

September 24, 2023

To: Douro-Dummer Council

Township of Douro-Dummer
894 South Street, P.O. Box 92,

Warsaw Ontario, K0L 3A0

Re: Short Term Rentals

I understand that, at your Council meeting on Tuesday, October 3, you will be considering the issue of Short-Term Rentals and how to regulate them in Douro-Dummer.

We have all experienced or have heard of the issues with short term rentals: namely noise, traffic, turning an area zoned residential into a quasi-commercial one in contravention of the residential zoning, etc

My understanding is that other municipalities that border on Clear Lake and Stoney Lake have enacted bylaws or regulations to govern short term rentals and to provide for consequences if there are problems with short term rentals.

In my view, it is essential that Douro also do so and that there be uniformity of STR regulations in neighbouring townships and around the lakes. If Douro-Dummer does not have a bylaw on STRs that is consistent with the surrounding townships and is the only township that does not have a STR bylaw that protects its citizens, then that short term rental business will migrate to our residential communities

I suggest that, in order to protect our residential communities, Douro-Dummer put in place a STR bylaw that:

- (a) Is co-ordinated with and consistent with the bylaws of other townships that abut Douro and/or Clear and Stoney Lakes;
- (b) Permits STRs (subject to meeting the provisions of the bylaw) that are truly short-term rentals by owners who otherwise live in our residential areas and that prohibits the operation of the commercial business of STRs in residentially zoned areas;
- (c) Requires licencing by Douro as well as a mechanism to ensure that the property is up to code and the septic system can handle the increased load, etc
- (d) Requires that the owner be responsible for ensuring that the renters are informed about - and comply with- Douro bylaws regarding noise, fire bans, fire permits, boat operator licencing, parking, etc; and
- (e) Contains a mechanism for enforcement of the STR bylaw including handling of complaints and possible loss of licence for contraventions of the bylaw.

Although I have not read the bylaws of other townships (eg. Selwyn, North Kawartha), I expect that they cover some or all of these matters and can be used to develop the Douro bylaw.

Sincerely,

Barbara McGregor,