, as amended to add Addendum items. Carried.

Presentations / Deputations / Petitions

Adoption of Minutes

25 – 55

Moved by – Ian Smith

Seconded by – RuthAnne McIlmoyl

That the minutes of the regular meeting of the Short-Term Rental Advisory Committee meeting held on July 8, 2025 be adopted, as presented. Carried.

Deputations / Delegations

Molly Moldavan

Ms. Moldavan addressed Committee suggesting it is vital to have in place a license system and a 24-hour reporting system with a response to complaints to address absentee owners operating full-time rentals as a business and to address density, especially on small lakes, ensure adequate egress for fire, to prevent windowless basements and storage rooms being used as bedrooms and to address noisy renters, and regulate the number of beds in bedrooms. She recommended sending a survey with the tax bills as the previous on-line survey did not reach everyone.

25 – 56

Moved by – Janet Lambert

Seconded by – RuthAnne McIlmoyl

That Committee receive the presentation from Molly Moldovan. Carried.

John Lovatsis (electronic)

Mr. Lovatsis indicated support for the Committee's preliminary recommendations. He suggested that the major issues are noise, dogs on other properties, picking up after them and fireworks. These issues typically take place May to September. He suggested a complaint system to address the issues and to measure success by the number of complaints received. He sees no benefit to another survey. He suggested that there is nothing wrong with how complaints are being dealt with however there is limited manpower available. Council could move forward with the Good Neighbour package or a pilot project and enforce the current by-laws to make those pay that refuse to comply with the by-laws. It would be onerous to legislate through licensing.

There was an opportunity for questions and comments from Committee members and the public.

The delegates were thanked for their presentations.

25 – 57

Moved by – RuthAnne McIlmoyl

Seconded by – Ian Smith

That Committee receive the presentation from John Lovatsis. Carried.

Definition of a Short-Term Rental

25 – 58

Moved by – Janet Lambert

Seconded by – RuthAnne McIlmoyl

That Committee directs staff to bring back a draft short-term rental definition based on the City of Kawartha Lakes definition with a time-period of 28 days or less included. Carried.

Administrative Monetary Penalty System (AMP)

Matt Aldom provided details regarding the AMP system and responded to questions from Committee members.

25 – 59

Moved by – Janet Lambert

Seconded by – RuthAnne McIlmoyl

That Committee receives the presentation and updates on the Administrative Monetary Penalty System. Carried.

Augmented Enforcement

There was general discussion regarding options for augmented enforcement. Mr. Aldom responded to questions.

Members suggested that providing more detail in each of the recommended stages would be desirable. Members will work on this for the next meeting.

25 – 60

Moved by – RuthAnne McIlmoyl

Seconded by – Ian Smith

That Committee receives the discussion and directs that an item be included on the next agenda highlighting the options for Committee to finalize stage recommendations. Carried.

Correspondence

No correspondence.

Adjournment

25 - 61

Moved by – Shane Paquette

Seconded by – RuthAnne McIlmoyl

That Committee adjourns proceedings. Carried.

Committee adjourned at 2:30 p.m.

Colin McLellan, Chair

Connie Parent, Clerk