

In order to strengthen the role of Council and to enhance public trust with respect to the activities of its Members, this Code is established to govern and regulate the conduct of all Members. This Code also supplements other existing Provincial legislation and Township by-laws and policies that govern Members' conduct which include but are not limited to the following:

- Criminal Code of Canada
- Municipal Act
- Municipal Conflict of Interest Act
- Municipal Freedom of Information and Protection of Privacy Act
- Occupational Health and Safety Act
- Ontario Human Rights Code
- Planning Act
- Township of Douro-Dummer Procedural by-law
- Township of Douro-Dummer Respect in the Workplace Policy

1. Purpose and Principles

- 1.1 This Code of Conduct for Members of Council (the "Code") sets out and identifies the Township's expectations for its Members and establishes rules for appropriate conduct. Members are to represent the public and to consider the well-being and interests of the Township as a corporate body and all of its ratepayers.
- 1.2 The public expects the highest moral and ethical standards of conduct from Members that it elects. The behaviour and actions of Members is expected to reflect the principles of accountability, transparency, and public trust. Adherence to these standards will protect and maintain the Township's reputation and integrity.
- 1.3 The key statements of principle that underline this Code are as follows:
- (a) the decision-making process of Council is open, accessible and equitable and respects the Township's governance structure;
 - (b) public office is not to be used for the personal financial benefit of any Member;
 - (c) Township residents should be able to have confidence in the integrity of their local government and of their Members; and

- (d) the conduct of each Member demonstrates fairness, respect for differences and a duty to work with other Members together for the common good.

2. Definitions

2.1 In This Code:

- (a) "**applicant**" means a person who has applied for an investigation by the Integrity Commissioner of an alleged contravention of the *Municipal Conflict of Interest Act*;
- (b) "**application**" means a written request for an investigation with respect to an alleged contravention of the *Municipal Conflict of Interest Act*;
- (c) "**Clerk**" means the Clerk of the Township or his/her designate;

11. Political Activity

- 11.1 Members may not use Township resources for any type of political activity including promoting or opposing the candidacy of any person to elected office in any municipal, provincial and federal campaign.

12. Harassment

- 12.1 No Member shall harass any other member, any staff, or any member of the public.

13. Encouragement of Respect for the Township and Its By-Laws

- 13.1 A member shall:

- (a) encourage members of the public and their colleagues to abide by the Township's by-laws and policies, including this Code; and
- (b) accurately communicate the decisions of Council even if they disagree with the majority decision of Council, and by so doing affirm the respect and integrity in the decision-making processes of Council.

14. Social Media

- 14.1 A Member shall:

- (a) adhere to any and all Township policies and guidelines, regarding social media use; and
- (b) always identify themselves without any attempt to cover, disguise or mislead as to their identity or status as an elected representative of the Township when using social media.

- 14.2 No Member shall:

- (c) use social media to publish anything that is dishonest, untrue, offensive, disrespectful, constitutes harassment, is defamatory or misleading in any way.

15. Role of the Integrity Commissioner

- 15.1 The Township shall appoint an Integrity Commissioner under Section 223.3 of the *Municipal Act*, 2001 who is an independent officer and who will report directly to Council and be responsible for carrying out his or her functions in accordance with the *Municipal Act*, 2001 and any other functions assigned by Council, in an independent manner.

- 15.2 The Integrity Commissioner shall provide the following services:

- (a) The application of the code of conduct for members of council and the code of conduct for members of local boards or of either of them.
- (b) The application of any procedures, rules and policies of the municipality and local boards governing the ethical behaviour of members of council and of local boards or of either of them.
- (c) The application of sections 5, 5.1 and 5.2 of the *Municipal Conflict of Interest Act* to members of council or of local boards.
- (d) Requests from members of council and of local boards for advice respecting their obligations under the code of conduct applicable to

After a review of the current zoning by-law there was concern surrounding the ability to defend any action that might be brought against us if we tried to enforce the by-law.

Staff did create a one-page document to share with renters and operators to try to educate both sides and in an attempt to reduce the infractions occurring.

A survey was prepared in early 2022 and a public meeting was held on April 7, 2022 in an attempt to gather feedback and comments to provide to Council as well as provide staff additional information while a solution was being researched.

On April 27, 2022, a Police Services Board meeting was held and staff along with the OPP representative and the Board members discussed ways to mitigate the issues being caused by some of the location that were being rented. It was suggested that one way to assist the OPP was to have robust by-laws with fines or penalties established which would allow for them to essentially "ticket" anyone who was in violation. The Township's current by-laws do not have set out fines and any infraction would require a court proceeding which would be costly and time consuming. While the municipality can establish by-laws with set fines through the Provincial Offences Act (POA), most recently it has been brought to our attention that there may be an alternative solution to enforcing Township By-laws through an Administrative Monetary Penalty program. Staff are continuing to investigate the process and cost of this option and will report back to Council once additional information is received.

The survey received 415 responses, 341 of which were residents of the Township of Douro-Dummer. The following was captured in the survey results.

Do you believe short term rentals should be permitted in the Township of Douro-Dummer?

Yes - 230 – representing 55%
No - 185 – representing 45%

Do you believe short term rentals should be regulated in the Township of Douro-Dummer?

Yes - 294 – representing 71%
No - 121 – representing 29%

Have you ever booked a short term rental through a service like Airbnb or Vrbo?

Yes - 223 – representing 54%
No - 192 – representing 46%

Staff put together a chart of correlations for review of some of the responses which is attached to this report and while we can't report specifically on everything, it is important to note that this survey is just one part of the public consultation and one component when making a determination on the best path forward.

Overall the data seems to be as a result of a majority of Township residents and while many categories are fairly even, the majority believe in some type of regulation of short-term rentals.

The Township in consultation with our legal counsel have reviewed the options available for enforcement and essentially there are three, enforcement of nuisance by-laws, enforcement of zoning by-law regulations and licencing.

Staff have consulted with neighbouring municipalities and other than the Township of Selwyn, no other Township in Peterborough County has implemented any mechanism for the regulation of short-term rentals as of yet. Some simply because they are not impacted and are not experiencing the same challenges we are and have little need to



September 12, 2023

To: Elana Arthurs, Chief Administration Officer, Douro-Dummer Township
Cc. Martina Chait-Hartwig, Clerk

Re: Short-Term Rentals agenda item for October 3, 2023 Council meeting

Dear Ms. Arthurs:

Thank you for the opportunity to express our concerns about the serious and growing issue of commercial Short-Term Rentals run by owners in Douro-Dummer. Please include this letter and accompanying petition in the meeting package for all members of Council.

As residents of Upper Stoney Lake in Douro-Dummer Township we have a number of serious concerns about the frequent disturbances caused by Commercial Short-Term Rentals in our area. These rentals are run almost entirely as businesses, with absentee owners taking little to no responsibility for the actions of their renters. These commercial STRs on Stoney rent to multiple large groups, a dozen or more people at a time, every weekend and most weeks in the summer.

We and our neighbours are kept awake repeatedly by overnight parties with loud music played well past midnight, where fires sometimes are left to burn unattended. Then after departure, garbage is often left behind or dumped, and is spread by animals, leaving a mess for neighbours to clean up. Efforts to discuss this with owners are usually ignored and neighbours are simply told to "Call the Police".

Police have more important issues to attend to, and the very neighbours who are suffering significant loss of enjoyment of their own properties should not have to be constantly vigilant about the threat of fire, or be responsible for "policing" these commercial STRS and contacting the authorities.

Shoreline Residential owners pay the majority of Douro-Dummer property taxes, while STRs provide little to no economic benefit to the township. The growing STR trend also puts a strain on our Township infrastructure – public and private roads, healthcare, garbage services and recycling – and has environmental impacts.

Commercial STRs with far too many occupants damage lake water quality by overloading septic systems, causing phosphorus and E. coli to leach into the water. Many ads for STRs say "sleeps 14" or "sleeps 16", while the cottage septic system was likely built to handle three bedrooms on the basis of two people per bedroom.

We appreciate that the Township took a step toward resolving this problem by setting up a committee to study it, with representatives from both sides of the issue. However, we were appalled to see how this process evolved, with a Chair who was clearly biased, and a meeting

COMMENTS FROM PETITION SEPT 12

Name	City	Province	Postal Code	Country	Date	Comment
Tina Warren	Douro Dummer	Stoney Lake		Canada	2023-09-06	"I believe Short term rental commercial operators need to be licensed and that noise and fire bylaws need to be enforced."
Susan Hunter	Toronto	M4T		Canada	2023-09-06	"It's been a terrible summer with a neighbour who won't enforce appropriate quiet behaviour"
Brian Turner	Lakefield	K0L 2H0		Canada	2023-09-06	"Enforcement needs to come from the township, not neighbours. Registration and licensing will allow the township to have a bylaw officer that we
Patricia Morton	Peterborough	Ontario	K9H7R2	Canada	2023-09-06	"Short term rentals are commercial entities and should not even be allowed in residential zoned areas."
Ruth Snider	Ennismore	K0L 1T0		Canada	2023-09-06	"Short term rentals are detrimental to our natural world of peace and beauty."
Brian Moore	Tempe	Arizona	85284	US	2023-09-06	"I own an Island on Stony Lake and am concerned."
Marika Kemeny	Toronto	M4W 3M3		Canada	2023-09-07	"I am signing because I want to protect the environment and safety of our lake."
Saskia Gingrich	London	N6B 1X8		Canada	2023-09-07	"short term rentals degrade our area"
Patricia Morton	Peterborough	Ontario	K9H7R2	Canada	2023-09-07	"I am only signing this petition for licensing these entities because I think it is the best we can get from this impoverished and bar
Martha Lush	Caledon	L7E 5T5		Canada	2023-09-08	"Short term renters came up my long lane way and dumped three black garbage bags full of beer bottles, left over food, rice, etc on my property."
David Sumner	Lakefield	K0L 2H0		Canada	2023-09-09	"I want a quiet lake & safe boaters."
Elda Pirie	Oshawa	L1K8B6		Canada	2023-09-10	"I have a cottage in Stony Lake"
Mike Cunningham	Newmarket	L3Y 6B2		Canada	2023-09-10	"The STRs are ruining the lakes."
ann morgan	Dundas	L9H 4H8		Canada	2023-09-10	"The detriments outweigh the benefits."
Louise Sugar	North York	M2M		Canada	2023-09-10	"We have a cottage on Stony Lake"
Liz Tyler	Long Beach	California	90814	US	2023-09-11	"... we are concerned about the effect of Short Term Rentals and for our lake health and for everyone's enjoyment of the cottage community. W
Danielle Poirier-Heine	Calgary	T2T		Canada	2023-09-11	"I have a cottage on Stony Lake and this affects all."
Dawn Berney	Toronto	M4G		Canada	2023-09-11	"There is no accountability for short term renters. They aren't invested in our lake or community. We've been affected by irresponsible dangerous bo
Susan Pirie	Woodview	K0L 3E0		Canada	2023-09-11	"I want to preserve our lake and pristine lifestyle."
Mark Wilson	Toronto	M6J 2Y4		Canada	2023-09-12	"The licensing of short term rental operators will ensure our community's belief that noise and fire bylaws require immediate and sustained enforce
Anna & Douglas McCalla	Guelph	N1H		Canada	2023-09-12	"Other communities are creatively addressing the issues posed by short-term rentals; Douro-Dummer can (and should) too."



Advocating for a Responsible Approach to Short-Term Rentals

Most cities and municipalities are grappling with issues surrounding short-term rentals, and we are no exception.

The ASLC advocates for a thoughtful, responsible approach to short-term rentals. We understand that for some, renting out the family cottage for part of the Summer is the only way to make cottaging affordable in the face of sky-high housing costs. On the other hand, commercial operators who purchase property for the sole purpose of renting, without taking responsibility for their renter's actions, can be harmful to the health of our community and our Lake.

The Douro-Dummer Town Council will vote on the issue of short-term rental bylaws at the Council Meeting on October 3rd at 5pm. We encourage you, our members, to participate and make sure your voices are heard either by attending in person or signing the petition [HERE](#).



10:10

◀ Outlook

change.org



What's new

Petition details

Comments

Updates



Enforce and Licence commercial Short Term



Large commercial Short Term Rentals (12-20 renters) in Douro Dummer need enforcement.

Started September 6, 2023
Petition to ray Johnston (Councillor Douro Dummer) and [1 other](#)



👤 126 people signed this week

Take the next step!

AA

🔒 change.org



Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).



Freya Petersen
6 days ago

We have a cottage on the north side Stoney Lake. We can hear the noise from across the lake on the South Shore. We feel so bad for the people who live next to these huge homes that have rented out with 10 or 11 people.

♡ 1

Report



Write a reply...

Reply



Barbara Hayes
2 weeks ago

We have a home on Stoney Lake.

♡ 0

Report



Write a reply...

Reply



Dawn Sutherland
2 weeks ago

Short term is not right they dont care about anything.. I live here and do not want short term put up with it once never again..

♡ 0

Report



Write a reply...

Reply



Garrett Kliaby

2 weeks ago

Stephen Reid. Rentals usually show no courtesy or consideration to others when using our water or roads.

♡ 0

Report



Write a reply...

Reply



Susan Pirie

2 weeks ago

I want to preserve our lake and pristine lifestyle.

♡ 0

Report



Write a reply...

Reply



Dawn Barney

2 weeks ago

There is no accountability for short term renters. They aren't invested in our lake or community. We've been affected by irresponsible dangerous boating and late night partying noise.

♡ 0

Report



Write a reply...

Reply



Danielle Poirier-Hains

2 weeks ago

I have a cottage on Stony Lake and this affects all

♡ 0

Report



Lix Tyler
2 weeks ago

... we are concerned about the effect of Short Term Rentals and for our lake health and for everyone's enjoyment of the cottage community. We feel strongly that measures need to be in place to ensure that short term rentals are used responsibly, and that ramifications are put in place to those... [Read more](#)

♡ 0

Report



Write a reply...

Reply



Louise Sugar
2 weeks ago

We have a cottage on Stony Lake

♡ 0

Report



Write a reply...

Reply



ann morgen
2 weeks ago

The detriments outweigh the benefits.

♡ 0

Report



Write a reply...

Reply



Mike Cunningham
2 weeks ago

The STRs are ruining the lakes.

♡ 0

Write a reply... Reply



Eida Pirie

2 weeks ago

I have a cottage in Stony Lake

♥ 1

Share Tweet

Report

Write a reply... Reply



David Sumner

2 weeks ago

I want a quiet lake & safe boaters.

♥ 0

Report

Write a reply... Reply



Martha Lush

3 weeks ago

Short term renters came up my long lane way and dumped three black garbage bags full of beer bottles, left over food, rice, etc on my property. Animals got into it and spread it around. It took me 3 hours to clean it up and drive it to the dump. Receipts in garbage were from Scarborough... [Read more](#)

♥ 0

Report

Write a reply... Reply



Saskia Gingrich

3 weeks ago

short term rentals degrade our area

♥ 0

Report



Write a reply...

Reply



Marika Kemeny

3 weeks ago

I am signing because I want to protect the environment and safety of our lake.

♡ 0

 · [Report](#)



Write a reply...

Reply



Brian Moore

3 weeks ago

I own an island on Stony Lake and am concerned.

♡ 1

 Share  Tweet

 · [Report](#)



Write a reply...

Reply



Ruth Snider

3 weeks ago

Short term rentals are detrimental to our natural world if peace and beauty.

♡ 1

 Share  Tweet

 · [Report](#)



Patricia Morton

3 weeks ago

Short term rentals are commercial entities and should not even be allowed in residential zoned areas.

♥ 1 · 💬 1 reply

Share Tweet

· [Report](#)



Patricia Morton

3 weeks ago

I am only signing this petition for licensing these entities because I think it is the best we... [Read more](#)

Like · · [Report](#)



Write a reply...

Reply



Brian Turner

3 weeks ago

Enforcement needs to come from the township, not neighbours. Registration and licensing will allow the township to have a bylaw officer that works weekends and is not off for 2 weeks in the summer. Also needed are regular septic inspections. These cottage properties were not designed to... [Read more](#)

♥ 1

Share Tweet

· [Report](#)



Write a reply...

Reply



Birchcliff Property Owners Association of Douro-Dummer, Inc.
858 Birchview Road, Douro, ON K0L 2H0
www.bpoa.ca

Sept.24, 2023

Mayor and Councilors,
Township of Douro-Dummer,
894 South Street, P.O. Box 92, Warsaw
Ontario, K0L 3A0

Re: Short Term Rentals

Dear Madam/Sirs:

The BPOA represents an area of approximately 200 property owners along the south and east sides of Clear Lake. While we understand that for some, renting out the family cottage for part of the summer is a way to make cottaging affordable, we also recognize that commercial operators who purchase property for the sole purpose of renting, without taking responsibility for their renter's actions, is detrimental to our Lake.

The BPOA supports the Township of Douro Dummer developing regulations for STRs as we do not want to be the only township without regulations. In particular the BPOA would like to see:

- A. Consistency in by-laws, licensing and enforcement with the other bordering townships.
- B. Differentiation between hosted (owner on grounds) and unhosted licensing requirements, and differentiation between short term rentals including minimum length of stay, and long term rentals. If these properties are not being lived in by the owner and are just being rented, then this is more like a hotel business and should require a change in use zoning amendment and be treated like any other licensed business.
- C. In all cases of STRs, the BPOA wants safety and health standards to be met which means: buildings must be up to code and septic system inspected for the projected occupant load, off-road parking available, and owners are responsible to ensure renters are educated about noise, fires, water and boat safety issues etc..
- D. Finally, the BPOA would want to see some form of complaint/fine/enforcement regimen be put in place to protect neighborhoods from negligent owners and irresponsible renters.

Thank you for considering the above.

Sincerely

Murray Miskin,
President



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Canada.ca
<https://www.canada.ca> > tax > topics



GST/HST for digital economy businesses - Platform-based short-term accommodation

Jun 30, 2021 — In scenario (4), the accommodation platform operator is required to collect the GST/HST on the taxable supplies of short-term...

Missing: **exigible** | Show results with: **exigible**

People also ask



Is there HST on short-term rentals?



Your Airbnb rental income may be subject to GST/HST. This is because **short-term housing rentals for periods less than 30 continuous days are taxable for GST/HST purposes**. Long-term residential rentals are exempt from GST/HST. Sep 28, 2021

<https://www.bdo.ca> > insights > tax-...



Tax Considerations for Airbnb Hosts | BDO



September 8
9:51 AM


Edit



taxed

You have to charge and collect to taxable supplies of short-term accommodation that are situated in Canada and to Canadian accommodation related supplies.

Taxable short-term accommodation that is situated in Canada means the rental of an accommodation unit in Canada as a place of lodging for an individual who will occupy it continuously for a period of less than one month and that costs more than \$20 per night.

Generally, a Canadian accommodation related supply is a taxable supply of a service that is made to a person in connection with a supply of short-term accommodation situated in Canada that is made to the person, and for which there is a booking fee, administration fee or  other similar charge.





Ontario court upholds condo rule banning Airbnb and short-term rentals

Written by Realosophy Team | Jan 18, 2017 7:00 AM

Bob Aaron in Legal



Condo owners who rented their suite for short-term stays violated the building's rules, an Ontario court ruled earlier this month.

The Ottawa condo's single-family restriction, covered in the board's declaration, was breached when the unit was rented out through





September 8

9:59 AM

Edit



The judge ruled that short-term tenancies was in violation of a rule that prohibited transient use and tenancies for less than three months. It was also in violation of the condominium declaration because the hotel-like use of the building caused a significant increase in the building's insurance premiums.

In the second case, Apartments International operated a similar leasing service but went ahead and sued the condominium corporation for damages, alleging interference with their business and their economic interest.

The condo corp. successfully applied to a different judge to dismiss the case and, again, the judge had no difficulty finding that the rental prohibitions were valid and the action was dismissed.

In the wake of these decisions, condo owners are on notice that the courts will enforce prohibitions against short-term rentals that are included in condominium rules and declarations.

Bob Aaron is Toronto real estate lawyer.





September 8
10:05 AM

Edit



to this Airbnb party mansion



An Ontario court has granted Burlington the right to bloc... ▲

Tess Kalinowski Real Estate Reporter

Feb 4, 2020



An Ontario Superior Court has granted Burlington a permanent injunction allowing the city to block access by whatever "means necessary and reasonable" to a Lakeshore Road mansion that neighbours complained was functioning as an event venue.

The city took the matter to court in December, after residents in the otherwise quiet community said revellers attending parties and weddings at 4319 Lakeshore Rd., were blasting music, blocking their streets with cars, trespassing on their gardens to take photographs and



BARRIE | News

Orillia's short-term rental operators to pay for annual licence under new bylaw

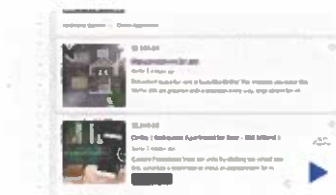
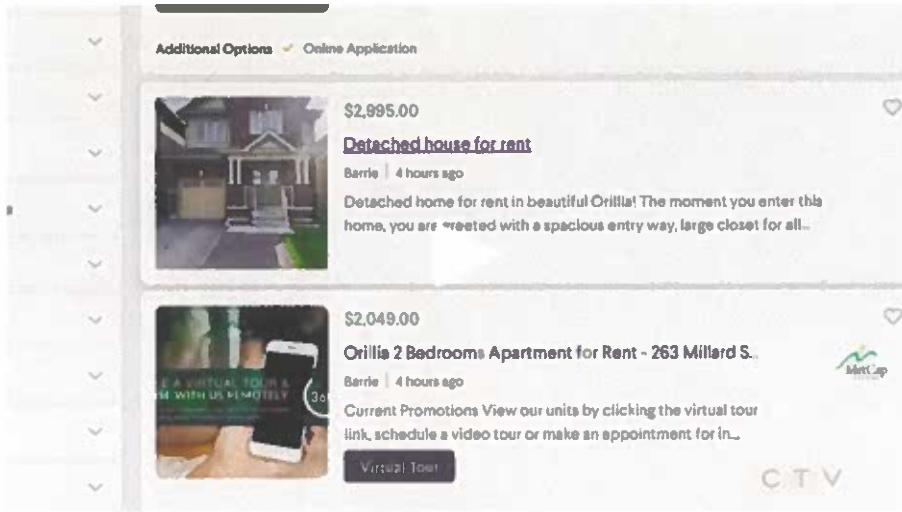
Published Sept. 12, 2023 2:38 p.m. ET

Updated Sept. 18, 2023 6:49 p.m. ET



By Kim Phillips
CTVNews.ca Barrie Digital Producer

Share this story:



New short-term rental by-law approved in Orillia



New short-term rental bylaw in Orillia



Orillia short-term rentals debate

Orillia councillors approved a new bylaw to regulate short-term rentals at Monday's city council

Advertisement

The City says the new bylaw will allow it to monitor and manage the short-term rental market, capping it at 150 accommodations at one time.

Mayor Don McIsaac said the regulations are meant to "strike a balance between supporting our local tourism industry while ensuring responsible hosting, safe accommodations, and the livability of our neighbourhoods."

The annual licence fee costs \$2,000 and is anticipated to fund the cost to administer and enforce the program, the City noted.

In a Tuesday release, the City said the new bylaw would require short-term rental operators to collect Municipal Accommodation Tax, "which will bring in further funding to promote the local tourism industry."

The new bylaw takes effect on Jan. 1, 2024.

Douglas Owens
Retired Partner
Owens Wright LLP
dowens@owenswright.com
416.318.4141

From: Doug Owens <dowensowenswright@icloud.com>
Sent: Sunday, September 24, 2023 8:48:37 AM
To: Doug Owens <dowens@owenswright.com>
Subject: Copy

9:40



accommodation zones. Short-term rentals are not permitted in Residential Zones.



<https://www.gregsyrota.team> > blog



Rental Bylaws by Municipality – Collingwood, The Blue Mountains ... - Greg

About featured snippets

Feedback

People also ask



Is Airbnb allowed in Collingwood?



As a result, the Blue Mountains now has a

complex licensing program for short term rental accommodations and owners wishing to do an Airbnb type use, must first obtain a licence to do so. Details can be found here. In Collingwood, the only short term accommodation allowed in a residential zone is a Bed & Breakfast. Apr 18, 2017

 <https://www.riouxbakerteam.com> > ...

Airbnb Rules in Collingwood, Blue Mountain and area

MORE RESULTS

What is considered short-term rental in Ontario? 

Is Airbnb allowed in Blue Mountain? 

9:40



are short-term rentals allowed



Wasaga Beach permits short-term accommodation only in tourist commercial zones and tourist accommodation zones. Short-term rentals are not permitted in Residential Zones.



<https://www.gregsyrota.team> > blog



Rental Bylaws by Municipality – Collingwood, The Blue Mountains ... - Greg



About featured snippets



Feedback

People also ask



Is Airbnb allowed in Collingwood?



What is considered short-term rental in Ontario? 

Is Airbnb allowed in Blue Mountain? 

What is considered long term rental in Ontario? 




9:36



Airbnb

Airbnb bookings dry up in New York as new short-stay rules are introduced

Under the new restrictions, short-term renters will need to register with the city and must be present in the home for the duration of the rental 

Associated Press



Home-sharing company Airbnb said it had to stop accepting some reservations in **New York** City after new regulations on short-term rentals went into effect.

The new rules are intended to effectively end a free-for-all in which landlords and residents have been renting out their apartments by the week or the night to tourists or others in the city for short stays. Advocates say the practice has driven a rise in demand for housing in already scarce neighbourhoods in the city.

More on this topic

Melbourne city moves towards limiting short-stay rentals such as Airbnb

Under the new system, rentals shorter than 30 days are only allowed if hosts register with the city. Hosts must also commit to being physically present in the home for the duration of the rental, sharing living quarters with their guest. More than two guests at a time are not allowed, either, meaning families are effectively barred

Montreal mayor says new team will crack down on illegal short-term rentals

Published March 22, 2023 6:59 p.m. ET

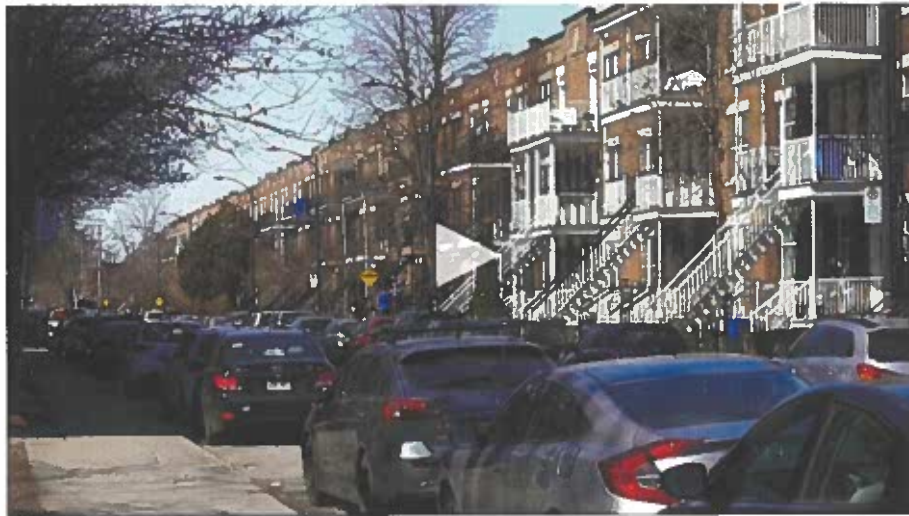


By Rob Lurie
CTV News Montreal Videojournalist



By Luca Caruso-Moro
CTV News Montreal Videojournalist

Share this story:



Montreal's plan to crack down on short-term rental



CTV National News: Huge Que. fire set deliberately



What we know the arson investigation

The City of Montreal says a team of investigators tasked with cracking down on illegal Airbnbs will be in place by June.

REGISTRATION OF A PRINCIPAL RESIDENCE AFTER MARCH 25, 2023

As of March 25, 2023, the provisions adopted under [Bill 67](#) allow Quebecers to rent out their principal residence on a short-term basis throughout the province without the need for a municipal by-law to prohibit its operation.

Municipalities may, however, subject to an appropriate referendum process under the [Tourist Accommodation Act](#), prohibit or limit the provision of tourist accommodation in a principal residence in certain areas of their territory.

For this reason, a completed and signed [Municipal Compliance Notice](#) continues to be required by law and must accompany any application for registration of a principal residence establishment.

If you have this document on hand and it has been completed and signed by the competent authority (municipality, borough or regional county municipality), you can proceed with the registration of your establishment by completing the following form:

 [Open a file for a Principal Residence Establishment](#)



Quebec's new rules for online short-term rental platforms came into effect on Friday. The province brought in a new law and new fines, after seven people were killed in a massive fire in March. They were in a building in Old Montreal that contained several illegal Airbnbs. As Mike Armstrong reports, there appears to be some progress, but watchdog groups say many are still flouting the law. – Sep 1, 2023



Quebec's new tourist accommodation law is now in effect, with hefty fines of up to \$100,000 for short-term rental platforms listing properties without a proper government certificate.

Under a provincial law adopted in June, as of today rental platforms like Airbnb are prohibited from displaying listings that don't have a registration number and certificate issued by the province.

People who want to rent their properties for stays of 31 days or fewer have to acquire registration numbers from Quebec's tourism industry regulator and display them in their online listings.

Rental platforms had until Sept. 1 to start verifying the validity of those registration numbers, which the government issues in the form of PDF certificates.

On receiving an application for a classification certificate for a tourist accommodation establishment for which no certificate has been issued or an application to change the class of tourist accommodation establishment or the type or number of accommodation units offered, the Minister shall send a notice to the municipality, borough or regional county municipality in whose territory the establishment is situated informing it of the application and the intended use.

If the intended use is not in conformity with the municipal planning by-laws relating to uses passed under the Act respecting land use planning and development (chapter A-19.1), the municipality, borough or regional county municipality must inform the Minister within 45 days of the notice.

This section does not apply to an establishment situated on an Indian reserve.”

4. Section 8 of the Act is amended by replacing “a person to operate” in the second paragraph by “the operation of”.

5. Section 11 of the Act is replaced by the following section:

“11. The Minister shall refuse to issue a classification certificate if the person applying for it does not meet the conditions prescribed by this Act and the regulations.

The Minister shall also refuse to issue a classification certificate if the municipality, borough or regional county municipality informs the Minister, in accordance with section 6.1, that the intended use of the tourist accommodation establishment is not in conformity with the municipal planning by-laws relating to uses passed under the Act respecting land use planning and development (chapter A-19.1).”

6. The Act is amended by inserting the following section after section 11:

“11.0.1. The Minister may refuse to issue a classification certificate if the person applying for it has, in the last three years, been found guilty of an offence under this Act or the regulations, the Building Act (chapter B-1.1) as regards barrier-free design, the Environment Quality Act (chapter Q-2), the Consumer Protection Act (chapter P-40.1) or the Act respecting the conservation and development of wildlife (chapter C-61.1), unless the person has been pardoned or has, in the last three years, been the subject of a non-compliance order made under any of those Acts.”

7. Section 11.1 of the Act is replaced by the following sections:

“11.1. The Minister shall suspend or cancel a classification certificate if its holder no longer meets the conditions prescribed by this Act and the regulations.

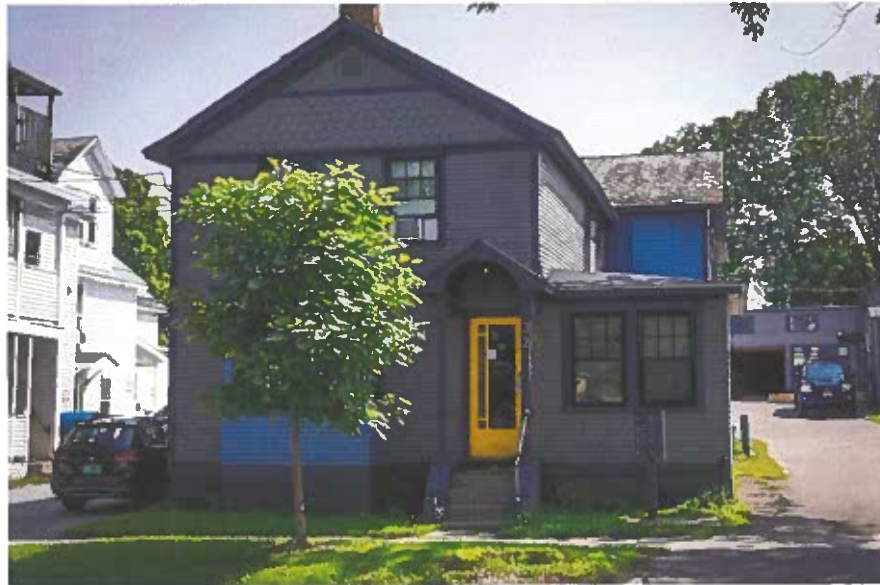
“11.2. The Minister may suspend or cancel a classification certificate if its holder has, during the term of the classification certificate, been found guilty of an offence under this Act or the regulations, the Building Act (chapter B-1.1) as regards barrier-free design, a municipal planning by-law relating to uses passed under the Act respecting land use planning and development (chapter A-19.1), the Environment Quality Act (chapter Q-2), the Consumer Protection Act (chapter P-40.1) or the Act respecting the conservation and development of wildlife (chapter C-61.1), unless the holder has been pardoned

Lawsuit challenges Burlington's short-term rental ordinance

A group of property owners filed the lawsuit after the city council passed new restrictions on the rentals last year.

By Patrick Crowley

September 1, 2023, 8:13 pm



A home at 32 Intervale Ave. in Burlington as seen on Friday. A group of property owners are challenging the city's short-term rental ordinance.

A group of short-term rental property owners in Burlington is suing the city, arguing that restrictions implemented last year are against the law.

The lawsuit sets up a challenge to the city's

Last year, the Burlington City Council approved sweeping restrictions on short-term rentals in the city. The ordinance prohibits short-term rentals unless they are owner-occupied, and it defines a short-term rental as a dwelling rented to guests for fewer than 30 consecutive days.



This home at 117 Lakeview Terrace in Burlington as seen on Friday. A group of property owners are challenging the city's short-term rental ordinance.

There are limited exceptions. Property owners can rent a whole unit on a short-term basis if they meet certain inclusionary zoning requirements. They are also allowed to rent “accessory dwelling units” — residential units built on the same property as a primary residence.

The penalty for noncompliance starts with a

10:04



Mayor Miro Weinberger said in an emailed statement on Friday that the city's authority to regulate short-term rental has precedent from other municipalities and he was confident the city would prevail in the lawsuit.

“Our short term rental ordinance was carefully crafted with significant public process and engagement over the course of several years,” Weinberger said in the statement. “I believe it strikes the right balance between allowing homeowners flexibility with their properties while limiting the impact of Short-Term Rentals on Burlington’s long-term housing supply.”





Peterborough County council supports call for cottage rental regulation

'I think the province should be taking the bull by the horns and fixing the problem for us,' Selwyn Township mayor says.

By Brendan Burke Local Journalism Initiative Reporter

Tuesday, August 8, 2023 | 1 min to read

Article was updated Aug 8, 2023



JOIN THE CONVERSATION (4)





September 8

9:33 AM

Edit



Definition

150 In this Part,

“business” means any business wholly or partly carried on within a municipality even if the business is being carried on from a location outside the municipality and includes,

- (a) trades and occupations,
- (b) exhibitions, concerts, festivals and other organized public amusements held for profit or otherwise,
- (c) the sale or hire of goods or services on an intermittent or one-time basis and the activities of a transient trader,
- (d) the display of samples, patterns or specimens of goods for the purpose of sale or hire. 2006, c. 32, Sched. A, s. 82.

Section Amendments with date in force (d/m/y) [+]

Powers re licences

151 (1) Without limiting sections 9, 10 and 11, a municipality may provide for a system of licences with respect to a business and may,

- (a) prohibit the carrying on or engaging in the





September 8
9:28 AM

Edit



municipality may provide for a system of licences with respect to a business and may,

- (a) prohibit the carrying on or engaging in the business without a licence;
- (b) refuse to grant a licence or to revoke or suspend a licence;
- (c) impose conditions as a requirement of obtaining, continuing to hold or renewing a licence;
- (d) impose special conditions on a business in a class that have not been imposed on all of the businesses in that class in order to obtain, continue to hold or renew a licence;
- (e) impose conditions, including special conditions, as a requirement of continuing to hold a licence at any time during the term of the licence; and
- (f) license, regulate or govern real and personal property used for the business and the persons carrying it on or engaged in it.

(d) REPEALED: 2017, c. 10, Sched. 1, s. 12 (1).



September 8
9:04 AM

Edit



Section Amendments with date in force (d/m/y) [+]

Collection of unpaid licensing fines

441 (1) A municipality may authorize the treasurer or his or her agent to give the notice under subsection (2) at the times and in the manner set out in the by-law. 2006, c. 32, Sched. A, s. 184.

Notice

(2) If any part of a fine for a contravention of a business licensing by-law remains unpaid after the fine becomes due and payable under section 66 of the *Provincial Offences Act*, including any extension of time for payment under section 66 or 66.0.1 of that Act, the authorized officer may give the person against whom the fine was imposed a written notice specifying the amount of the fine payable and the final date on which it is payable, which shall be not less than 21 days after the date of the notice. 2006, c. 32, Sched. A, s. 184; 2017, c. 34, Sched. 35, s. 28.

Seizure

(3) If the fine remains unpaid after the final date





September 8

9:05 AM

Edit



441.1 Upon the request of a municipality that has entered into a transfer agreement under Part X of the *Provincial Offences Act*, the treasurer of a local municipality may add any part of a fine for a commission of a provincial offence that is in default under section 69 of the *Provincial Offences Act* to the tax roll for any property in the local municipality for which all of the owners are responsible for paying the fine and collect it in the same manner as municipal taxes. 2009, c. 33, Sched. 4, s. 4.

Section Amendments with date in force (d/m/y) [+]

Enforcement of agreements, etc.

442 Where a duty or liability is imposed by statute or agreement upon any person in favour of a municipality or in favour of some or all of the residents of a municipality, the municipality may enforce it and obtain such relief and remedy as could be obtained,

- (a) in a proceeding by the Attorney General;
- (b) in a relator proceeding by any person in the name of the Attorney General; or
- (c) in a proceeding by the residents on their own behalf or on behalf of themselves





STR-OPP



You

May 26

To: Elana Arthurs CAO, +2



The Town of Blue Mountain conducted a 3 year study on OPP calls to STR's versus residences - the study found 11 times more likely to be an STR than a residence. Through your connections can you obtain a copy of this report and share internally if of interest but if you could place on agenda for next meeting. Thank you. Doug

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dowens@owenswright.com
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9:49



RWD. Fall Check



You

Aug 25

To Elana Arthurs CAO



Yes the comment made re Kingston losing money is correct based on their licence fee of \$180.40 generating revenue of \$31,140 with admin costs of \$72,800 however if the number of \$900 is applied the revenue in Kingston example is \$155,700 or at \$700 is \$121,200. Licence fees are based on cost recovery principle so it is an accurate budgetary matter process and not a cost to township. As to questions (2) I asked of township planner they were not trick questions as suggested by a member yesterday - the township planner agreed if a use does not comply and fit within a bylaw it is not a permitted use and she confirmed STR's under current township bylaw are illegal uses. Thank you and support staff for your time and research and the good presentation at meeting yesterday.

Douglas Owens
Retired Partner
Owens Wright LLP
dowens@owenswright.com

Reply to All



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