

Highlands East Public Engagement Questionnaire - Short Term Rental (STR)

Please provide your Highlands East property address? (i.e. 1234 Loop Line)

Answered

340

Skipped

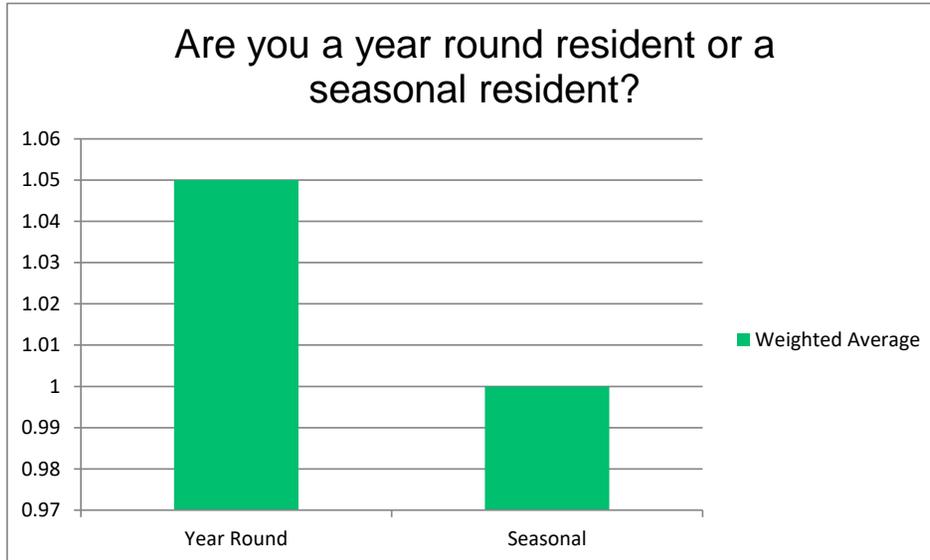
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17% of Responses are questionable. (people not providing 911 #'s and duplicates)

Question 2

Are you a year round resident or a seasonal resident?

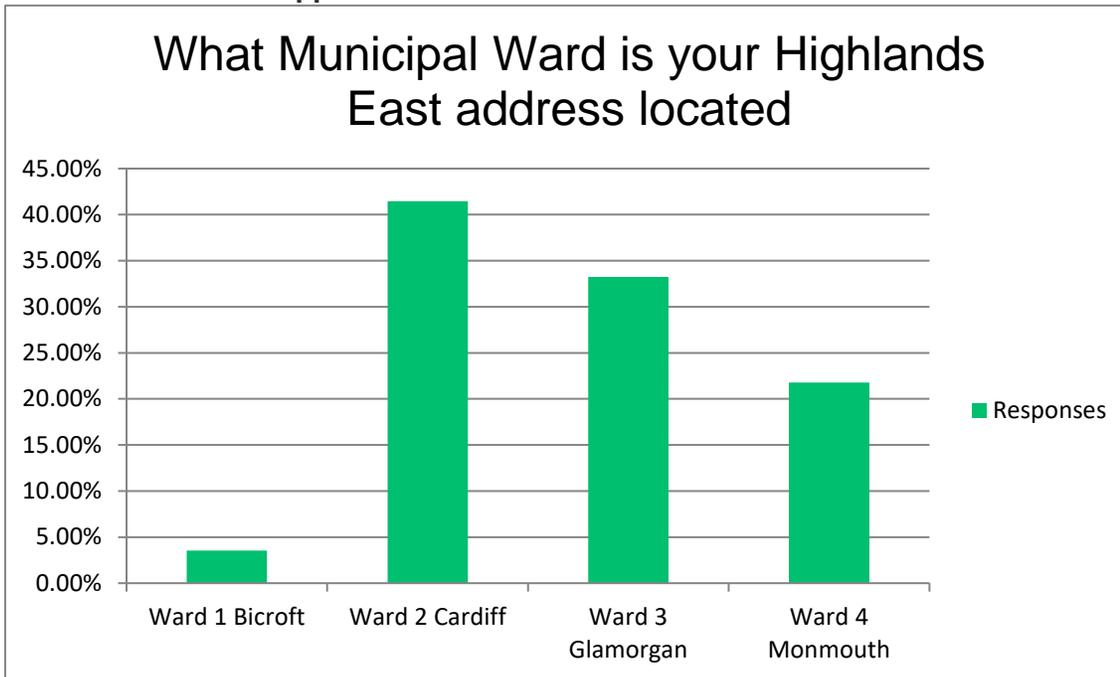
	Owner	Tenant	Commercial Owner	Commercial Tenant	Total	Weighted Average
Year Round	96.77%	150	1.29%	2	155	1.05
Seasonal	99.51%	204	0.49%	1	205	1
Answered						340
Skipped						0



Question 3

What Municipal Ward is your Highlands East address located

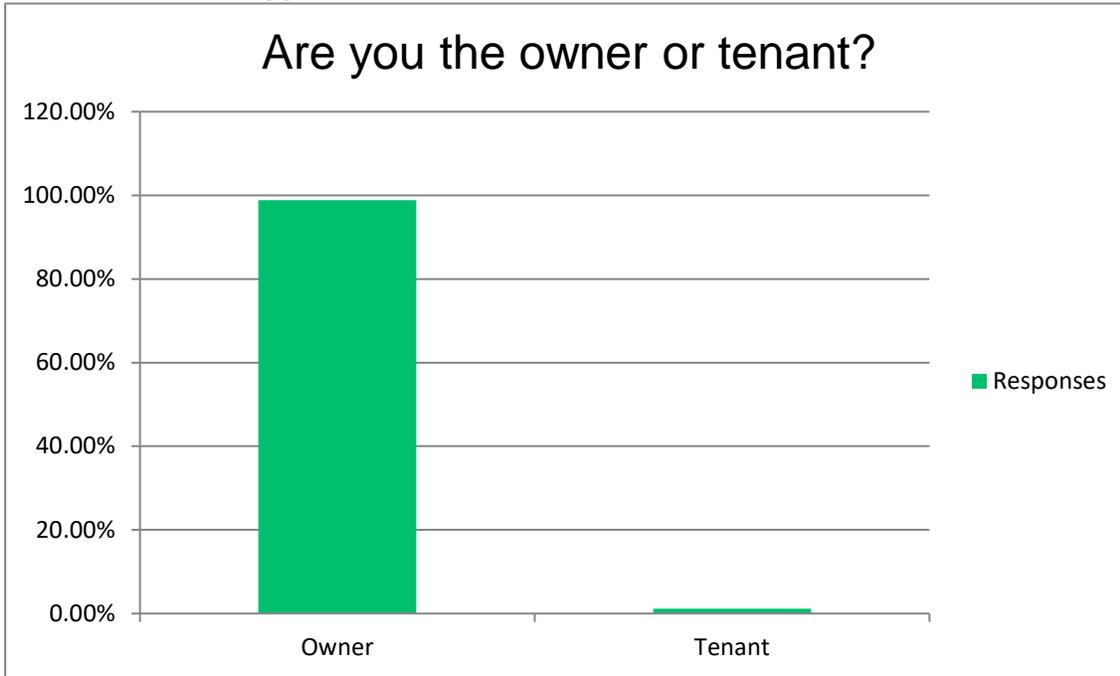
Answer Choices	Responses	
Ward 1 Bicroft	3.53%	12
Ward 2 Cardiff	41.47%	141
Ward 3 Glamorga	33.24%	113
Ward 4 Monmoutf	21.76%	74
Answered	340	
Skipped	0	



Question 4

Are you the owner or tenant?

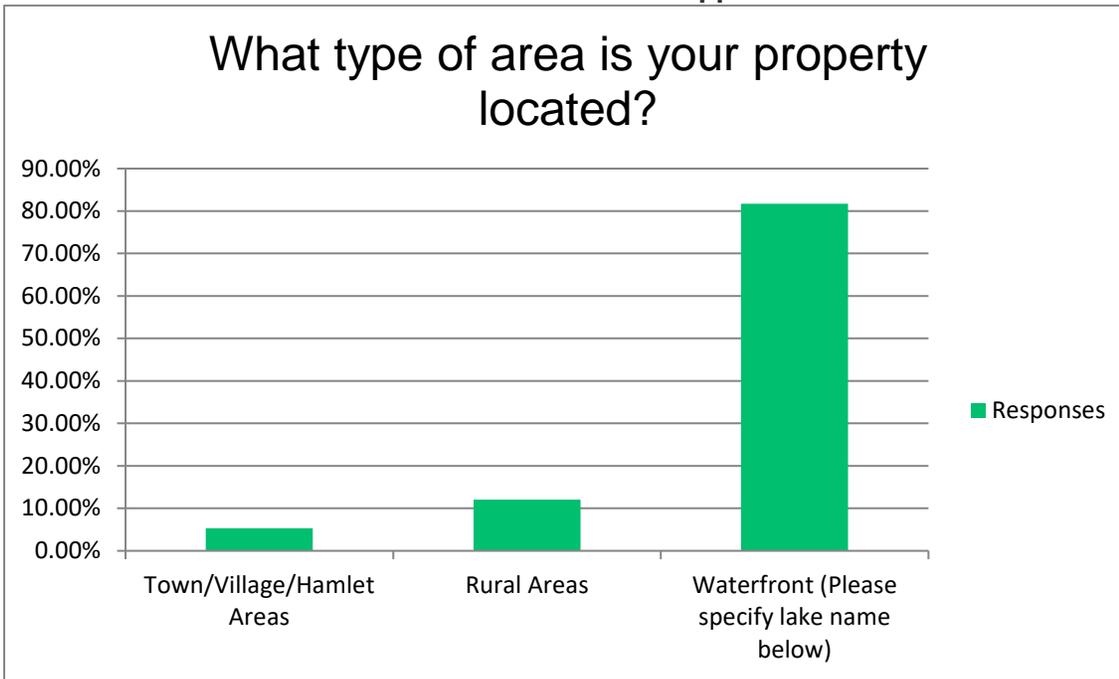
Answer Choices	Responses	
Owner	98.82%	336
Tenant	1.18%	4
Answered		340
Skipped		0



Question 5

What type of area is your property located?

Answer Choices	Responses	
Town/Village/Hamlet Areas	5.29%	18
Rural Areas	12.06%	41
Waterfront (Please specify lake name below)	81.76%	278
Lake Name		287
Answered		340
Skipped		0



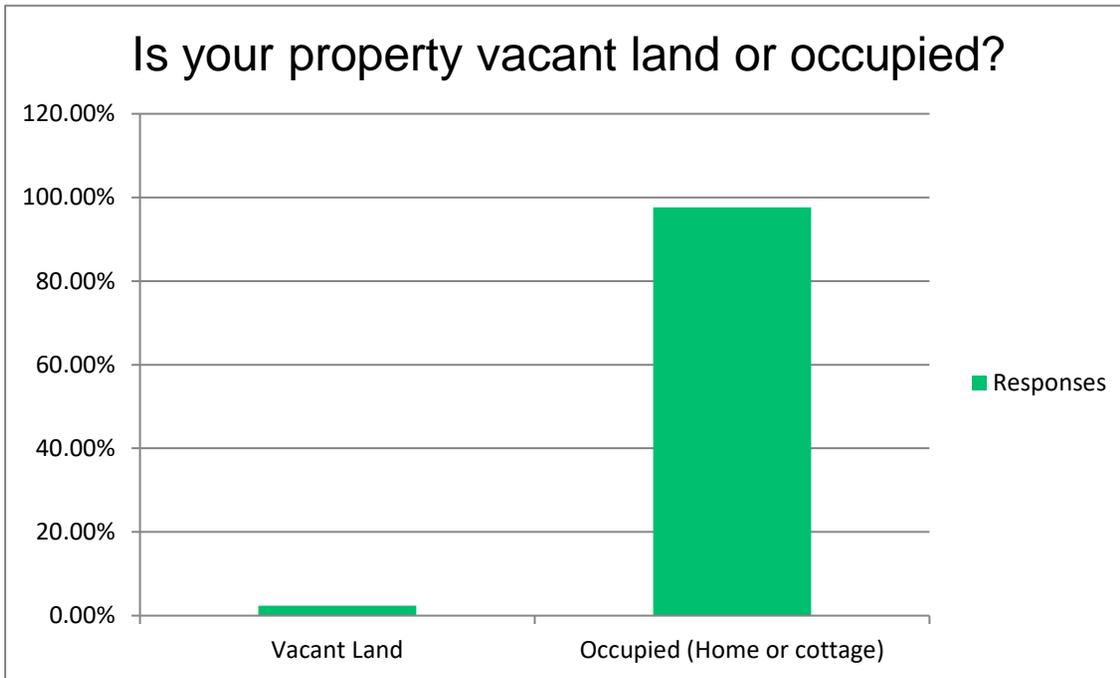
Lake Name	
Across rd from grace river	1
Benoir	1
Big Glamor	1
Big Hardings Lake	1
Billings	11
Buckskin	2
Cardiff Lake	1
Cedar Lake	2
Clement Lake	1
Cockle Lake	1
Colbourne Lake	1
Contau	9
Cope	1
Dark	11
Deer	4
Eels	7
Esson	20
Glamor	11
Gooderham	23
grace lake	4
Gull	1
	1
Haliburton	3
Hudson Lake	1
Irondale River	3
Koshlong	10
lake bobob	1
Lake Gooderham	1
Lake Lorraine	5
little cardiff	1
Little Esson Lake	1
Little Glamor	5
Lower cardiff	1
Lower paudash	2
Maple lake	1
Minnicock Lake	2
Miskwabi	1
Monck	6
Monrock Lake	1
Paudash	85
Portage	1
Rather Not Specify	1
redacted	0
Salerno	9

Stewart	1
Stormy Lake	7
tamarack	9
Trooper	2
upper Paudash	1
Walsh	1
White lake	2
Wilbermere	5
Wolf	1
	285

Question 6

Is your property vacant land or occupied?

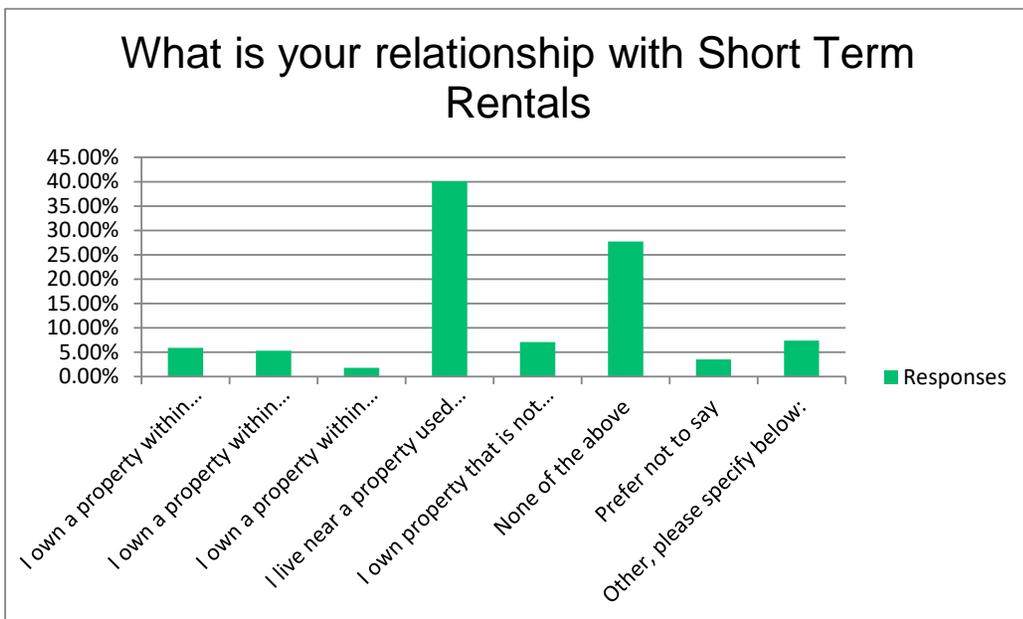
Answer Choices	Responses	
Vacant Land	2.36%	8
Occupied (Home or cottage)	97.64%	331
Answered		339
Skipped		1



Question 7

What is your relationship with Short Term Rentals

Answer Choices	Responses	
I own a property within Highlands East which is periodically used as a Short Term Rental (Less than three weeks)	5.90%	20
I own a property within Highlands East which is used as a Short Term Rental (More than three weeks less than 6 weeks)	5.31%	18
I own a property within Highlands East which is solely used as a Short Term Rental	1.77%	6
I live near a property used for Short Term Rentals within Highlands East	40.12%	136
I own property that is not solely used for a Short Term Rental but used as a Short Term Rental for more than 6 weeks	7.08%	24
None of the above	27.73%	94
Prefer not to say	3.54%	12
Other, please specify below:	7.37%	25
Other (please specify)		51
	Answered	339
	Skipped	1



Question 7 Comments

Respondents	Other (please specify)
1	I own a property which is next door to a property up for sale and do not want to see a rental situation manifest itself
2	Going forward we are faced with the possibility that we may have to sell our residents because of the high rate of taxation and can not afford further staff to regulate any further implementation of bylaws that would be required. We are currently paying more than enough through our taxes considering that we have no or very little municipal services.
3	Own a cottage which is within proximity of another cottage on stormy lake road that is full time rental.
4	we own a property which we use as our holiday house
5	I have friends and relatives that use our cottage now. I used to rent it to strangers but don't any longer. I am not sure if I will rent it again. Depends on what happens with your desire to charge owners to do that. If you do I will not be renting it.
6	Actually, you need another box that says: I own a property I use seasonally which is near a property used for Short Term Rentals within Highlands East. In other words, I own a cottage but I don't live in it full time.
7	I own seasonal vacant land near short term rental in Highlands East.
8	For the first ten years of my 23 year ownership, I rented my cottage for 4 weeks each year. This has not happened now for at least 13 years.
9	Cottage is located near a rental property.
10	considering renting in the future, to help cover costs.
11	I own property that is not rented out.
12	Disappointing that i can't choose more than one. I occasionally use my property for short term rental (less than 3 weeks) AND i also live near a property used for short term rental.
13	We do not rent out our property
14	We operate long term rentals that are being affected by the shortage of long term accommodation due to the increase in short term rentals. Our waiting lists have grown considerably over the past 5 years.
15	We have at least two high volume STR's just on our road on the lake
16	Please check the response of _____, which has been used as a Short Term Rental Property through Airbnb, which we have had 2 unfavorable incidents in 2019 with the renters/ tenants due to noise, waste removal and general lack of respect for the environment, region and fellow cottagers.
17	We do not rent our property at all.
18	We own our cottage do not rent.
19	Our cottage is not a rental property
20	We currently do not rent the property at any time.
21	I have short term rented in the past. I have also considered renting my waterfront property on the future
22	never rent
23	Approx 600 feet away
24	The cottage is not rented
25	never rent our cottage exclusively used by my immediate family
26	We do not rent our cottage.
27	I live full-time on the lake and concerned about the ecological safety of the lake.
28	i own 2 long term rentals and live near to short time rentals
29	Our cottage is also located beside a cottage that is a full time short term rental cottage - so we have experience (as does our clients) spending our holidays beside a rental cottage.

30 Before buying our cottage, we rented a cottage in Highlands East for many years, being short term rental clients like many other families in cottage country. In those days we found cottages for rent through cottage rental agencies or classifieds like kijiji. We loved the area so much, we then decided to buy a cottage and ended up rebuilding it. We use the cottage all summer, starting on weekends in May and June, and then spending more time up at the cottage in July and August. We also use the cottage during other long weekends and holiday throughout the year (Thanksgiving, Christmas break, Family Day, March Break and any other free weekend we can squeeze out of our schedules. We frequently invite friends and family to use the cottage when we are not using it (at not cost to them).

When kids are in school and busy with hockey / dance (September to May), we offer the cottage for rent through a cottage rental agency / service. Our rentals are primarily off season when it's quite in cottage country, to help off set some of the expenses associated with cottage ownership, especially the high property taxes!

We really value our cottage, have spent a lot of money in making it our 2nd home and are very careful about who we allow to use it. We also really value the area, our lake community and the beautiful natural surroundings. We would not do anything to jeopardize any of it through occasionally renting out our cottage.

31 I own a property on a small lake that would be at serious risk for noise and other disturbances if unregulated short-term rentals were allowed. The risks of disturbances created by short-term rentals need to have corresponding by-laws in place, providing a mechanism for round-the-clock noise control (especially for waterfront properties, where sound carries exponentially and with natural amplification.) As we have seen in other lakes in other jurisdictions, renters often do not have the same desire to respect neighbouring properties and their owners, but come up strictly to "party." We do not want the reasonable peace and quiet of our lakes to be seriously compromised by temporary visitors who bring amplifiers, alcohol, and crowds of people to the lakes. The neighbouring owners have no recourse when this happens and require there to be by-laws in place so that should problems arise, the victims of the disturbances have legal recourse through the municipality's noise by-laws. I have rented cottages for years before buying in Highlands East. The days of respectful renters seem to have passed. The risk of disturbances that is created by short-term renters in today's world needs to be addressed and off-set with noise control by-laws that have teeth.

32 My cottage is nearby, next door to one, and two down from another full rental cottages.

33 I own a property within Highlands East which I plan to rent to friends , usually for one week and never for more than 2 weeks.

34 I own with no intent to rent out.

35 Our property is normally only rented for 1-2 weeks a year to friends only and we do not use a rental agency.

36 Our cottage is for our own and our family's use only.

37 Is only used by owners,

38 we have dealt with short term rentals of cottages in our neighborhood

39 I own property which is used exclusively by my family. One lot away from my property, Camp is host to many short term visitors.

40 Family owned and occupied-generally from May to October-2 parents-3 children & spouses-8 grandchildren ages 25 to 30 & their significant others-all of whom use the cottage --ie no rentals

41 I live out of town and rent my place year round. I'm back for summers but do not stay in it.

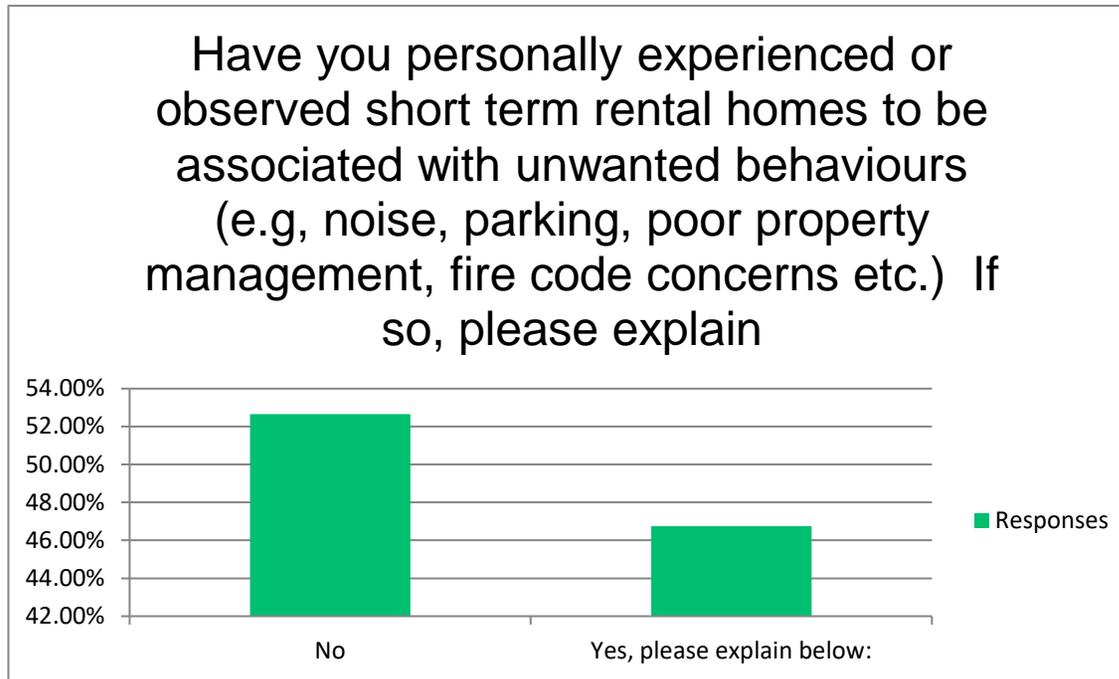
42 i am the owner of _____ and we receive a lot of business from the short term rental tenants coming in for a meal and also coming by for take out orders.

43	We do not rent and ours neighbours do not rent
44	I own lakefront property and do not use it ever for short term rentals.
45	Not used for rental
46	Many rentals. Two are large and multiple adults rent year round
47	I own a property not currently used for short term rental, however I would like the opportunity to rent my property if I should need extra money for expenses and do upgrades to my property. I live near property used for short term rental without any issues.
48	Do not rent
49	I own a property that I will never rent. We are near a few cottages that are short term rentals.
50	live beside a renter
51	I do not run, nor do I live next to a property used for STA however my grandmother lives next to a property in Highlands East that is rented out constantly.

Question 8

Have you personally experienced or observed short term rental homes to be associated with unwanted behaviours (e.g, noise, parking, poor property management, fire code concerns etc.) If so, please explain

Answer Choices	Responses	
No	52.66%	178
Yes, please explain below:	46.75%	158
Comments:		171
	Answered	338
	Skipped	2



Question 8 Comments

Respondents	Comments:	Tags
1	<p>fireworks between cottages over propane tanks <input type="checkbox"/></p> <p>no life jackets - paddle boards, peddle boat bedrooms, water toys are provided with rental <input type="checkbox"/></p> <p>Rentalpwc doing donuts for 30 to 60 minutes to make waves for kids on beach <input type="checkbox"/></p> <p>fish guts thrown among our trees <input type="checkbox"/></p> <p>stealing firewood <input type="checkbox"/></p> <p>Us8ng our raft - yelling from raft to there dock where adults watch <input type="checkbox"/></p> <p>Upto 8 cars or trucks with trailers - block laneway - lack of parking - especially in winter with snowsnowmobile trailers <input type="checkbox"/></p> <p>chew up the road in and out at high speeds <input type="checkbox"/></p> <p>Renters ask us to take garbage <input type="checkbox"/></p> <p>kids playing on our steep bank <input type="checkbox"/></p> <p>septic issues - plumbers mistakenly come to our door <input type="checkbox"/></p> <p>dogs running loose & barking <input type="checkbox"/></p> <p>overcrowding in cottage, tents & trailers <input type="checkbox"/></p> <p>Lots of noise yelling from cottage deck to the lake <input type="checkbox"/></p> <p>Sometimes it is rented through agency & other times by the owner <input type="checkbox"/></p> <p>Some years there has been no lawn maintence</p>	
2	Excessive noise - day and night, speeding vehicles on road and waterway, inconsiderate boating behaviour - as in too close to dock and unsafe handling.	
3	Air B&B 2 cottages away <input type="checkbox"/>	
	Rented to young renters that were not respectful of water safety,.. <input type="checkbox"/>	
	Very loud base music,drunkenness,parties going on late at night.	
4	We experience some noise and lack of privacy because the property, which is next door, is generally overused. It has been available for rent every week all season for about 8 years. It is essentially a commercial operation.	
5	Yes, I have numerous friends on lake who suffer from adjacent short term rental issues ie noise and traffic	
6	Long-running ST rental next to family members on lake. Building violates building code in numerous ways, too few parking spaces for number of vehicles, noisy tenants, poor property management	
7	Traffic/parking issues. Fireworks! Extra noise/speeding. Watercraft noise. Fires when bans are on.	
8	The only is problem is the use of fireworks. (often by owner not necessarily renters.)	
9	Fire code concerns. Excessive noise, breaking ministry (fishing) laws, dumping bylaw, parking overflow, owner not maintaining property and septic, not following boating regulations, disruptive boating causing shoreline erosion	
10	Loud noises after 11, using neighbours property when they are not around	
11	The property 2 doors down is continually rented out and there have been many occasions where police have been called due to loud music and language. There have been fire issues particularly last year when we had a total fire ban.	
12	5 + years of loud unruley renters. They are up till all hours hooting and yelling. They leave there dogs chained to trees and let them batk all day. They throw beer bottles in lake and once in our property. They throw there garbage bags in the bush when they leave. They swear all day long and i have a 3 year old.	

- 13 This is an incomplete question....I have seen all of the above issues at cottages when the owners are present and I have seen the OPP called on a number of occasions to deal with parties, noise, dogs, tents and fights. I have also observed unrented cottages that have leaking septics, no septics, no grey water wells, fireworks, along with unsafe conditions at the cottage. All of which are cottages that are not rented. I have never seen a STR have any of these issues. The very large majority of issues happen when owners or their friends and relatives are present.
- 14 Minor noise issues. Pet owners not being responsible for picking up after pets. Biggest complaint is with high speed driving on our private road. Owners self regulate to 20 km max. Renters don't know/care. We have kids around and high speeds just raises dust.
- 15 All of the above plus they think they can park anywhere they want. I have gotten to my cottage and they park in my driveway right up to my garage and throw garbage all over the place□
- 16 Not so far.
- 17 You name it. All of the above. Pretty much every weekend. Right next door.
- 18 Noisy, not sober persons. Often up until 3-4am.
- 19 These rentals have excessive noise beyond reasonable hours, large bonfire and disregarding ban times; fireworks, excessive outside of holiday periods
- 20 Over crowded; street parking due to too many visitors
- 21 I had only two renters who were responsible and considerate to my neighbours.
- 22 Noise sometimes and boat use on our small bay.
- 23 Large number of renters at property.□
Beyond number of bedrooms.
- 24 Noise, unsafe water behaviour, wind carrying beer cans into the lake, arriving to our home asking if we know anything about the septic of the place they are renting (because water pump has shut down from over use)
- 25 Trespassing
- 26 improper disposal of garbage
- 27 Most renters are very repectful of the community and the environment but the number of those that are not is increasing and the pressure on our lakes and rivers has never been so high.
- 28 Late night noise. Excessive auto speeds on private road. Excessive garbage waste produced. Unruly boat behavior. Overloading of facilities ie 5 to 6 car loads at 2 or 3 bedroom cottage with inadequate sewage disposal.
- 29 Just noise
- 30 This weekend the people were nice but they had a barking , yapping dog who didn't stop all weekend. They also had 17 people and 6 cars - which is a lot of traffic on our lane way.□
This summer , the weekly renters are generally families and very nice . We have had several folk park on our property , we have spoken to the owner about that.□
□
Across the bay , the rental is to a younger crowd , and we here a lot of loud music and partying.. I have gone over late at night and asked them to quieted down as my grandkids were sleeping.
- 31 Multiple vehicles parked on property and speeding on road
- 32 Concerns about too many people; impact on septic and health of the lake
- 33 Excessive noise. Disregard for others. Insensitive to wildlife habitat.
- 34 Never had issues
- 35 Too many peooke in the home for septic issues and fire code

36 Noise (yelling, music in late hours), dangerous use of fireworks, reckless use of watercraft, parking issues, general nuisance, # of people exceeding rental property capacity, trespassing on our property,

37 Noise, illegal burning,

38 Loud noise, fire code concerns,

39 There are noise considerations such as music later and dogging barks but I don't know if renters or not

40 Massive bonfire during a time if burn restrictions. □
The fire was 6ft wide and 6ft high

41 Number of persons occupying waterfront property exceeding septic capacity

42 Partying yelling dogs running without leashes atvs flying up tall pine road with no helmets these renters are a pain in the butt and no police enforcement in the area terrible

43 The property next to us is strictly for rental use. Occasionally, when young people are renting, there are noise issues at night. Sadly, there is no way to enforce peace if they don't follow our requests for quiet.

44 Although not consistent with every renter, here are some examples of incidents.
Dogs....constant barking (early morning and during the day) with owners not taking any action. Their dogs are not leashed as is required in the city and as a result, the dogs run anywhere (up to you on your dock/deck) and poop on the paths (rarely clean up unless confronted). In winter, renters in most occasions do not have winter tires which impact other cottagers because the road is blocked and need assistance. At times, they need to be warned about fires during the day. At times, larger groups may have music played from their cottage deck while they are on the dock.....this is usually much louder and although not illegal, not respectful of others.

45 witnessed short term renters playing very loud music on the dock. As well witnessed another short term renter dumping waste water directly into the lake.

46 Property was rented twice to Airbnb partiers. Extremely noisy both times. I complained to the property owner both times, resulting in an eviction the second time

47 The property beside us is basically a hotel - the owners are non residents and live in China or now maybe australia. There are large groups that change weekly. The property a few doors down is also a high volume STR with upwards of 20 people staying there at a time.

48 noise & many cars at the site

49 Lane □
Excessive Noise, over crowding, pollution & removal of waste at shoreline, as well as appropriate septic tank issues relative to dwelling size and occupancy.

50 Noise

51 Excessive noise after 11pm □
Fireworks should be regulated to specific nights or Long weekends only. Short term rentals seem to be setting off fireworks at least one night per week during their stay and in some cases, more frequently. This noise impacts the quiet enjoyment of my property and in the case of excessive noise after 11pm wakes me up on week nights when I have to work the following day. The other issue with short term rentals is the renters lack of knowledge of local noise by laws and proper operation of watercraft (speeding being the biggest offence). Short term rentals are also frequently used to maximum occupancy or more.

52 noise

53 Loud noise and fireworks late in the evening and night

54 Occasionally renters do not follow noise restrictions that the people living in the area would appreciate. However, many renters that come to our lake are pleasant and friendly.

55 I've been cottaging in _____ for 35 years. First my parents then eventually bought my own. We love the landscape and people.

In recent years, I've witnessed the increase in renting.

I'm not for or against. Renting has its advantages and disadvantages.

Adv. brings more people to local stores. Grocery/gas. Shares the experience with families that can not afford to own.

Disadvantage. Excess noise, extra wear and tear on boat launch, traffic on lake, drain on fishing, harder on septic systems and most importantly filling up the garbage dump.

We have had renters trespass onto our property. They have walked on our dock while we were sun tanning.

56 big fires that scare me. Renters have no clue about this. If I complain they tell the owner then my neighbours get mad at me. Barking yapping dogs. Loud music. Loud at docks. Renters sublet to their friends and families to share cost so huge numbers of people cram into the rental. Boating problems, big waves on startup and slow down swamping my boat at the dock.

57 Noise, camp fires while burn ban in effect, lighting off fireworks at 3 am

58 Out for a boat ride one night we noticed more than 12 adults out on a dock in _____ which far exceeds maximum occupancy. It's an Airbnb.

Similar story when another neighbour rented his property, although they have stopped renting..

Going by pictures on the listing, and having seen one the rental cottages on the lake, I cannot imagine that there is a safe egress from the two basement bedrooms.

59 Not personally but other cottage owners on the lake have complained of noise associated with other STR's

60 Parking,

61 _____ beside me is AirBNB

They have built an addition on this property with no building permit and on shoreline allowance they do not own

Highlands East has an outstanding order of if at least 5 years against the structure that it

should come down as not to code

This screened in porch has hot tub and pool table that attracts young party goers every weekend that just drink argue fight dump garbage in lake and on road system and do not care about being a bother to anyone else on the lake

The owner lives in _____ and will not take the time to get feedback from her neighbours

Heck they show up on Sunday clean the place and leave pure absentee owners

So we have no way of getting in touch with the owner if there is a problem

Our recourse is to call the OPP and make a noise complaint and I do tell them it is a rental (Maybe they keeping track of noise complaints, Highlands East should discuss with the OPP) which is a complete waste of OPP resources having to check out noise complaints every weekend

I would love to see 7 day rental minimum as that would end the weekend party noise and have mainly families doing the weekly rentals

62 Loud music, pollution in lake beer cans, swearing, running boats at loons, driving
boats intoxicated,

63 Noise, garbage

64 Terrible! Loud noises, no respect for the lake, city kids there to get drunk every
weekend.

65 Renters close to us are noisy, messy, poorly behaved and not respectful of the
neighbours.

66 Over capacity, noise, pollution of garbage into lake, noise, theft, trespassing

67 I have seen noise as an issue but that could be addressed through a noise by-law. For
example, no music played on the lakes between 7pm-7am and no excessive and
obnoxious noise that causes inability to enjoy property at any time. Also, you could
require all sort term rental properties to post the contact information of the owner outside
their cottage/house for complaints to be made while their properties are occupied.
People who own land should have the right to rent their properties if they see fit.

68 Partying until 3 or 4 a.m., blocking road way, music and fireworks until 1 a.m.

69 Loud Parties late in the night and fire code concerns

70 Six supposedly renting while 10 more show up with tents. Dogs unleashed running
around . Trespassing onto our property. Fireworks at unauthorized times,

71 Noise, fireworks

72 Noise problems and also issues around septic systems being inadequate for the number
of people using the cottage.

73 Noise, garbage ,parking

74 I have seen both owners and renters on our lake not adhere to all the bylaws in the
county. Mostly it's owners who crowd their cottages with weekend guests and dogs that
they let run loose. We have a full time owner on our lake who opens their door in the
morning and have no clue where their dogs are during the day. We have a neighbour
who owns a plane who constantly take their guests up for 15 to 20 min runs causing all
kinds of noise on the lake for both owners and folks who rent.

75 Excessive noise, overcrowding and late night fireworks

76 Loud music late in the evening/early morning. Drunkenness, Loud swearing during the
day and overcrowding

77 As in any community, there are occasionally issues with noise & behaviour on this small
lake and town area. I have noted this with owners and renters on the lake and from the
town. If I ever had an issue, I would address this in a neighbourly way... and directly.

78 I have seen BOTH short term rental and property owners engage in unwanted
behaviour. It's not limited to short term rentals

79 poor boating behaviour

80 Excessive noise, fireworks, unsafe boating practices.

81 Noise and fires when fire ban was in place.

82 noise, barking, poor boater behavior, garbage left outside, etc

83 many neighbours do rent to pay for taxes: tenants are crqzy wild and its party party and
more partyh

84 Loud drunken behaviour, continuous loud music all day, large bags of garbage thrown in
the ditch opposite the rental cottage and along the cottage and lake road, especially on
Sundays, and little regard for neighbours. This is exhibited by about 20% of the renters.

85 urinating in lake, loud profanity, late night disturbance, over capacity, no boating
etiquette with regards to sea doos

86 I have no near neighbours, so I can't verify my suspicions that short term rentals
sometimes produces less than desirable results for neighbours.

87 Occasionally a particular property on the lake is rented to particularly noisy tenants. The owner of this property rents his cottage on a weekly basis' and when contacted by other property owners does call his tenants to bring a stop to the problem.

88 not aware of any short term rentals on the lake although would like to know

89 Noise by behaviour and fireworks, mould language at times, overcrowding, damage to road leading to the rental property, a forest fire May 15, 2018 which was most likely caused by renters at this property. It fortunately self extinguished as the forest was still thawing - evidence is all there for the viewing.

90 Renters parking on Road blocking access to other homes and cottages . Garbage left out , Chinese lanterns lit and released into air which could cause fires

91 No noisier than anyone else on the weekends

92 Noise

93 There are at least 8 STR properties within 1 km of us, most of which are full time rental. Each has it own issues. The issues result including: poor boating behaviour and lack of ownership or respect to shoreline and others enjoyment; over capacity of septic; parking on the road; bee bee guns shots to neighbours boathouse, garbage disposal in woods attracting unwanted wildlife, and many more

94 beer cans thrown into lake!! Noise. drinking while boating. Throw empty tuna can out the window of cottage. pulling pants down so to 'moon' my daughters.

95 noise is ridiculous. garbage being dumped on my property and damage to my vehicle parked on my property

96 Some ok renters but many noise and overcrowding issues

97 Noise - too many guests

98 Str brings about certain attitudes that they are here for a good time not for a long time

99 Too many people for septic system design hurting our watertable and lakes

100 Noise, unleashed dogs, smells from overused septic holding tanks and greywater not in proper pit, excessive use of fireworks, unsafe use (speed) on shared private road.

101 People are renting for a week or so and are here to party no matter the time. Music is loud and late and they usually invite all their friends and block everybody' driveway. We are here to enjoy the peacefulness of nature; not destroying it.

102 Very noisy fire is burning all the time leaving their beer bottles in the lake don't have any regard for this lake and the owners don't care either it's time for the township to stand up to these people there should be no short term rental

103 Loud music , fires during total fire ban, speeding on cottage roads, excessive wake near shoreline

104 Repeated trespassing, year-round boat and canoe storage and dock on municipal right-of-way

105 We have observed that there are frequently more vehicles (people) than the septic system would be expected to support. We have read ads online suggesting a property will accommodate 10 to 14 people with one bathroom. Pretty sure these are not new or updated septic systems. There is increased traffic on our roads.

106 Minor noise irritants

107 Actually the largest disturbances we have experienced on our cottage road have been due to parties at cottages by the owners themselves

108 noise at late hours - 3am

109 excessive noise, improperly managed garbage.

- 110 On our lake, we have a good strong cottage owner's association and community. Everyone is respectful of their neighbours and no one minds the occasional renters or guests. I would estimate that about half to 2/3 of the cottage owners rent their cottages. We all enjoy the lake and the outdoors together. In the fall, winter and spring, it's nice to know there are other people around. In the years we have been on the lake, we have not heard of any issues associated with short term rentals. □
- 111 I have not seen it in this township, but where I rented previously, drunken parties by renters were a common problem. The by-law officers could do nothing because there were no noise-control by-laws in effect before 10 pm. BTW, I am a retired lawyer and am aware of the enforcement issues with by-laws. However, to have NO by-law in place to address round-the-clock lakefront noise disturbances, simply because they might face enforcement challenges, is ridiculous. It leaves the lakes' residents with no recourse at all. Enforcement is NOT impossible and the first step is to ensure that a by-law that addresses the problem of excessive lakeside noise is put in place.
- 112 Daytime burning
- 113 Our prime concern is with trespassing on our property by short-term renters. Attitudes that include disrespect, disregard for others' feelings, and entitlement (as in, "I can do what I want, and go where I want.") are prevalent among many short-term renters. Noise from parties that run through the night are a secondary concern.
- 114 Concern about number of occupants and size of septic system; renters that are not familiar with septic systems; and noise (partying).
- 115 Noise from people and animals, water craft, drones, parking issues, renters asking a lot of questions the owners should provide answers to. Day time burning, burning during a fire ban, too many renters on site. Property not being maintained, outbuildings housing animals and in a state of disrepair. Renters stealing our fire wood. Lack of owner responsibility and not maintaining property like trees falling on hydro lines, and my personal property. Owners think their lot is no a dumbing ground for their unused aggregate. This all leads to decreased property values directly and in the surrounding areas.
- 116 Loud noise, barking dogs, throwing dog dirt into the lake, throwing burnt logs into the lake, constant large groups of people staying at property concern about septic, stealing our firewood, some times large amounts, Day time burning and camp fires when fire ban is on, driving motorized vehicles close the shore and near swimming areas, leaving garbage outside attracting wildlife, drinking alcohol and smoking pot and driving, flying drone close to people and properties
- 117 Fire works, parking on others property, using neighbours property(swim platform)
- 118 Noise after 11:30 PM, litter, fireworks
- 119 all of the above
- 120 many people using property at one time; noise, intense watercraft use
- 121 On our lake we have experienced unwanted behaviours like those listed above coming from properties being occupied by owners, but this usually only happens once a year at a large family gathering so we cut them some slack!
- 122 Noise is a big problem. It is mostly playing loud music however can be yelling, swearing and drunken behaviour. Renters also have dangerous behaviour while boating. It has been careless driving of motor boats or canoeing or swimming down the middle of the lake in the middle of the day. Their behaviour is not consistent with considerate cottage behaviour. We have also had problems with privacy ie anchored fishing boat 6' off our dock.
- 123 Day time fires, excessive boating, more docks along road side from 3 to 9 now, airB& B year round rental almost all cottage owners rent too fir additional income

124 Fishing out of season, to many renters for size of dwelling being rented with overuse of septic system, inconsiderate boaters with ongoing waves erosion of shore line. Note: now has overabundance of docks being put out on Lake in Bay from other residents not paying waterfront taxes. Municipality has no idea the amount of cottages being rented out, these people should be charged some type of short term rental fees towards their taxes.

125 Noise, fire concerns, heavy drinking, obscenities, pets not on leash
126 noise violations, abuse of road, concerns about overuse of septic system, unfamiliarity with lake regulations, disruption to other cottagers, neighbours awakened in the night

127 Noise, especially fireworks and music
128 At one time or another, all of the above have occurred. In addition to this, I have seen incidents of where the tenant has no regard for the wildlife...chasing the loon to get close to the babies. Also improper use of jet skis - too close to loons and other boaters, constantly too close to the shore line.

129 overcrowding of small cottages, invasive behaviour to neighbours, poor property management.

130 We have a shared driveway--parking is a huge issue. Short Term Rentals should be Required to have their own driveway access (not Shared) and a minimum of 4 clearly marked parking spots. We have a frequent flow of renter traffic across our property and are quite often forced to ask renters to move cars etc. Our driveway is blocked every week. We have 4 children and renters--unaware of what to look for--come down our driveway trying to sort out where to park--not looking for children. This is a stress point for us, as we hope you can understand. We feel like we run a hotel parking lot.

131 has operated a business on Lane. Not last year but he rents out his cottage.
132 Yes, in summer 2018 there were instances where there was excessive noise from a neighbouring cottage. There were a large number of guests and music played literally all night long. They rented watercraft (jetski's) and drive them back and forth among the various guests virtually non-stop during the day.

This would clearly not be the type of the behaviour we typically experience from all of the other neighbouring cottages who are generally all very respectful of one another.

133 some owners fit that picture--our cottage is not far from-an owner
134 Noise, fire contraventions, more people than specified
135 Fireworks every weekend rather than just on holiday weekends

Sometimes several vehicles at one cottage (six to eight) this is a septic concern

136 Loud noisy behaviour all night through to morning
137 unwanted noise and partying
138 Use of fireworks lakeside after 10 pm. Large illuminated white sign is on from dusk to dawn and ruins dark sky stargazing. Occasional loud music and voices.

139 Noise til 3 am
140 Camp fires during fire bans and many vehicles parked at the house
141 But I have neighbours who occasionally let friends and relatives use their property and they have at times been very inconsiderate. A calm discussion with the neighbour later usually fixes it .

142 Unnecessary Noise day and night weekdays and weekends
Fireworks in the middle of the night weekdays and weekends
Garbage left out attracting raccoons and bears

143 Noise and bad behavior when a home is rented out to multiple families

144 Way to many people for an old septic system, noise & partying at night, □
garbage left behind, daytime burning fires, renters all over other peoples property,
building was renovated & structural beams removed, is not up to code, this newly
purchased property this past Winter the owner seems to think □
he can do what ever he likes with know care or concern for others & takes know
responsibility for his actions, I like to use the word "Bullies" . □

145 As Owners, we have never received nay complaints with regard to renters
146 excessive noise after hours (fireworks, music, yelling), dogs running loose, fires
unattended, loud profane language, trespassing on neighbours property
147 Noise,
148 We rented our cottage in 1998 and there was some abuse. le the tenants broke
personal items and moved our property stake.
149 Same problems could be associated with Owners and their kids and their friends. I
object to all power boats and all jets ski. This is an owner problem, not a renter problem.

150 We occasionally have parking issues with our neighbour next door's Airbnb tenants.
This week there are six cars. There is an ax throwing center at the property and the loud
banging starts at 7 am. The boaters have no concern for boating rules and there is
alcohol on the boats AND the boats come very fast close to our shoreline. Other than
that the other tenants have been respectful. □
□
The renters across the bay party ALL night and the loud music blasts all day and all
night. We have young grandchildren and it is very frustrating trying to get them to nap
when having o listen to heavy rap music all day and night. The rental across the bay
seems to rent to a younger, party crowd. There is always beer cans strewn around the
property and the road.

151 The cottage that i am familiar with has been rented most weeks of the summer for the
last several years. On long weekends the owners generally use the cottage. The
renters are often noisy and continue to be noisy after 10 pm. They set off fireworks
regularly. The property management is good. For a cottage of its size, there are a lot of
adults and children present-more than if the cottage was used as a single family
dwelling. I dont know if the owners are actually aware of how many people are in the
cottage each week it is rented.

152 Noise, parking issues, too many occupants than the property or septic systems were
designed, trash, no respect for the lake or eco systems.

153 Loud music, late into the night. ATV & dirt bike noise and traffic. Renters from that
property wondering around on the surrounding private property

154 Harvard water conduct, noise.

155 Loud music at dock. Music at dock should north happen 7 says a week all summer. I
do not wish to listen to BN other people's music when at my dock

156 We take great pride in our diligence in operating our STR. We qualify hard to ensure we
rent only to considerate and collaborative renters who respect neighbours, lake etiquette
and the environment. We provide detailed instructions so renters are informed about all
aspects of proper cottaging. This is not rocket science. Most issues with bad renters
stem from their ignorance of local customs and norms. Educating them is the key to
driving desired behaviour.

157 Excessive noise

158 Parking, especially in winter months, management, not knowing how many people are
actually occupying the property, and overuse of septic systems and occasional noise
concerns which are not always connected to rental locations.

159 Noise, polluting the lake, driving too fast on the cottage road, creating wake at shoreline

160 Noise, improper garbage disposal, extremely rude and potentially dangerous driving practices, inattentive to the presence of children on the road

161 fire, fireworks non compliance

162 Noise, property maintenance, septic concerns

163 The renters are rarely noisy or disrespectful. We do have owner/neighbours that are noisy, disrespectful and are a concern regarding both fire and watercraft safety.

164 Parking in a neighbours property in winter because their property is not plowed as owner refuses to chip in for road plowing

165 Noise, fireworks at all hours of the night, fires during ban periods, dangerous actions on the lake, etcetera.

166 subwoofer going 24/7 which vibrate the rock below to vibrate my house

167 Unknown if issues observed were due to short term rental but likely. Bad boating behaviour. Loud music.

168 poor property management - upkeep on house and property is lacking

169 Loud animals and property management

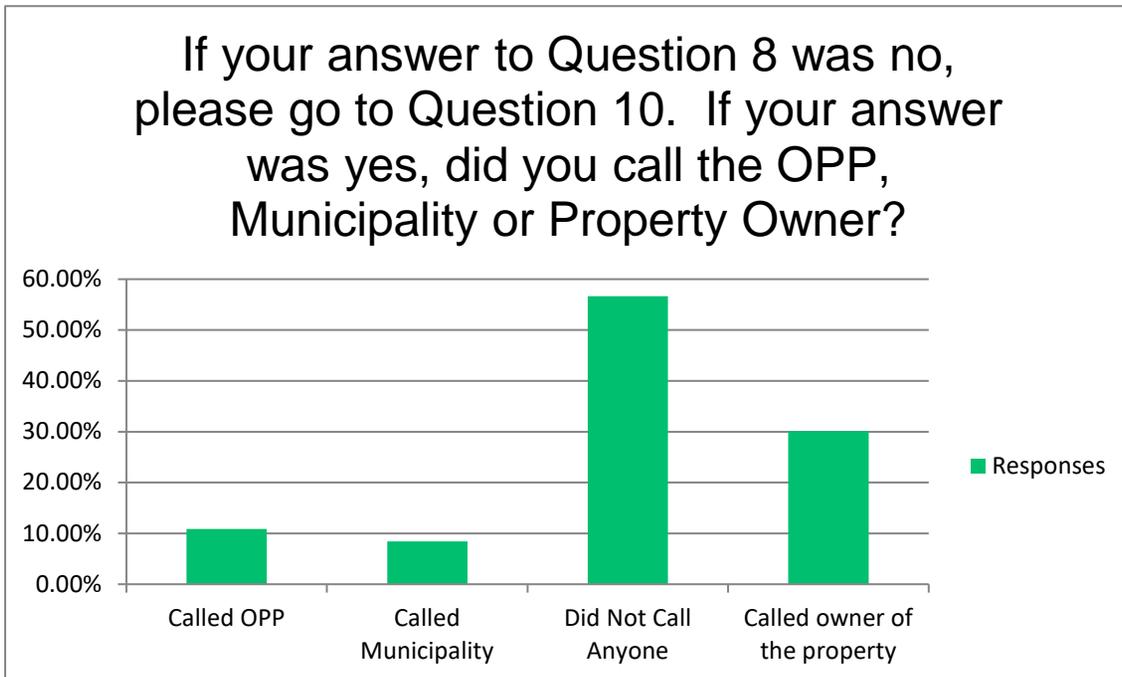
170 People don't get permits, renovate bunkies without septic approvals, put propane heaters in beside doors and windows.

171 Unattended campfires. Burning when not allowed. Fires not extinguished properly. Trespassing. Noise late into the night and into the early morning. Fireworks every weekend. Pets running loose. Mess and litter spread all over the STA property. Fighting/angry yelling.

Question 9

If your answer to Question 8 was no, please go to Question 10. If your answer was yes, did you call the OPP, Municipality or Property Owner?

Answer Choices	Responses	
Called OPP	10.84%	18
Called Municipality	8.43%	14
Did Not Call Anyone	56.63%	94
Called owner of the property	30.12%	50
If you did not call, why? If you did, was the issue resolved?		120
	Answered	166
	Skipped	174



Question 9 Comments

Respondents	If you did not call, why? If you did, was the issue resolved?	Tags
1	Call agency not the owner, some of the problems have been with owners family	
2	Call not returned. Issue not resolved. <input type="checkbox"/> 2nd rental cottage nearby - owner is considerate and handles issue.	
3	Did not know who to call as the cottage was recently sold	
4	We did not call because, as far as we know, no current regulations are being violated. We did speak to the owner once to express, in general terms, our concerns.	
5	Not sure that friend did anything	
6	Family member who is affected has notified the municipality. Issues not resolved.	
7	Spoke to renters themselves.	
8	It is impossible to police because of the brief period. The fireworks bylaws need to be in place for everyone.	
9	As best as the owner could since rental property owner was not on site. Never contacted about late night music since it has not been on going, but have future concerns regarding excessive late night partying	
10	It was resolved for that night but was the same the next night	
11	We have discussed it with one owner. Over the course of this summer we have seen the number of rentals increase from 2 to 5. We expect the issues to increase incrementally but can't say it has as of yet.	
12	Don't know the owner. Never met them. I am 89 and live by myself, I'm worried they will do something to me if I report them. And, in my experience nothing ever comes of reporting things like this.	
13	Not want to upset permanent owner. Did speak later to owner.	
14	Because there's no regulations that would adequately control. Police presence is not local and would take too long to respond. No municipal regulations.	
15	Do not know who owns the rental property.	
16	Happened occasionally (not all rentals) <input type="checkbox"/> Mentioned to owner, told they need income to help pay for cottage (poor excuse, maybe shouldn't buy if they can't afford it)	
17	Because it was not every renter and it was eventually sold and no renting going on now	
18	Yes	
19	The property owner was advised by neighbours that they had cleaned up the garbage that had been tossed in an adjacent wooded area.	
20	All of these apply to me but i also sometimes speak to the renters themselves. Often i'm unable to contact the owner but would if i could. The OPP have never responded to any of my complaints as far as i can tell by the noise that contined unabated. Sometimes... out of utter despair and defeat, i don't call anyone.	

21 Reported to municipal reps. Police would not likely attend as private
road. Fear or repercussion from property owner

22 I Dealt directly with renter.,,,, one case I gave them the choice to
quieted down or I would summon the police.

23 The guests were weekly, they left

24 Want to keep positive relations on the lake, and the Township does not
have a good track record for dealing with issues

25 Called property management company

26 Want to keep the peace with our neighbors

27 My mom is 76 and doesn't want trouble but hates seeing how her road
has gone downhill since all these short term rentals have sprung up!!!

28 Police don't respond. Municipality closed on weekends.

29 Since it is not persistent or happens every time, we'll inform the owner
when we meet in person. It is also discussed at our AGM with all
cottagers in attendance.

30 An eviction resulted from my most recent call to the property owner. I
am not convinced the matter has been resolved

31 We have emailed the property owner on occasion - not called as they
do not live in Canada. We were told if we have complaints we are
welcome to sell our property!

32 Issue was partially resolved, although it happened again even after
assurances by owner it would not occur again. As a tax paying
constituent of this region, I do not see why I need to tolerate this and/
or manage or monitor and report on these issues.

33 To avoid conflict.

34 I have called. Unfortunately on the lake you cannot always identify the
offenders address which makes enforcement or education impossible.
Short Term Rental Landlords should be obligated(mandatory) to
provide tenants with information regarding the local noise by laws. I
have also discussed limiting the use of fireworks to specific dates. (
Long weekends only or specific nights (time of evening)

35 Yes issue was temporarily resolved

36 I was planning on speaking to Reev.

Also, was waiting for the right opportunity to bring it up with my rental
neighbours.

37 We are afraid to call for fear of ostracizing neighbours. My next door
neighbour who does not rent out had to ask renter several doors down
to put out a monster fire that they saw as they went by in their boat. I
had the owners text number and informed him. But in general, why do
we owners who do not rent have to put up with all these issues on a
constant basis????

38 My nearest neighbor contacted him.

39 Issue resolved but after the fact of being disterbed

40 I did make a comment on our lake Facebook page, commenting that I didn't realize their cottage accommodated so many people. I later noticed those people didn't leave a review ! ☐

41 Issue was resolved by other cottages.

42 Call OPP every weekend but is different group every weekend ☐
Have talked to my councillor and bylaw officer about noise and illegal structure ☐
The owners they don't care never ask us any problems with their weekend renters

43 Property owner unknown, police will not come

44 Don't want to fight with neighbours. Trying to get along.

45 Late at night and not an emergency. We yelled at them a few times.

46 We do not know the property owner and confronting the offenders seemed pointless.

47 We waited for an opportunity to have a neighbourly discussion rather than cause conflict in the moment.

48 Issue not resolved.

49 Closed the windows and went back to sleep

50 No...owner consistently unavailable. Not done thru a rental agency,

51 Spoke to the owner who dismissed the problem

52 Don't have owners #, spoke directly to renters

53 We don't call and complain about everything that happens on the lake. People are at the cottage having fun not knowing if they are bothering people or not. If anyone were doing something that was totally illegal and that would bring harm to someone we would defiantly call the opp. Just recently we had a full time owner shoot Canada Geese off their front lawn of their cottage. This OWNER was reported and hopefully will loose his firearms for the safety of everyone on the lake. My point here is that not all OWNERS are saints

54 We have always tried to deal with the matter without involving any authorities. the issues were partly resolved although not fully resolved. It should be noted that some seasonal residents also create excessive noise and endanger the environment through the indiscriminate and unnecessary use of fireworks late at night.

55 Neighbour called the owner. Temporarily resolved.

56 Usually short lived behaviour. Have spoke to problem people in the past and generally that's all that's needed

57 no idea which cottage boaters were renting and even so would not know who to call (as in who the cottage owner is let alone their contact information)

58 OPP resolved issue of potato gun firing across the lake. Municipality resolved issue of noise in one instance, but problem persists. Owner of property was not cooperative.

59 Answer was he did not have the renters cel number.

60 Figured it would result in retaliation as renters were young, below 30 years old mostly / did not know the owners.

61 No they said they do not deal with noise/music issues
62 Owner resolved the problem
63 Call regarding noise were made in the past by adjacent cottagers, regarding the fire that occurred on a Friday evening, it was only until Saturday morning that two neighbours saw the area of the forest smouldering as it was self extinguishing. We did call the fire chief to inform him.
64 Did not have owner contact info .. did call one owner .. not sure if resolved as issue was in winter when property rented
65 Road President
66 Property Owners are our neighbours and did not want to raise tension. Poor renters are gone within a week. Called once on a noise issue.
67 doesn't happen often. Bunch of young guys. I spoke to them to not throw anything into our lake when I saw them throw can in lake. hope not to see them again
68 I emailed property owner
69 Who would care? Seriously
70 Nobody gives a hoot about disrespect etc
71 Nobody seems to care about this real issue
72 Often happens on weekends when offices are closed and renters change frequently so problems are short-lived. □
Do not wish to create conflict with neighbour owners.
73 We have good neighbors and they understood and finally put an end to it.
74 Do we have a very nice lake here we don't need to call the police it's time for the township to shut this down they have build a screened in porch on the house the township knows about it and has done nothing
75 Our understanding is that we do not have any laws against this practice. □
□
76 Issue resolved
77 it was sporadic and not out of the ordinary for young adults
78 Did not know who to call, and suspected that little could/would be done.
79 N/A

80 No. The municipality said there was nothing they could do because the by-law did not kick in until 10 pm, and there were of course no by-law officers on duty (understandable response). The police were called but they never came, although when calls were made about the drunken jetskiers they promised to come with the marine unit. They came the next day, when the party was over. Too busy, I assume. If there HAD been a round-the-clock by-law respecting excessive noise, however, even if by-law officers had STILL not been available, records could have been kept by witnesses to support charges. SOMETHING could have been done. But the municipality had no tools (no by-law) to help.

81 No knowledge of property owner

82 Actually, the owner of the property was renting through a cottage rental agency, so I called the agency. BUT, I also informed the owner in advance that I was going to do that. The owners are friends and they supported the action of calling their rental agency.

83 It was only a weekend, so we lived with it.

84 For impaired driving too close to swimming areas and shore, and drone to close to property and people

85 Not on my property, but informed neighbours

86 Didn't know who to call as unable to pinpoint the exact location and if was able to do so was concerned about repercussions

87 asked the renters to quiet down. □
same thing week after week.

88 not sure any bylaws were being broken

89 It seems silly to call police as the behaviour is typical do we can't call every weekend. It also takes police a long time to respond in our area. The other issue is that some of the behaviour is not illegal just extremely inconsiderate.

90 Owner of property said they didn't know because they are not here to see what's going on, even when list of rules are listed in cottage, renters ignore. They are here to put in a week of fun and then leave with a big foot print in our lake. Township does nothing about the issues including what's going on at the on Dark Lake. Township needs to start charging higher taxes to the owners that offer sHorton term rentals. We are water front full time residents pay high property taxes and have to put up with renters all summer with no relief in sight because Municipality is turning a blind eye. Does the Township know that there is a place renting as an Air B & B on Road with an average of 15 people renting place all year round, what is the Township doing about investing the septics system for single family dwelling. Also, we are so fed up with the amount of people renting on Lake, that we are considering moving before the Lake is ruined to the point that our property value drops. Do something about this problem Highlands East Council, one way to slow the renting down is to start charging the owners which could help towards Township costs. Be the first Township to set an examplet in preserving our Lakes and wildlife

91 It was in the middle of the night. OPP can't really do anything and they
have bigger issues to deal with.

92 It's a small community. Worried about consequences.

93 NO-the issue was not resolved-- We were told by the Municipality there
was absolutely nothing they could do. We were told by owner that he
understood the situation, but needed to rent his place. To
accommodate his rental, we have had to accept a very significant
increase in traffic across our property--straight through our children's
play lot--and despite having bought 10 years prior to the neighbours
becoming 'a hotel', we have absolutely no rights or recourse. We can
move the driveway at our expense, but that's it. Our only recourse is to
sell, and we have been forced into strongly considering it.

94 Would have called if the issue persisted for more days but we just
endured for the time being.

95 Zocationctionning by-law infraction

96 Felt it wouldn't do much good because another group would be renting
in a few days

97 We are not right next door so did not call

98 Did not know who to call

99 I dont know our rights as a proprty owner with respect to any residential
rentals

100 The owner dealt with the renters

101 I spoke respectfully to the neighbour who owns the property at a later
date.

102 Cops are too far away and most likely not going to bother doing
anything
Municipality not likely to do anything as they've never done anything
about past complaints on other issues

103 Another neighbour contacted the home owner

104 We did not call OPP, we thought we were trying to be civil about it.
Have since spoken to @ Crow Valley Conservation as the
owner was trying to access a right of way onto the
lake as he is telling his renters there is a boat launch.
3 years ago our neighbors on the other side of us that have now moved

decided to rent there place & there was young people there from 16 to
24
years of age approx. so for a joke they decided to take our dog of the
leash
when we were not looking & took her & dropped her out near the
highway.
Fortunately we were able to find her.

105 there is no bi -law in place

106 The issues was resolved as the people left

107 Every action by every person upsets someone. I dont like Boats. I think boat lifts should be banned. They are an eyesore. I dont like Jet ski's. But, It is not my right to inflict my beliefs on everyone else

108 We start with the owner.The OPP seldom come for noise complaints. We have a good relationship with the OPP and the owner.

109 We shut all the windows. We dont like confrontation and there is a risk of that when alcohol is involved. i dont know who if anyone they use for property management, so cannot easily reach out.

110 When renters left

111 Has not been resolved although did speak with property managers

112 Will consider calling if it persists

113 Didn't have a contact number

114 Expecting the OPP to deal with asinine driving after the fact is futile. As far as the rest, it is just par for the course. We just put up with it.

115 Did not call as I did not want to trouble the OPP. Not sure that they would come for a noise complaint.

116 Unknown who these people are or where they're from if they're in a passing boat or noise is heard but not sure where it's coming from

117 Not always

118 We don't complain to people.

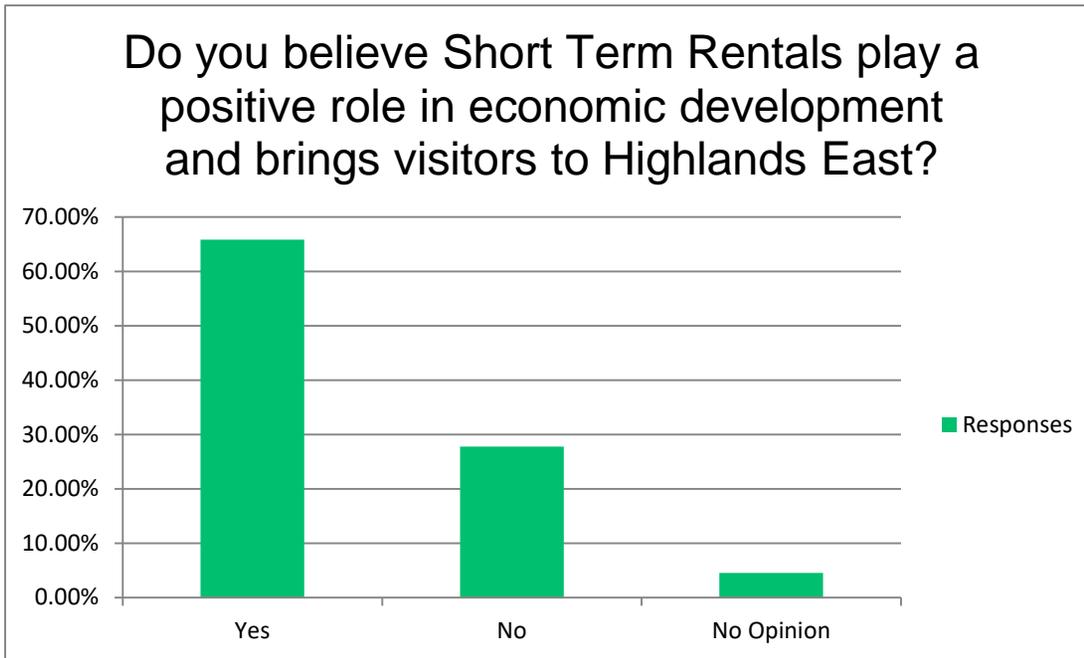
119 We think neighbors called bylaw

120 Do not have property owner's info. Experience has been the Municipalities bylaws are not enforced and can't get anyone when these things are happening anyway (late at night, over weekends) and the OPP doesn't cover most of these items. My grandmother lives alone and does not want to endure the wrath of her neighbor or the people causing the problems.

Question 10

Do you believe Short Term Rentals play a positive role in economic development and brings visitors to Highlands East?

Answer Choices	Responses	
Yes	65.86%	218
No	27.79%	92
No Opinion	4.53%	15
Comments		138
Answered		331
Skipped		9



Question 10 Comments

Respondents	Comments	Tags
1	Beside us is a business. It is owned by a holding company. Renters bring what they need & don't support local business. There are rarely repeat renters, the pictures & description make it sound larger. People expect adequate parking & firewood.	
2	Visitors to the area can stay in the many fully licensed establishments. <input type="checkbox"/> Short term economic benefit may be realized by short term renters, however the negative impact on the environment and owners is greater. Renters have no investment in the community or surrounding neighbors therefore are less responsible than owners.	
3	I purchased my cottage for peace and tranquility, not loud offensive uncontrolled parties with no information about who to report it to.	
4	Visitors will spend their money in the community, if you start taxing, there's no incentive to rent out, less money to Bancroft and surrounding areas. It is the property owners business what they do with their property and not up to the politicians in the area. I don't know if any property owner that wants their property destroyed by others, I'm sure great care is taken. If the off chance bad behaviour and the opp is called then send a bill to the property owner to pay for the opp visit. I'm sure the property owner will take more care in who they rent to.	
5	We think that occasional short term rentals can promote tourism in the area and can offset expenses for owners. We feel, however, that turning a property into a commercial enterprise is a detriment to neighbours' enjoyment of their properties.	
6	It goes without saying that this municipality needs all the visitors it can accommodate in an effort to boost the economy of the area. The local businesses and stores definitely reap the benefits of short term rentals.	
7	But some regulations need to be set in place for consideration of direct neighbours.	
8	with the proper selection of renters, it is a positive experience. The problems can as easily be related to owners as much or more than renters. e.g., Nasty or barking dogs, too many lights, noisy seadoos.	
9	They drain proper resorts who pay commercial taxes and must abide to specific rules. There is no regard for the environment by owners, especially full time rental properties	
10	The size of the rental pool is very small compared to non rented cottages. For this very small portion of cottages that are rented, the financial impact is phenomenal and generates all sorts of employment and other benefits. I have tried to demonstrate this but the general theme of the powers that be is to drive in a tax and not be concerned with how tax revenue could be generated from the overall tax base that benefits from STR revenues. It's a very narrow sighted focus to target owners and it is extremely unfair that owners get punished for bringing this revenue to the community.	
11	As a long time renter prior to buying (20 years) cottage rental is a holiday which includes local eating, shopping and taking in events. It was evident with the cottages we rented that the property owners invested in upgrades each year and would often email us the news (we were repeat renters)	

12 In two years our Airbnb rental has brought over 1500 people to Wilberforce. These guests shop in our stores, visit our Info Centre and eat in the restaurant. A map on the wall is covered in pins pointing to all the different countries that our visitors have come from. All of our Airbnb rentals have been positive experiences.

13 Certainly they play a positive role for the property owners, but not necessarily for economic development. I don't assume cottage renters will flood Bancroft (in my case) with waves of shoppers and I suspect most come prepared to do much of their own cooking. So the economic benefit may very well turn out to be an economic drain if you count wear and tear on roads, increased use of garbage disposal, etc.

14 Some do but others just cause problems

15 Most STR bring their groceries etc. from home because of limited shopping in

16 The renters that come take the place of other people that could otherwise own or use the property. There is no additional benefit to having short-term rental vs having a normal cottage or homeowner. Just end up with disrespectful people with no stakes taking advantage and making a mess.

17 Most people bring their own items. From our observations most renters appear to stay solely at the rental cottage. It appears that these local renters like this rustic area.

18 But not long w/e rental and any noise, garbage or disturbances should be noted and dealt with by owners.

19 It may contribute economically, but at the expense of introducing numerous strangers to our property and privacy.

20 As renters do not have the same respect for the lake as many owners would

21 However guidelines must be in place to protect lakes, beauty, and serenity.

22 Yes can contribute although question can also be very subjective thus accuracy in your findings and results are questionable

23 Short term rentals of more than a few weeks should be considered a business and fall under the same regulations and bylaws as B&Bs and other income generating activities, especially where a property is used almost exclusively for rental purposes.

24 Don't know.

25 They absolutely do and they are an essential part of the municipality.

26 No gain to municipality as not commercial taxed. What difference between renter or owner at property. Creates negative economical impact as additional strain on services.

27 Not significant enough numbers

28 I think for a few weeks a year; but not permanent rental properties. Most important is that the owners and rentals respect the health of the lake, septic is safe and clean, products are septic safe etc

29 Short Term Rentals will have a long-term negative impact on community values associated with residency and seasonal residency, and will erode the property values attached to residential community. Short term rentals are business endeavours which should be accommodated by areas zoned for commercial activity. It is the long term support of residents and seasonal residents which support local businesses.

30 Absolutely

31 Brings visitors to the area. Not sure that spending once here would be significant

- 32 Yes I think it would mean owner could put money into maintaining the property. Also it allows someone to buy a cottage and get use of it with rental offset helping to defray cost which ultimately would help property values.
- 33 The lack of control over orobator who have no investment puts others at risk.
It is no ones right to have amores over an open fire.
There will be a devastating fire because of a lack of knowledge and investment.
- 34 Unsure - I think they may be necessary as we need this type of rentals for our tourist season. However are we losing our businesses that operate this type of rentals as they have stringent rules to follow and the short term rentals do not. The rules need to be similar for both to ensure we do not lose business that we need.
- 35 However, renters may be new to cottage country and need to understand basic rules (Fire, Noise, Garbage) similar to their home locations. It definitely brings in revenue to local businesses.
- 36 I believe your question is bias. Yes they bring visitors, yes they bring economic development but not necessarily positive. Having people who care not one wit about the lake and the neighbors may be more of a detriment to the overall picture than a few dollars spent at the beer store.
- 37 As long as the appropriate renters are secured for the rental. They need to be respectful of the community and the environment.
- 38 As we understand it STR people do not contribute much to the economy of the region and the damage done to the environment (leaving garbage), our enjoyment of our property (noise), and the greatly increased road traffic are more than a small lake should be handling.
- 39 I'm sure they are positive in that people buy things\$. BUT if those people do things that harm the environment, peace, or safety of others then at what cost ???
- 40 I believe owners are purely looking to main monetary gain from renting their properties.
While the majority of renters respect the environment and other landowners - more and more renters do not have any concern or interest in preservation. Economic impact or contribution to the area is rare, most renters I have seen pack and bring what they need and rarely venture to town for suppliers or related expenditures.
- 41 Short term rentals are very important to the economy. They buy groceries at our local stores and spread the word to others about what a great place Highlands East is! They absolutely bring in visitors as we do not have any hotels or motels in our area so they are very important to our economy.

42 Most people come with their groceries and most of their needs before arrival. I don't believe their contribution to the general community is significant enough to recognize. A more effective way to achieve economic development for the community would be for the Municipality to develop a Short Term Rental Handbook that contains information on Noise by laws, Places of interest, Events, proper garbage disposal and safe operation of watercraft. The municipality could make it mandatory for Short term rental owners to purchase this Handbook and licence their property. The funds collected from this could be used towards enforcement and put into tourism promotion for the area.

43 Having cottages in use all the time brings more people into our local stores, more people buying gas, more people looking for a meal out in Wilberforce and hopefully in Harcourt when the restaurant re-opens.

44 I rent when not there. Renters buy groceries, gas, souvenirs and visit tourist attractions. This is a huge boost to the local economy.□

45 AS stated above. Not fair at all to normal homeowners who follow rules and have regular number of people in our cottages.

46 They may bring people to our towns, but as they are short term really do little for the economy vs residents, permanent or seasonal/permanent

47 Our renters participate in regional activities, shop local and some are looking to purchase their own property

48 I believe that it may be economically advantageous for select merchants in the short term. I have concerns about the long term sustainability. For example, we have built a new cottage and spent (and continue to spend) thousands of dollars locally. We would never have done this if it was a rental next door.

49 Yes to help small business □
A big NO as I am so fed up I am considering selling my property and I have been a resident since 1988□
A big waste of OPP resources

50 Most guests don't know their way around and will buy their necessities back home. Also they will spend more time at their place of rental rather than going into the restaurants in town

51 However, bylaws should be enforced about noise bylaws. Locals still work shift work etc and need to sleep to go to their jobs.

52 But property owners need to ensure, as much as they are able, that renters respect their neighbours and the environment they are visiting.

53 The short term renters usually come with their own food and drink and impart very little extra value to a community.

54 I don't really know. I hope they buy food items in town. I can probably safely say they buy liquor given the noise levels

55 Everyone who rents our cottage, buys groceries and other supplies in the area. They rent boats and go to events in town and spend money. I believe this is a great benefit to the economy in our area

56 They likely bring their own food, alcohol and, unfortunately, drugs. I can't imagine that they spend much in HE other than for gas and snack foods.

57 We are interested in having short term stay here but don't know how to get started. We would be on site to control behaviors of others. Not all people come here to cause problems. This is a beautiful area and we would love to show people around the area

58 No commitment from the renters to buy local. Load up from the city before they come.

59 In my many years of cottage life, I am aware that many people have chosen to rent out their cottages for decades for various periods of time and for different reasons. As owners who use our property year round and over holidays all year round, 4 weeks of renting is minimal. It is also the business of the owners to decide if they choose to do this. I think that many assumptions are made. Some people may do this for a few years and then not do it following that. I think this is an issue of long time residents vs. those newer to the lake. Newer owners have had to pay exponentially more for their properties than those who have lived here since the 70s and also may have different expectations around "privacy" and "noise". It's the business and the responsibility of the owner to be respectful and ensure respect in these things as in any community. Where there is an issue, it can be addressed in a proactive and positive manner so that it fosters understanding and good will between neighbours. I believe short term rentals are our reality and play a very positive role in our Highlands East economy. It's about doing it responsibly and respectfully, of course.

60 Brings tourism money into highlands east. People pay where they play

61 Yes and no. Yes it brings people in, but not sure they would be going out much around the community anyhow. And I suspect whatever they spend would be the same or less so than would be the case of the cottage owner was using their cottage instead instead of renting it out. So in a nutshell, probably no gain over what economic benefit would be brought in by someone like me who owns their cottage and does not rent it out.

62 At times there is much stress put on our small lake system. As far as economic development I see no benefit to the area aside from the odd purchase from local businesses. We pay taxes and maintain our properties without disturbing and respecting our neighbours. If you profit from rental income and expect your neighbours to deal with renters and the lack of respect shown, there should be an additional charge to your taxes to help with future environmental issues that will surely arise in the future. Also the septic systems from these rentals should be thoroughly inspected as some are still questionable.

63 in the area we rent in Rossland b.c. the town enacted a 3% tax on short term rentals to cover infrastructure costs such as roads, dump and other associated expenses.

64 They bring what they need for a week go home.

65 The key question here would be: "economic development at what cost."

66 Our lake is a small lake and generally the tenants are looking for a quiet place to vacation. They are respectful of others. So far we have not had weekend only tenants, which has definitely helped. There have been a few tenants that are not respectful and have damaged the owner of the rentals property, but this is infrequent. I think the person who has the most economic benefit is the owner, most of the renters we see spend their time at the rental property.

67 understand the economic value to owners but see the downside to other property owners due to multiple tenants

68 They may bring revenue mostly to the people renting. Additional money is spent of course goes to local stores, which is only a small portion considering the rental charges. □
What is being forgotten is the peace neighbours expect from the use of their property and the relations that gently evolve with adjacent owners.

69 Short term renters do not have the same commitment to the environment, to the neighbours or to the community as a whole as do owners with a financial stake in the well being of our lakes, water and the safety and security of our neighbourhoods. It is a myth that short term renters are individual owners, most often they are large corporations that have no commitment to the community. They are anonymous and unresponsive to complaints (based on a friend's experience) and burden the city with extra policing and by law enforcement costs. Short term rentals weaken the bonds of the community and puts the enforcement costs on the taxpayer not the corporations that are making the money.

70 Not worth noise and garbage pollution in lake and on cottage roads

71 STR visitors bring their supplies with them and have no need to go to town to purchase food or supplies. They do not make improvements or repairs to the properties.

72 most are disrespectful of our awesome lake. just there for a good time. not as careful as I would like them to be. our lake is precious and we sincerely respect it

73 I think it causes more problems than positive

74 Trails for self propelled uses (hike/bike/paddle/ski/snowshoe and nature preserved bring active people to our community which then brings businesses and residents.

75 Let commercial businesses handle this type of visitor vs putting them out of business

76 This does not help those in the business of providing guests shelter

77 I understand the need for short-term accommodation during events and for programmes that boost tourism but most people who rent near us bring supplies (groceries, equipment) from home and rarely purchase locally.

78 Most people bring their own food and drink from home. They only destroy everything in their path and go home. Making the owners of cottages investment less attractive.

79 The people that come to this cottage only come to party usually 6 to 12 people

80 i feel that the municipality has a secret agenda of enacting certAIN BYLAWS THAT ARE DETRAMENTAL TO THE COMMUNITY. PROPER ENFORCMENT OF EXISTING BY-Laws could solve any problems.

81 It must be done in a considerate way and not with disregard to rules regarding land use, For instance, waterfront areas that are not owned and are municipal right-of-ways but are being treated as exclusive use areas without any enforcement by the municipality to ensure the property is kept clean and not used for year-round storage.

82 It brings more visitors to the area, but we believe that the environmental costs to our lakes and roads offsets any advantage. When lakes are overused and there is increased traffic and noise, the area will become less attractive to people who want to live and work or retire in the area. In the long run, a polluted lake and environment adds nothing to the economy. How many renters declare their rent and pay extra taxes? The added costs to repair roads and increased use of the landfill areas is borne by regular tax payers. The landfill rules are not necessarily followed. We have observed that recycling and garbage are mixed together.

83 Yes, absolutely. Highlands East relies heavily on revenue from cottage owners and renters to keep their local economy healthy. This past weekend I was asked to sign a survey at the Wilbefore LCBO, where the employees were asking weekend customers to support them in their efforts not to have the store close down one or two days a week starting in September. This speaks volumes that the locals need and appreciate the cottage owner's who make use of their cottages year round, and the business need the income to keep offering steady jobs. Short Term Rentals and Tourism in general bring people to the area, who in turn shop, spend money, eat out in restaurants, and support local business, all while enjoying the beautiful Highlands East. The cottage users make up a large segment of the population in the summer. There is no other economic driver's in the area and not much else going on that supports the local economy as much as cottage visitors.

84 Well-regulated short-term rentals can have a positive role. BUT. Air-bnb and other unsupervised, unregulated, "in it for the money" ownerships are a potential nightmare. The owners don't care and neither do the renters. Owners who have zero investment in our community other than to make money renting out their properties are no asset to Highlands East.

85 Unsure. Rentals bring visitors but do they bring benefits? Need to see proof that renters support local business. Perhaps they purchase all supplies outside of the community. Perhaps the only use they may make of local services is a trip to the emergency ward.

86 Yes, absolutely, the rentals bring visitors who spend money here and support local businesses. That's good. It's the poor quality and low character of the renters (not all of them, obviously) that is distressing to those of us who live here full time.

87 As long as renters are respectful of others.

88 Short term renters generally do not know the area. Therefore they bring all of their groceries with them. They are for the most part there for a week and do not want to leave to go explore what the local community has to offer. They are there to stay and play. They add zero value to the community.

89 But I feel some are a hazard to our ecosystem, disrespect property and are a nuisance to other property owners around them

90 Short term does not generate time lines to benefit the community greatly

91 Majority of renters are responsible; respectful of the lake, the environment and the residents

92 For those coming for one week or more, not those coming for less.

93 minimum economic development. □

more lake pollution with more boat use. □

more septic waste

- 94 Likely increases property values which likely increases tax revenue for Highlands East, and likely brings more seasonal visitors as usage of property likely increases compare to a seasonal property used solely by the owner.
- 95 But, while they allow for more lakefront visitors, when properties are used as Short term Rentals full-time, they put greater strains on the environment and natural resources that may ultimately become a negative economic factor. There is a need for some limits and oversight. It's like having mini B&Bs, but without direct oversight by owners.
- 96 We have found from 15 years of short term rental that the renters have been very appreciative, often leaving us a thank you letter. WE always leave them event calendars and we know that they shop locally for food and other items . So yes this rental arrangement does bring in revenue to the local area and we have a separate account for these funds which are used to make improvements to our property using local contractors and local materials (new electrical panel box was the latest).
- 97 Only hear for fun not interested in environment no investment so no interest in community either
- 98 At what cost to the health of our lakes and environment, I can tell you that the money property owners are making renting, if the Township decided to legally access some of the money through taxes, then yes in regards to economic development. To reiterate, Township needs to start hitting the pocket books of the people renting out thier seasonal property rather than permanent dweller that support the area year round. Also, start charging for docks, great revenue also, you would make financial gain from the trailer park on Dark Lake alone.□
- 99 Speaking to some of the business owners in and in everyone is looking forward to the beginning of the "tourist" season, it brings in much needed cash that helps folks get through the winter.
- 100 Most people bring their own supplies. I don't think a few ice cream cones and bags of chips purchased locally is worth harm to wildlife and reduced quality if life for resudents.
- 101 If your goal is to bring visitors to the lake - that happens. I do not believe that it is a positive action. More harm is done than good. Who inspects their boats before they are launched for zebra mussels, etc? For the most part, their behaviour negatively impacts other cottages/owners
- 102 Yes, many renters return every year because the relly like the area and enjoy the local attrctions and shop locally.

- 103 Rentals play a very important role in the economic development of Highlands East as well as drawing more tourists and visitors. However, it needs to be developed properly with sensible by laws in place in order to maintain the pristine environment. □
Highlands East needs to look to communities like Niagara-on-the-Lake where there are regulations to be met before anyone is able to put up a rental sign. There should be indoor and outdoor fire regulations (fire extinguishers, exit plan, adequate parking, independent access, inspections, etc.). septic regulations, and a fee payable to Highlands East as each rental property should have to be registered with the county. These fees and regulations ensure standards across the board, provide the township with extra monies to offset the costs of emergency responders etc., provide cottage renters with an enjoyable experience and provide cottage owners, that do not rent, peace of mind and some assurance that their lakes and forests are not going to be ruined by a 7 day visitor. □
As long time and long term cottage owners we want and need Highlands East to maintain its lakes and towns. Most of these cottages were not built as full time summer residences and therefore their septic systems are not up to the task of full time residency. Once a lake is destroyed by an invasive species or sewage there is very limited ability to reclaim it.
- 104 Realistically, I believe this only migrates the rental booking process from the existing full week cottage rental services run by real estate agents and others (who typically have better screening processes and understand their clients) to app and website based services that will rent to anyone with a credit cards and allows for shorter term rentals.
- 105 I think it can be if handled properly. STR are commercial entities in an area that cannot handle the extra traffic. I feel they should be taxed accordingly. They need to be monitored, but that requires supervision and a cost to the municipality that should be borne by the STR
- 106 Helps with expenses of building and owning a cottage. Makes having a cottage a possibility for us and we are able offer cottage experience to our family/ kids. We use a reputable local cottage rental agency to help us find "good" renters.□
- 107 It allows people who do not have the privilege of owning property, to enjoy the beauty of the area. They shop, bring in revenue and strengthen the economic base for the community
- 108 Absolutely Yes, for example I employ a caretaker that take care of my cottage for 10 months, this provide a consistent income for him. For all of my renters, I always encourage them to buy grocery and dine locally at town of Haliburton.
- 109 in moderation.□
They are springing up everywhere .□
Often the tenants do not respect the aims and values of Haliburton which have been preserved for so long--this is not Muskoka where big boats and parties abound.
- 110 When I do rent out or loan out my cottage I leave a guide for my tenants recommending local stores, restaurants etc

111 One of the main attractions here is experiencing the many lakes in the area for swimming, boating and fishing and there is a demand for cottage rentals. There has never been a problem with noise etc on our section of the lake that I'm aware of and almost certainly there must have been some short term rentals over the years given the number of cottages on the lake.

112 They bring in a wider and more diverse group of people who will explore the area and patronize the local businesses helping to boost the local economy.

113 Yes and no. I believe it needs to be regulated and treated as a business. Businesses have to adhere to water testing, water purification systems and commercial septic. Short term rentals are the same as a business.

114 There is no need for any more by-laws. The municipality should mind stay out of the owners' business! There are already rules that people should follow and a police service to handle complaints.

115 It helps cottage owners cover their expenses. Most rentals remain on the property and enjoy the lake. There are no restaurants near, so the Marina probably benefits.

116 STR are there to make money & as a result your quality of natural resources are compromised.□

117 I dont know how anyone cannot see how short term renters benefit the local economy. They tend to spend more locally due to their short term time spent in the area where they buy locally.□
it also brings great exposure to an area that otherwise wouldn't be visited by these people.

118 increases tourism and economic benefit to the area

119 Most renters are those 'trying out the area' before committing to potentially purchase in area and thus contribute in a positive manner to the local economy

120 Renters go to restaurants and buy groceries. Owners engage local tradespeople to upgrade or maintain properties

121 STR owners spend a fortune on the upkeep and maintenance. I personally have paid at least 20 different local people for services over the last year alone. The renters arrive with tons of cash to spend locally. In restaurants, In stores in businesses. The cottages that sit vacant for most of the year add nothing to the local economy!

122 I do but i think it has to be regulated in a way that protects the enjoyment of other property owners/renters. I think that owners renting their property out should be required to post their contact information or property management company contact information on a site accessible to neighbours.

123 essential service in order to provide accommodation to visitors to the area; otherwise there would be insufficient accommodation

124 These are businesses. They are not taxed as a business. Rental businesses and hotels in the area are paying taxes at the appropriate rate, therefore it is unfair to those owner/operators.

125 Short term rentals definitely bring more people to our area, which is good for business. Plus some of these people find out they like the area and keep coming back, as renters or they buy their own property

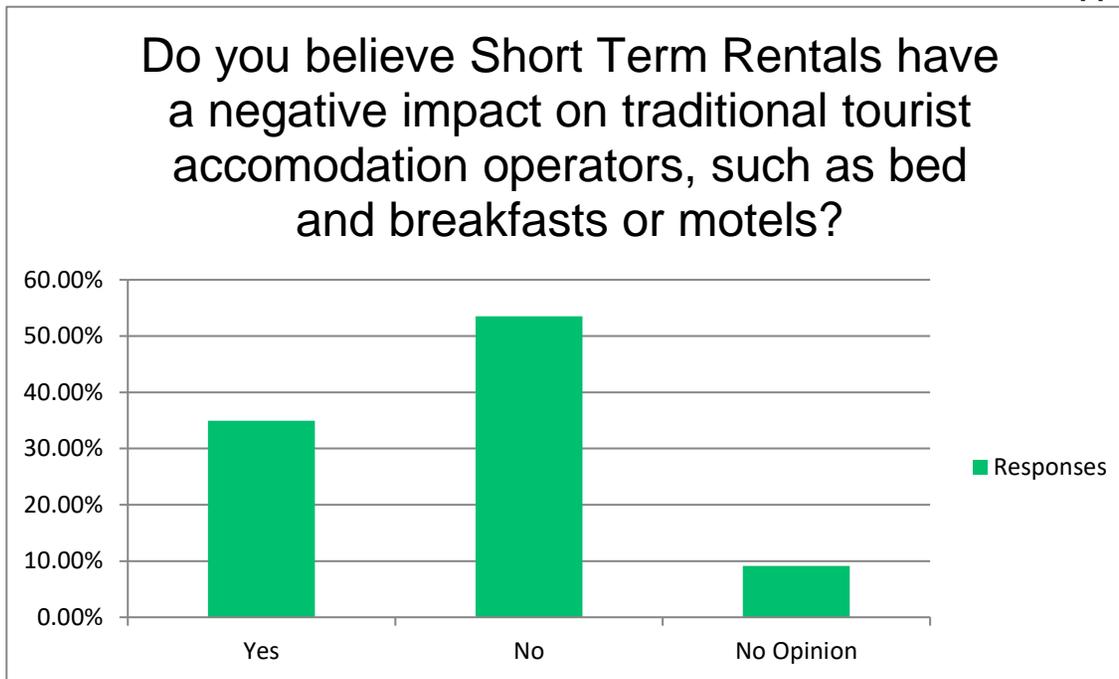
126 Large contributions at restaurants, groceries, supplies etc. More likely to walk through town and frequently visit all the small stores, ice cream, coffee, etc.

- 127 Between wages we pay to locals for cleaving, repairs and property maintenance plus money spent by our guests in the local economy (gas station, Foodland, LCBO etc, we conservatively estimate our cottage contributes \$15k annually to the local economy.
- 128 Definitely no, especially when you consider there are several resorts who are half empty and struggling and paying at the commercial tax rate. Full time rentals are direct competition with no rules or regulations and are contravening residential zones.
- 129 It can be positive if regulated well by the property owners but unfortunately this is difficult if the owners are offsite
- 130 Devalues surrounding properties
- 131 Qualified yes
- 132 STR are, as a whole, destroying the culture of the area, by encouraging 'visitors' to treat the area as some sort of open-air hotel, in which they have nothing invested and do not care about in any real sense. When the environment is treated as a playground set aside for the exclusive use of outsiders, profound disrespect and exploitation is the result.
- 133 Short term rentals are for some a necessity in order to financially maintain a property that has been handed down to them.
- 134 Not fair to people who have had cottages for many decades and who come to enjoy peace and quiet, but instead are stressed beyond belief by people who have no regard for others around them.
- 135 the renters do not care what there yards look like. which gives negative opinions to tourist
- 136 Short term rentals are the only thing keeping highlands east and it's communitiy going. Without renters there is no town. We already lost a bank what else do you think we will lose without cottage renters
- 137 Don't need the mess or noise in my neighbourhood. Have enough with everyone's barking dogs!!
- 138 Within reason. It needs to be regulated and the associated bylaws need to be enforced effectively. Bylaws appear to be toothless; the clean and clear bylaw has done nothing for offending properties, one egregious one right in Wilberforce. Enforcement needs to be effective. If so, then STA has a place and can be helpful to the economy.

Question 11

Do you believe Short Term Rentals have a negative impact on traditional tourist accomodation operators, such as bed and breakfasts or motels?

Answer Choices	Responses	
Yes	34.95%	115
No	53.50%	176
No Opinion	9.12%	30
Comments		114
	Answered	329
	Skipped	11



Question 11 Comments

Respondents	Comments	Tags
1	There are no regulations, rentals like the one next to us are an investment to make money. It is anti community building & burden to other property owners .	
2	Motels cater to people who just need a place to spend a night while B&B's cater to people who need everything taken care of , such as cleaning meals etc.	
3	Air B&B renters are uncontrolled	
4	This is a capitalist country!! Everyone has the right to earn money as long as it's legal.	
5	(particularly if such rentals are entirely unregulated).	
6	Currently most of these establishments are booked to capacity during the tourist season and offer different types of northern experience.	
7	Small places are losing out to the STR business.	
8	Not aware of the situation for B&B or Motels. These are very different type of accommodations from cottages and likely have different clientele.	
9	STR do not follow the same regs as business operated establishments. They all need to be taxed, inspected and monitored the same.	
10	Not enough information to have an opinion on this subject. Council should try to gather that information.	
11	BnB's have their own unique models that are well established and considerably different than an STR house keeping cottage.	
12	I had a recent family reunion and many of my cousins from afar utilized these types of accommodations.	
13	This was a concern for us when we started our Airbnb rental because we didn't want to take business away from the already existing tourist accommodations but we quickly realized that 90% of our guests had not planned on coming to Wilberforce but were actually drawn here through our listing on the Airbnb website. We have now encouraged the local tourist accomodators to list their places on Airbnb and the ones that have have seen an increase in bookings. Unfortunately there is still a very large shortage of accommodations allowing a minimum of one night stays. (most resorts and cottage rentals on lakes require a full week rental) Many of our guests require between 1 and 3 night stays but because we are fully booked in July and August we had to turn away guests and the only alternative is to send them to hotels in Haliburton or Bancroft which of course does not help our local economy.	
14	I can't see how it would help them. If that's true, then yes, they will be negatively impacted.	
15	Short term rentals destroy our privacy and enjoyment of our property	
16	Does not apply.	
17	If they are often and not regulars.	

18 If they rent Air B-N-B then others go without renting.
19 I think these are different products. If the market changes then the product or service has to evolve.□

20 All about affordability
21 A survey of these establishments should be conducted to determine what, if any impact, short term rentals are having on these businesses.

22 They could have a negative impact certainly.
23 Don't know.
24 Probably but I don't think that matters. There aren't enough B&Bs or motels in the municipality to worry about this nor to accomodate teh number of tourists. I'd like to see more proper owner-present B&B's frankly.

25 Not fair to legitimate business owners who are paying commercial taxes and must invest to have their facilities up to code. Taking business away from them.
26 As above
27 Obviously, it is the same dynamic taking place in cities and towns with the impact of air bnb on the hotel industry. It undercuts the hotel industry, which is regulated and appropriately taxed, to cover the costs and impacts it has on the broader community tax base.

28 Not on our lake. If it did have a negative impact on motels/b and b's in other areas it would be the same issue other jurisdiction face. The decision making seems to indicate from a society point of view short term rentals provide accommodation which otherwise would not exist so most everyone is happier.

29 Yes, as they are not inspected for safety and do not pay commercial taxes that motels do.
30 The costs associated with operating a tourist accommodation are excessive compared to the short term rentals. They do not have to preform water testing. Do not pay commercial taxes, property taxes, phone, internet. Do not have to adhere to zoning so are often in more attraction spots which affects the vacancy for the resorts.

31 Renting from a B & B or a motel or a cottage owner is all the same to me. They each offer a different service. The difficulty is enforcing bylaws about noise.
32 I believe they can work together as long as the rental owners comply with policies, pay their share (taxes) etc and take ownership of their renters.
33 This is worldwide and not just limited to Highlands East.
34 We cannot see any positives in our case. The only benefit is a financial one to the owners of these properties. The owners do not contribute more to road maintenance or in taxes (as far are we are aware) and their constant turnover greatly increases the strain on the lake and environment.

35 It can only serve to have a negative impact on legitimate business owners who have a vested interest in the region and genuinely care about the community and it's constituents.

36 There is only a few B&Bs in the area so the addition of short term rentals are good to fill the gap when B&Bs are booked full.

37 There used to be more accomodations of this nature on the lake.

38 When a friend was trying to find a hotel this past weekend there was nothing available in terms of hotels, motels or b&b's in our area.

39 If you want a cottage on the water, you won't stay at bed and breakfast.

These are different experiences.

40 Absolutely not. I receive inquires almost 5 months in advance thus indicating people are looking very early and there is an abundance of renters looking.

41 Traditional tourist accommodations must comply with building codes, health and safety regulations, commercial property tax rates and HST. Short term vacation rentals do not have these costs. It's an uneven and unfair playing field.

42 Yes, however this is a free and fair market. I would be in favour of a short term rental license (would need to discuss actual amount), however there should also be something provided by the town for some benefit. Not monetary, but something else.

Bringing people into the town increases opportunities for small businesses and local folks.

43 AirBNB does not answer any emails of my concerns, no way to contact owner to voice concerns

44 Those who like B&Bs will go there. There may be an impact on cottage only resorts but no more than before.

45 I think all operations can be viable

46 Currently this is a totally uneven and unfair playing field - much to the detriment of motels and legitimate B&B operators. The STR owner's do not have to obtain any permits, undergo fire, health and safety regulations. They often pack more guests into a property than the septic system is designed for thus threatening the health of our lakes. And finally, they usually pay no taxes on their income which further skews the field against licensed operators.

47 We only have so many hotels and bed and breakfasts in our area. Unfortunately not enough to make a huge difference to the local economy. The area barely can operate restaurants on a yearly basis. Folks who don't own cottages still live to come to the cottage not a hotel room in Bancroft

48 Probably not as the type of people that rent short-term are looking for a larger residence with self-catering.

49 People need a place to stay even if they are up visiting with family and there isn't enough room for them to stay.

50 Not in Highlands East, where there are few B&Bs.
51 It's possible but there seems to be enough demand for both
52 I think changes in consumer behaviour have more of a negative impact.
I would not see any point in staying at a motel at the side of road in
cottage country. Would prefer to be on the water. So if wanting to be
up for short term, we would stay at an inn on the water, like Bonnie
View, Wigamog, Deerhurst like we did in past years before we bought
the cottage.
53 I can't see how that would not be the case.
54 Not in our case, but cottages rented on only a weekend basis would
definitely have an impact in my opinion.
55 certainly could have a negative impact depending on volume
56 I feel we are better off without them. We don't like the work required in
trying to maintain our road with the renters being the source of
damage. Renters also disturb neighbours even at very late hours
requesting assistance in getting to the rental property of guidance on
how to drive up a relatively steep hill.
57 Can't comment as I am not too familiar with the Bed and Breakfast
industry. I feel short term rentals offer cottage experiences to people
who don't have resources to afford or want a full time vacation
property.
58 Private individuals don't need to milk this cow dry while meeting none of
the standards commercial business must with septic etc
59 Str are tax evading and damaging our water and land for owner profits
and nobody but full time residents pays for this behaviour.
60 Yes because they leave all their garbage on the roads because no one
tells them where to put their garbage we are constantly picking up
garbage
61 There are very few B & B or motels directly on the lake. If this were the
case then the answer would be yes.
62 We have rented to larger families that needed more space than we
could provide so we steered them to other establishments
63 Traditional operators pay higher taxes and must follow strict health,
sanitation, occupancy standards, and building codes. I believe they
also have licensing fees. It is difficult for them to compete with people
who have no extra costs or restrictions.
64 I believe they are targeting different groups of customers - one looking
for a night or 2 of accommodation; while the other is looking for a week
long vacation spot for their family.

65

No. there are not enough 'traditional' tourist accommodation operators, especially in the summer months. There are also very few waterfront hotels / motels / B&B's.....□

I googled total of 5 in Haliburton, including a couple of B&B's. We actually stayed at one 'hotel' when we were renovating our cottage, and it was a complete dump. Not a place I would want to stay overnight again, let alone bring my family for a holiday! □

□

Cottage rentals are unique in that they can accommodate a whole family 5, 6, 8 or more persons. Often families come with grandparents or extended relatives. No regular hotel or B&B can accommodate this type of use, so there is no competition at all. Cottage rentals are a category of their own and serve an important part in tourist accommodation. Our family rented cottages for years before buying a cottage of our own, and we would never want to stay for a week at a B&B or a motel. □

□

Private Cottage rental play a vital role in providing accommodations and should not be discouraged or subjected to restrictive licensing .□

□

66

It is not fair when tourist operators are paying taxes and labour cost -I imagine most cottage owners renting their cottages are not claiming the income

67

Of course they do. They are anything-goes, unsupervised, party centrals. Behaviour that would not be permitted or tolerated in traditional accommodations can be given free rein at STRs.

68

Again, cannot answer without information. Logic indicates that rentals will harm local sites but research may prove otherwise.

69

Some can have a negative impact, again it is respect for others, respect for property.

70

More opportunities would be available to owners of B and B, and motels if the STR were regulated or capped.

71

The friends to whom we would rent would not otherwise come to the area and use traditional tourist accommodation.

72

Short term rentals are a different market. There is very limited availability of B&B or motel units in Highlands East

73

Probably but short term rentals is most likely the new model and is here to stay. B&B and Motels need to adjust accordingly. That said, some tourists will want full service and will chose a motel/B&B over a short term rental.

74

They take away some of their business.

75

I would say that this type of short term rental is for a longer term (1 week) where as the B & B or hotel accommodation is generally for 1 or 2 nights. Prior to our purchase of the cottage we visited the area as a tourist and we used B &B and hotels but always moved on after 1 or 2 nights, so i see the two items as serving different clientele.

76 However it is a much more economical way for people to experience cottage country. The rules just need to be more strict. Renting a cottage to be drunk lol weekend disturbing the neighbours and interring with their enjoyment of the lake is not ok.

77 Probably, but do not have the stats on that. You would have to find out the impact by motel or bed and breakfast owners

78 I think people looking for a B&B or motel will still do that. Short Term Rentals are very expensive and therefore not for everyone. That's why 2+ families are there at one time which increases noise, etc.

79 I think they are different types of renters with different wants and expectations, looking for different experiences. Renters that want a cottage will stick with renting a cottage and not look for other forms of rental. Shrinking the STR market by imposing fees will drive renters to look elsewhere and have a negative impact on the local economy.

80 Yes, lower pricing without having to carry the same levels of overhead costs and insurance hurts existing operators.

81 People renting a cottage probably want waterfront so most motels or b&b's wouldn't fit the criteria they desire. Not too many motels or b&b's in Highlands East.

82 Not sure

83 Perhaps in the short term. Ultimately, it will increase general awareness and businesses of this beautiful area and therefore increase revenue to all local businesses. Competition may help improve quality of current service providers.

84 Everyone looks for different things in their vacations. Short term rentals meet some peoples needs, not others

85 The Canadian summer is short, there are great demands from Canadian and International tourists. There are not sufficient hotel/motels accommodation to meet the demands. In addition, most of my renters are families up to 8 people, they prefer to rent cottage by the waterfront. The B&B and motels cannot meet their needs.

86 I guess it depends on supply and demand and the requirements of the tenants

87 I'm not sure but since there are no hotels /motels in Gooderham i believe that tenants who use my cottage spend their money in town because they have been encouraged to come here by me

88 I do not have sufficient data to answer this question (eg the vacancy rates of the above types of accomodations

89 B& B's and motels serve a different purpose, typically for shorter, less expensive stays

90 Again yes and no. There is a growing need for accommodation. Our area is beautiful and more people are discovering it. Having a family motel in town I feel it needs to be a level playing field though. They are essentially a business the same as we are.

91 Have no knowledge of this subject

92 Pricing is usually less as rentals don't have overhead that traditional rentals do.

93 Hotels & motels have been impacted, but how is this relevant to Highlands East? For Bed & breakfast owners, many are embraced the increased exposure that they get through modern STR approaches.

94 we only rent by the week or more. Many hotels/B&B rent on a shorter basis

95 Renters of cottages are looking for a different type of accommodation than those that would be staying at local hotel or bed and breakfast. They typically want to stay a week or two as apposed to a night or two.

96 vacancy is low for any rentals esp on waterfront

97 Short term rentals have an additional clientele to hotels and B and B's. guests google "cottage rental" not hotel.

98 Very different type of guest experience. Complimentary to have both, not competition

99 STR are perfect to bring families to the area. They are good for small groups. These people are not going to stay in a motel. Motels and BnB are suited to singles or couples. These groups and all their cash dont have to go to highlands east. They can take their money to another place. I have a group of 8 golfers coming, They want to stay together. They dont want to stay in a motel.

100 Yes for sure. as soon as you provide an alternative to existing models there will be an impact. In this case, negative, loss of business.

101 -all forms of accommodations are necessary to fill the demand for accommodations especially during busy seasons□
-each type of accommodation has its own type of clientele and each type of property meets the needs of various customer wants

102 The STR model targets a different group. When I travel and use STR accommodation, if it wasn't available I wouldn't travel to that destination. EG Florida keys- if I couldn't rent a vacation home for a week, I'd go elsewhere rather than book a hotel or B&B.

103 See answer to question 10.

104 No as no services are being provided on site that would be received at a B&B.

105 The vast majority of tourists don't come to Highlands East to stay in traditional B&Bs or hotels, they come here to stay in cottages which are not possible to stay in without STR (which has always existed and been a part of the local fabric of life, although AirBnB has expanded thus) recently)

106 See above, and they don't create legal job opportunities like licensed resorts

107 Of course. Anything that detracts from established industries is obviously going to negatively impact those industries.

108 I believe the demand in area far outweighs the availability of traditional tourist accommodation

109 STR's give people an option when other accommodations are full.

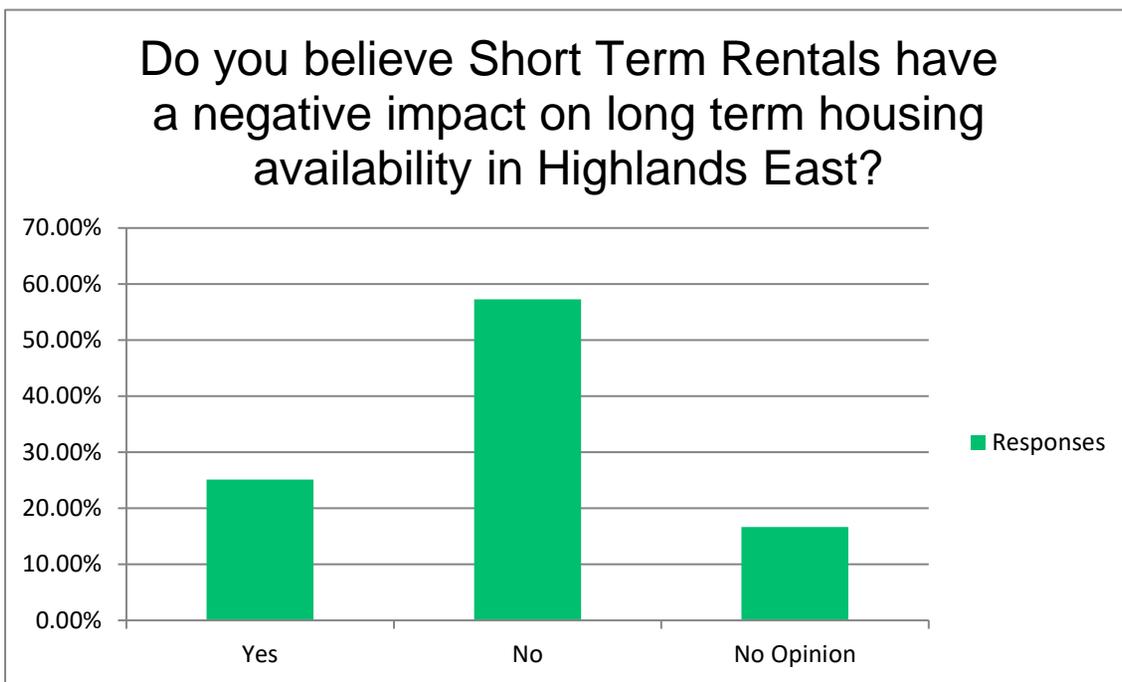
- 110 I believe the rental agencies are more of a problem than the average short term private rental operator.
- 111 I think each play different roles depending on the size and types of families/other visitors coming to the area
- 112 Times are changing. At one time people went to huge resorts, than resorts with cabins, than cottages. Nothing stays the same forever. Short term rentals is the next evolution of holiday accommodation. Shutting Short term rentals down will not bring back your Lake resorts and local motels.
- 113 I believe anything that will take away from local businesses to be harmful. However it

Short term rentals have the possibility of increasing the popularity of our area for tourism.
- 114 They take away business from professionals and properly run and regulated industries.

Question 12

Do you believe Short Term Rentals have a negative impact on long term housing availability in Highlands East?

Answer Choices	Responses	
Yes	25.15%	83
No	57.27%	189
No Opinion	16.67%	55
Comments		75
Answered	330	
Skipped	10	



Question 12 Comments

Respondents	Comments	Tags
1	Short term rentals go unused for long periods & are treated as a money maker.	
2	Definitely not	
3	(assuming we're talking about seasonal properties). If there is a shortage of long term housing then we believe short term cottage rentals are not the answer. More long term housing should be encouraged by	
4	the municipality.	
5	Fail to understand the correlation.	
6	Never thought of this, but I guess it's possible	
	I don't know. I do know that Highlands East has a shrinking economic base and population is key to getting that under control. I'd put this question back to the staff and council. It is a strategic imperative from my point of view to increase the population and I would like to know what your plans are to do that if any. I	
7	have work for people in the community but there are very few to take it up.	
8	as a full time resident the lake environment full time is not for many individuals in this area due to remoteness	
	It is true that we have a "spare" house that could be used for long term rental but we've been there and done that and it was a disaster. If we have to stop using the house for short term rentals we WILL NOT go back to long term renting. Rather we would be forced to sell the house and the business community would lose all the revenue that our guests bring to the area. As more and more of our residential homes are sold and become cottage (sitting vacant most days on the main street) my dream and hope is that these new owners will see the benefits of renting out these houses as short term rentals giving them some income but still allowing them to use the house themselves. (something long term renting wouldn't accommodate) This would bring thousands of people to Wilberforce. Guest that would quietly come into town, buy supper ingredients at Foodland and enjoy breakfast at the Diner; do some Geocaching or mineral collecting; visit the Info Centre and the Red Cross Museum, then buy a souvenir at Agnew's before gassing up and moving on. It would be so nice if Highlands East encouraged and supported this new	
9	"Industry."	
10	Unsure what "long term housing" means. Perhaps yes.	
11	An owner would have more respect for the area and the surroundings, adding to the economy.	
12	If it's anything like air B+B this should be stopped. In my condo we want people who are known associating with our children and older adults. A stream or strangers does not make for a positive, happy, secure community. It also raises costs of legitimate renters.	
13	Do not have facts to give an opinion. I very strongly believe this is true. The potential profiteering from holiday rentals is pricing out real families who want to own a cottage in the municipality and i	
14	think this is tragic.	
15	Property not used for permanent housing.	
16	As above	

This is especially true where lakefront homes are purchased for the sole purpose of operating a business involving short term rentals. Those homes are taken out of the market for housing with the predictable impact of affordable homes and this is at a time when seniors are making crucial decisions about becoming full-time residents in their golden years. This population is a major

17 year-round support for local businesses.

18 Not possible

19 Possibly

Strongly believe they negatively affect our long term rental. The rules governing long term rentals are very formal through the Ministry and place many restrictions on landlords. Short term accommodations have no such rules. Many home rentals have been lost due to the rules of the long term rentals,

20 some have changed to short term and some have just been sold.

Rental options for long term use are limited in the region already. Short term rental units tend to be closed in the winter so they are not reducing permanent housing for renters. And for short term rentals that are open year-round, rates are higher for short term, full-service use, so owners choose this path if they are

21 prepared for the extra work with short term rentals.

22 I am only considering waterfront or traditional cottage rentals in my perspective

23 Aside from a possible increase from people shopping locally we have not seen any positive impact in our case.

This has been seen to be true in places like Toronto. And because these companies buy many abnb homes they have the finances to out buy any normal

24 family trying to buy a house.

25 We're are talking cottages let's be honest. Not long term housing.

26 Takes away places families could rent

Cottages are cottages and always have been. No one looking for STR is interested in the urban properties where year round residential homes are located. Therefore any investor would not buy property there. Seasonal/Year Round properties in sought after rural locations are those in high demand. We all pay the same amount in taxes and the seasonal owners should not be forced to have property devalue simply to benefit the year round residents. The seasonal tax payers deserve the same weight in representation that the year round residents receive. I agree that this is a problem in some municipalities but

27 not here.

Short term rentals have a less impact on destruction of property with a greater way to ensure payment for any damages (credit card damage deposits which are returned upon inspection of property) Long term properties are harder to take care of these unfortunate incidences.□

28

When properties are bought solely for investments the prices climb up. This has certainly been proven in Toronto B.C. and many other countries in the world. Sometimes it is hard to actually know who is the real owner and if they are even

29 in this country.

It is better for the area to have properties occupied long term. Should benefit the community socially and financially. Also long term tenants may be more

30 inclined to respect their environment and look after the property.

31 Definitely for full time residents.

could have but lakefront property is expensive and may not be a source of
32 affordable housing for residents

Most folks rent on the lake. I don't see too many full time rentals offered to
33 families on the lakes. Most are in small communities as far as I can see
Probably not, given that the properties most likely to be rented are season not all-
34 year dwellings.

Cottage prices are too expensive for average resident to purchase as housing in
my opinion. I see small homes not on lakes going for low prices like \$150-
\$200K, whereas a similar cottage could be \$300-\$400K+. I don't think people in
the community are making a lot of money on average so the \$150-\$200K might
be reasonable for homes while the \$300-400K+ would be out of reach for the
35 typical resident.

36 I don't have any data on the issue.

OUR STR ON A LAKE ARE MOSTLY SEASONAL AND IN SEASONAL
37 HOMES

Short term rentals are simply undesirable to have nearby ask anybody who isn't
38 in the business of milking this cow and evading tax in the process.

Short term rentals make waterfronts into less than ideal - party n str rental
behaviour n attitudes which makes our most beautiful properties some of the
39 least desired in some cases.

Depends on whether the rental properties are year round. If they are seasonal
then the answer is no. If the rentals are all year round properties then potentially
40 the answer could be yes.

41 Don't know about this.

I don't think long term rental housing market has much in common or overlap
42 with cottage rentals. Two totally different markets

43 I do

I think this is more an urban problem, but it is possible of course that the
problem of STRs taking LTHs out of the market could also apply to Highlands
44 East.

45 No idea.

Our response assumes most short term rental requests would be in the summer
months and for lakeside property which we didn't think would usually be
46 considered part of the traditional housing market

They remove housing stock, as has been shown in other municipalities. This
47 can then lead to higher rents.

I fail to see any connection to these two items. They are mutually exclusive in
my opinion. Short term rentals are for a week or two and would be
prohibitively expensive if used for long term housing. The weekly rental for a
short term rental would be in the neighbourhood of \$1,500 per week or
48 \$78,000.00 per annum. Not within the range of the average Highlandseasterner!

Of course, short term profits much higher than renting long term. Also, short
term renters have no invested interest in our Community, all they leave behind is
49 there garbage and bad taste in the neighbors who have to put up with them

Again, very different needs. STR fills a need for people that don't want or need a permanent residence. People want and expect to have more options in everything they do or buy, trying to restrict choice in an area will drive people to other localities.

50 They likely have an impact on cottage availability.

I own the property and visit it regularly. At no time would this ever be a full time rental option for someone else, so it's nice for it to be enjoyed by others during my absence.

51 Not too many people want different neighbours constantly year round next to them, especially if noisy and destructive.

52 No because it is mostly summer vacation cottages

53 Perhaps yes. I don't know.

54 It is short term for a reason.

55 the population is low in Highlands East.

In my case I only rent for 5 of 6 weeks so my cottage wouldn't provide year round housing for anyone

Absolutely. I live in a ski town out west in the winters and we have been experiencing this same thing for many years now. Less places to live or afford to buy and locals are forced to leave town, reducing the number of people to work in the area.

56 STR are bringing down neighboring property values

I would assume that the vast majority of short term rentals in Highlands East are waterfront properties that would never be made available as long term rental housing.

57 It definitely does not. If anything it brings new people to the area who might consider our area for a long term residence later on.

Absolutely not. If anything it brings new people to the area who might later become long term residents.

58 how can one or two weeks of rentals impact long term housing???

Cottages for rent are usually available to rent for some weeks the owners are not using themselves. The cottages would not be available as full time housing

59 No, STR are all cottages. The only thing they bring is jobs and money. STR raise the standard of living in highlands east. I pay my help at my cottage \$35/hour, STR is prosperity for area.

60 most short term rentals are seasonal residences that are not available year round

i think most STRs are cottage properties that would not be available as long term housing.

61 Primarily, I see these rentals on recreational properties.

We purchased our cottage last year with plenty of options to choose from. We still receive the listings that met our criteria and receive multiple new listings daily.

62 The vast majority of STRs are lakefront cottages which wouldn't be part of local long-term rental accommodation since most are owned and operated by seasonal owners who want to enjoy their cottage. Cottages aren't condos and Highlands East isn't Toronto.

Rental properties could have a negative effect on market values and thus affect everyone else on lakefront properties when it comes to property taxes etc. Most cottages do not want full time rental properties next door because you have very little repair or contact with revolving tenants

Without question. We are experiencing this right now. The number of long-term rentals in HE has dropped markedly in the face of property owners thinking with their wallets instead of about the wider community and the longer-term view. The seasonal assembly line of short-term tenants encourages a disposable attitude concerning the community, and for those of us that live, work, and raise families here, the ways in which these 'guests' are accommodated by the municipality makes life that much more difficult. Also, the lack of a useful labour pool around here can be directly attributed to the fact that there is nowhere for people to live that is affordable. Can't find good help? Maybe if there were places that the average person could afford would make a difference... and I am not talking about subsidized housing, either. Cottages with their own helipad and postal code are not affordable residences.

STR's bring people to the region in what would be idle time for vacant cottages. This brings a positive financial impact to the local businesses.

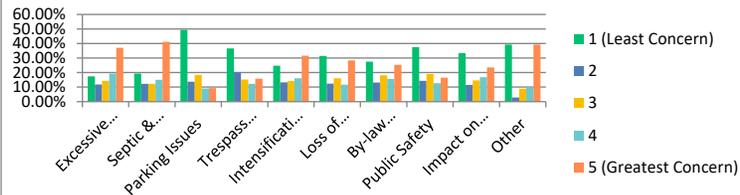
It allows people to overbuy and finance properties by doing rentals; this inflates the prices and makes it harder for locals to afford housing. Many houses do not go on the market because their owners rent them out instead.

Question 13

Concerns have been raised associated with short-term rentals. As these issues may not be unique to short-term rentals, please rank your level of concern from 1-5 for the following issues as they relate to short-term accommodations only (1 being the least level of concern and 5 being the greatest level of concern):

	1 (Least Concern)		2		3		4		5 (Greatest Concern)		Total
Excessive Noise	17.45%	56	11.84%	38	14.33%	46	19.31%	62	37.07%	119	321
Septic & Water Quality Issues	19.38%	62	12.19%	39	12.19%	39	15.00%	48	41.25%	132	320
Parking Issues	49.38%	158	13.75%	44	18.44%	59	9.06%	29	9.38%	30	320
Trespass Issues	36.59%	116	20.19%	64	15.14%	48	12.30%	39	15.77%	50	317
Intensification of Shoreline Activities	24.77%	80	13.31%	43	14.24%	46	16.10%	52	31.58%	102	323
Loss of Neighbourhood Character	31.48%	102	12.35%	40	16.05%	52	11.73%	38	28.40%	92	324
By-law Enforcement	27.59%	88	13.17%	42	18.18%	58	15.67%	50	25.39%	81	319
Public Safety	37.46%	118	14.29%	45	19.05%	60	12.70%	40	16.51%	52	315
Impact on Tax Base/Unfair Taxation	33.44%	105	11.46%	36	14.65%	46	16.88%	53	23.57%	74	314
Other	39.22%	40	2.94%	3	8.82%	9	9.80%	10	39.22%	40	102
Other (please specify)											80
										Answered	327
										Skipped	13

Concerns have been raised associated with short-term rentals. As these issues may not be unique to short-term rentals, please rank your level of concern from 1-5 for the following issues as they relate to short-term accommodations only (1...



Question 13 Comments

esponden	Other (please specify)	Tags
1	Safety & security of our property. Every Saturday during the summer a new group mives in disrupts the peace & quiet we seek at the lake.	
2	illegal activities	
3	Air B&B's should not be allowed on small cottage lakes	
4	We have never had a problem with any of the above	
5	Based on our experience most are not issue created by renters if proper selection is made. Not sure what is meant by impact on tax.	
6	Disregard for MNR regs - wildlife/fishing	
7	Driving cottage roads a little to quickly	
8	I don't want to be living next to a "motel"	
9	Owners and owner friends and family are your largest issue by far. As I have stated above STA's have had zero issues that I have seen in Highlands East(I have heard of two) and I have seen more than 10 instances of issues with owners and/or their septics and safety at the cottage. I have seen the OPP dealing with owner present issues on more than 8 occasions at Buckskin Lake. Never has the OPP been called there for an STR issue.	
10	Of course, all of the above would be concerns for any residence if not addressed but all these concerns could be addressed through existing bylaws	
11	Constant burning in pits - some not legal. Garbage disposal.	
12	Over use of septics	
13	noise	
14	Unfair to commercial cottage rental places	
15	Illegal use of residential zoned property.	
16	Loss of quiet enjoyment of my property -not sure what to expect each weekend.	
17	Impact on the life-span of our landfills	
18	Fire hazard	
19	loss of long term accommodation options	
20	Unleashed dogs and there owners not picking up there poop	
21	The impact on tax base isn't explained.	
22	lack of courtesy form the I paid I can do what I want philosophy some have.	
23	Many stories I see are of out of country owners of abnbs who are not even in local to be held accountable. When there is a complaint there is no one to report to. And when there is a legal process how much is the local gov. going to invest in pursuing it. Some abby's own 10 or 20 properties. They are experts at fighting in court. Do we have the resources to pursue people in court.	
24	Traffic and speeding on small roads	
25	People that rent should have to buy garbage dump tags for there renters. Strain on our dumps.	
26	I feel a tax grab coming.	

27 They often build big fires. They don't understand things like this:
When building our cottage in 1967 our campfire suddenly sprouted up
ten feet away, travelling underground by dry tree roots. I would not
have believed it had I not seen it as a teen ager. But it is the huge fires
renters often make that could send sparks to dry grasses that worry
me.

28 Quality of renters respect.

29 Increased liability due to increase of use of private road for commercial
activity.

30 Loss of enjoyment of cottage

31 Garbage issues

32 As stated above, specific issues could be dealt with by developing
different and new by-laws. For example, updating the noise by-law and
requiring owners to make their contact information public so that they
can be contacted if there is a problem on their property.

33 There seems to be a lack of appreciation for nature itself and more of
just a party weekend. We all enjoy drinks at the beach and on the dock
but we also like the wildlife (Non human) too.

34 if renters are allowed, probably to pay for owner taxes - the noise, the
partying and so forth - not fair to those who are quiet and respectful of
neighbors

35 Its not cottaging, its party time !!

36 no stake in the community- no supervision

37 Possibly more traffic but only marginal

38 Short term rentals should pay commercial taxes so that they do not
have an advantage over more traditional rentals that currently pay
commercial taxes.

39 Taxed at a higher level. Its a business.

40 I feel property value is negatively impacted by location of STR next or
near to your property.

41 If people want to run hotel make them buy one and contribute
commercial taxation not \$300 n puss off their neighbours

42 Our houses are homes not investments keep our community a home
and protected land

43 The renters are always using someone's raft which does not belong to
the cottage

44 Speeding

45 it appears the burocracy wants to create an issue not solve its own
rules.

46 Misuse of landfill areas. Improper waste disposal that is not monitored.

47 operating or renting motorized watercraft and no respect for waterfront
wakes

48 Devaluation of neighbouring properties

49 Traffic is increased on cottage roads, maintenance costs for roads not
divided accordingly, road safety & insurance can become issues

50 respectful and safe boating operation and respect of wildlife and their
environment

51 Unsafe water craft operation from those without a vested interest in the lake and its other residents

52 We are very concerned about the health of our lakes and lose of our property value

53 Removes privacy and limits accountability

54 This legislation clearly looks like a money grab from cottage owners. People are people, they do the same things regardless of whether they rent, own or loan their property to friends and family. Better enforcement of existing bylaws addresses the issue is not only a more cost effective way of managing noise but also is a more fair and equitable way of addressing issues rather than charging fees to a select few.

55 Strain on emergency services, strain on unassumed roads, fairness to the people who have purchased properties in Highlands East and have made it a large part of their family life against people that are turning a profit at our expense.

56 Garbage thrown in the water or strewn about

57 Would not want rentals for less than one week and definitely would not want Airbnb due to excessive traffic

58 I feel that septic tanks must be inspected at every property in our township whether a waterfront property or not. I feel waterfront houses should be inspected more frequently to insure our beautiful lakes remain healthy. I feel that ALL owners who rent out their cottages should have a comprehensive Rental agreement with an eviction and damage clause and that we owners check potential tenants out carefully So that we don't bring in disrespectful tenants etc. We as owners need to select responsibly

59 To assume rshort term rentals would have an impact on public safety, trespass and neighborhood "character" is stereotyping and frankly rather insulting to visitors and tourists

60 It's none of my business how my neighbour chooses to use his own property. If rules are broken, there are remedies already available.

61 Garbage

62 Overseas investors plans to buy out lakefront propertyabsentee landlords who don't care.....e.g. similar to toronto real estate situation...

63 unattended fires

64 Economic Development - this is a positive thing for the economy and brings a lot more people to our area and to use tourist attractions vs. the alternative of the residence being vacated and empty for excessive periods of time.

65 help pay for increasing taxes on a cottage

66 No concerns but had to pick 1

67 These issues are not specific to STR, When the kids or grandkids are up they are more of a problem than any renter

68 Impact of tourism on the local economy and employment in Highlands East

69 People we know who have rented on this lake are very selective in who they rent to and we all watch out for each other. Any time there was a small issue we addressed it and it was resolved immediately. Renters enable some people to be able to put the money into their cottage maintenance and upkeep, plus provides \$\$\$\$ to the economy (Haliburton and Minden). Tourists would be gone and it would be terrible for the township and probably cause more issues as cottages are not being maintained. We used to rent before we bought and were always very respectful renters. Don't let a few bad eggs ruin it for everyone!

70 from experience these concerns would be more prevalent for residences that are not occupied by short term renters

71 Number and duration of rentals per summer should be limited

72 I do not want to be taxed to rent property that's mine and upon which I already pay taxes that are too high.

73 Bylaw enforcement costs, and over population of premises.

74 The shift from widely-available long-term rental options to virtually nothing available... it has taken us three years to find a place to go

75 Property value

76 Current bylaws are in place to curtail any unwanted behaviour or environmental impact. STR's are not the problem. The problem is the lack of bylaw enforcement.

77 I have no concerns with Airbnb, if people have problems with any of these issues, I believe it to be a OPP issue, or by-law enforcement to act upon, not council

78 You want to make laws and rules. How about just enforcing the ones you already have in place

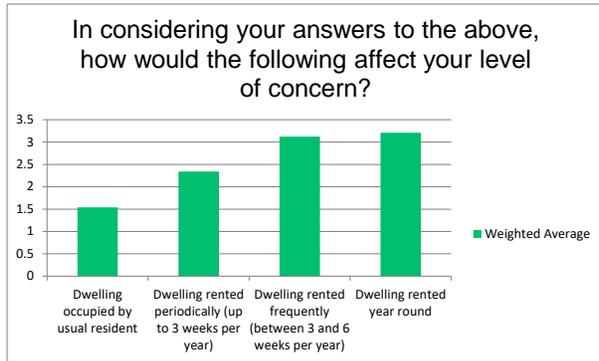
79 People don't care how they leave the place when they go.

80 Impact on Housing Market.

Question 14

In considering your answers to the above, how would the following affect your level of concern?

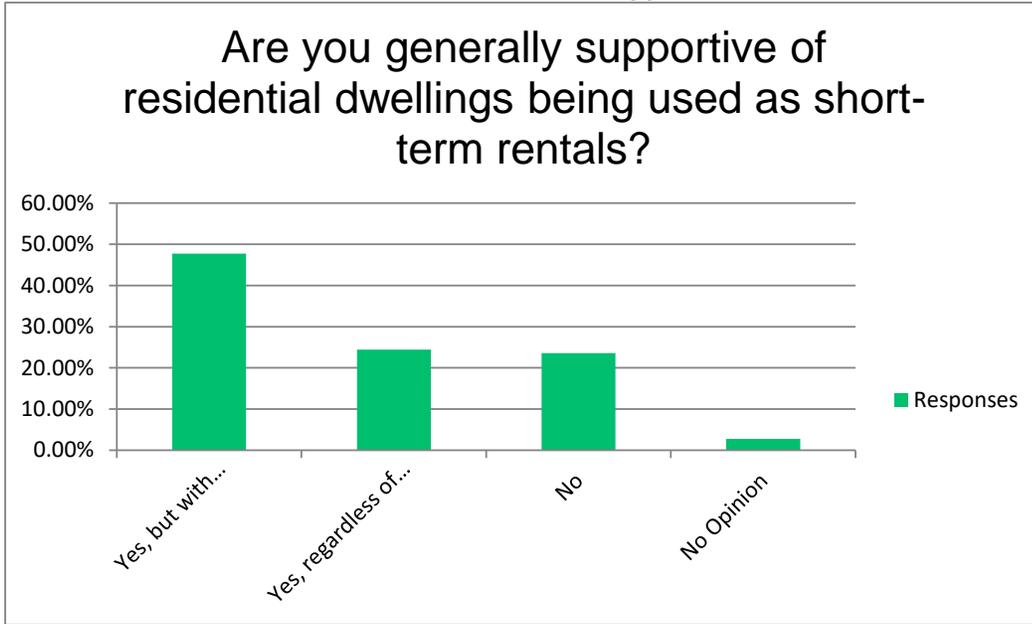
	1 (Much Less Level of Concern)	2	3	4	5 (Much Greater Level of Concern)	Total	Weighted Average					
Dwelling occupied by usual resident	69.66%	225	14.24%	46	11.15%	36	2.17%	7	2.79%	9	323	1.54
Dwelling rented periodically (up to 3 weeks per year)	34.06%	109	24.06%	77	23.44%	75	10.94%	35	7.50%	24	320	2.34
Dwelling rented frequently (between 3 and 6 weeks per year)	25.71%	82	10.66%	34	16.30%	52	20.69%	66	26.65%	85	319	3.12
Dwelling rented year round	28.44%	91	11.56%	37	12.50%	40	5.94%	19	41.56%	133	320	3.21
											Answered	325
											Skipped	15



Question 15

Are you generally supportive of residential dwellings being used as short-term rentals?

Answer Choices	Responses	
Yes, but with limitations/regulations	47.71%	156
Yes, regardless of limitations/regulations	24.46%	80
No	23.55%	77
No Opinion	2.75%	9
Comments		101
	Answered	327
	Skipped	13



Comments Question 15

Respondents	Comments	Tags
1	Business need to operate within proper zoning & not in residential areas. People loaning a cottage to family or friends who are known to be responsible a few times a year is ok.	
2	Only rented to friends or relatives of owner	
3	Maximum 3 weeks a year.	
4	Owners and owners' guests can behave just as inappropriately as renters. Need enforceable noise and septic system bylaws put in place and then effective enforcement — for rental & non-rental properties.	
5	Being full time residents and financially supporting the municipality for many years there comes a time and age where it is necessary to move from the lake to a more suitable location. As we age in many cases short term rental is the only way that people like ourselves are able to hang on to and maintain their cottage which they dearly love. The taxes currently charged are already putting a strain on a lot of people in their retirement years.	
6	Assuming "residential" does not mean cottage.	
7	I don't want to live next to a "motel"	
8	STR's are best managed by local professional firms such as Cottage Care Rentals Inc. or WRD Cottage Rentals or All Season Cottage Rentals. They know what they are doing. A non present owner peddling a cottage on AiBnB and using it as a cash cow without care for anything is what you have to eradicate. There are only a very few and existing ByLaws give you all the teeth you need to resolve them.	
9	Should be a provincial broad base regulation, recognizing there is some challenging areas due to their proximity to larger centers and the kind of rental occupants they attract (i.e Wasaga). negative impact if this isn't seen as a strategy with a full budget impact as this falls back on tax payers and this will affect property values	
10	Just as there are so many styles that a person can wear their hair, there are many different ways someone can rent out a home to short tern renters. Limiting the number of nights or increasing the length of stay cuts the number of people we bring to the area. Too many regulations and red tape turns people away from offering accommodations. Cottagers already know how many days they are willing to give up at their cottage to help pay the expenses. People like me who have an empty house, see it as potential income and want to rent it out as much as possible. There are so many variables. Rules and regulations would need to be flexible and mixed with a little common sense.	
11	Concerns with consideration of full time people, septic systems, lake health.	
12	We feel that STR add to the owners' coffers - no our economy.	
13	Air B+B's are horrible for the community.	
14	We maintain our road in and out. Excessive traffic (boat trailers, skidoo trailers, vans, trucks etc.) cost us more to lay down aggregate. □ Our privacy was maintained for 50 years. Now it is a total invasion of people who have no investment in our properties or water fronts and lakes.	
15	Should be limited to number of week days or weekends and should have a limit as to the number of people	

- 16 There is huge potential for the natural beauty to be destroyed for profit. I think the allowable rental time should have very limited. i.e. 3 wks in summer. 2 wk fall, 1 wk spring, 2 wk winter. Ideally if renters were repeat visitors to the same dwelling, they would be vested in keeping the area pristine, as if it was their own. Guest & car # limits
- 17 I can accept renting 2 to 3 weeks a year to cover taxes, expenses, etc.
- 18 Allowing rentals to continue without limitation or regulation will mark the beginning of the end of cottage country as we know it. There is no reason we cannot have a sustainably regulated rental industry in Highlands East.
- 19 Short term only and need to be respectful of the lake
- 20 I have no problem with an owner of a property renting out their property for a period of up to 3 or 4 weeks and taking full responsibility for whatever impact this rental may have on their property, the environment and their neighbours. I have a great problem with absentee landlords running a business with absolutely no interest and no control over impacts on the environment, relations with neighbours, affect on local property values and/or municipal expenditures. For the latter category, my answer would be an unequivocal "no".
- 21 I have no issues with rental properties
- 22 No limitations, information
- 23 Absolutely have no issue with people doing what they choose with their own personal property without discrimination
- 24 Question 14 isn't clear, but I took it to mean whether my concerns are amplified or minimized by the length of stay. My concerns are the same whether the neighbours are owners or renters.
- 25 Regulations and limitations are one thing but enforcement of current laws covering fire, noise etc need to be #1 without neighbours having to police it every time
- 26 my experience with short term renters around me has not been good. In one case very close to me it was two people who rented the cottage for a week and unbeknownst to the owner until I told them there was no less than 10 people there the whole weekend. The noise was overwhelming and my wife and i discussed selling.
- 27 I think the owner should properly register property as a short-term rental and be limited to the number of guests per rental, and frequency of rental. Registration should be publicly revoked after a violation threshold has been reached. I realize this would be hard to enforce.
- 28 I know this is a complicated issue but there need to be regulations for all STR's especially ones owned by non residents, created solely as investment properties. These leave no recourse for complaints or any sort of monitoring. And the owners have no clue what is going on, on their property.
- 29 Short-term rentals are running a business & should be taxed as such. Many rentals on a lake will have a big impact on the water quality of the lake.
- 30 The devil is in the details. And the ability of the local Gov. To police it. My experience is that the municipality's never have the ability to deal with the problem. This is true based on my reading from large cities like Toronto, orillia and Montreal. Can we do better than them???? It boils down to money and city personal. Both of which are in short supply everywhere.

- 31 I feel one should be able to utilize their property as they see fit and regulate their rentals to minimize noise and environmental issues on their own. Limiting the maximum number of guests and only offering weekly rentals. Though I do understand not everyone will self regulate and perhaps a minimal amount of regulation is acceptable.
- 32 There needs to be regulations and limitations and more enforcement for noise. Rentals should also have to buy tags to dispose of their own waste. Renters produce more waste b/c they don't tend to be the ones dealing with it. If they were charged they may be more careful.
- 33 All properties being rented should be registered with the township.

Also, along with garage tags, renters need to have a fire permit.

Not mentioned on your survey is the increased risk of forest fires.

Septic systems must be in satisfactory condition.
- 34 Totally not what a neighbour bargains for when buying a property for self use. Unfair.
- 35 I do believe there should be a licensing/registration fee.
- 36 Every weekend I dread who is going to show up
A couple who enjoy Halliburton or dozen partiers who crank the music drink fight and don't care for anybody around them
- 37 What is an "unusual resident"? That question seems very judgemental.
- 38 It seems unfair that places are rented all the time and the owners do not pay any business tax which could go towards some enforcement staff.
- 39 I believe that everyone who rents has a responsibility to make sure that the concerns about septic, garbage, safety, fire and noise are all addressed up front and enforced if necessary by the owner with a contract that spells out all of these concerns clearly
- 40 No harm in properties being rented on a short-term basis to responsible tenants for reasonable recreational purposes or if the tenenat has business in the area.
- 41 I am of the belief that most people who own a cottage actually wish that they could be there as much as possible. I also believe that it is the prerogative of any property owner to decide how often they should choose to rent it out. People's work and life obligations change (retirement, for example) and their presence at their property may change in tandem with that. This may happen for various reasons and it wouldn't be described by the owner to be an "investment property". Renting might occur for a few years and then it may no longer be a choice. Likewise, an owner may choose to live permanently at their cottage property and never rent again. The important thing is the exercise of good citizenship, responsibility and respect. That is the bottom line and every property owner has it in their own best interests to have this mindfulness. Live and let live, I say. I don't like the fireworks, the rifle range noise, and the large party raft with a motor buckled to it, but as long as it is happening before 11pm, it's respecting by-laws. Owners who never rent out their cottages should not sit in judgement of those who do for a few weeks of the summer.
- 42 There was mention of a license- this could help cover costs if extra by law issues associated with short term rentals. I'm not opposed to such

43 After having paid for the cottage, taxes, supporting local businesses I would expect to be able to enjoy mine short time at the lake.

44 I personally have not experienced this, but I do have a good friend in the Beaches in Toronto whose life has been made miserable by her neighbour's renting out her home consistently for short periods on Air B&B

45 concerned about enforcement of limitations and regulations- municipality have resources to manage? impact on taxpayers?

46 A long term renter is difficult to evict and the problem could persist over a long time.

47 They are the start of a big mess. Yes it drives revenue that goes mostly to the people renting.

48 I don't believe it should be regulated. Cottages have been rented for years just because people are able to search places and rent them easily doesn't mean it needs to be taxed higher

49 Yes if they pay commercial taxes as they are operating a business.

50 must respect the environment and lake. Forgot to mention this spring renters went on the island, chased mother loon off nest and handled young c=hicks.. If I had been there I would have corrected the issue the neighbour who witnessed it was elderly and could not get in her boat to deter the teens. Chicks were ok we see them on the lake even today thank god

51 Neighbourhoods aren't full of motels they are homes with neighbours who respect that we're all in this together

52 This industry of private individuals running what was designed as a home as a hotel is not something that should happen on well/septic/peaceful community

53 Let commercial business do their thing and prosper as law abiding stewards of our lands and please halt private individuals profiting and us paying for their over utilized septic and rental behaviours of here for a day or few with no consequences

54 Should be a seven day six night stay not a two or three night stay

55 We set our own regulations. We will not rent beyond the amount of people per stay that the cottage can comfortably handle. We also screen people to make sure they realize this is our home and to respect it.

56 As long as the septic is working and has been maintained and people respect the local bi-laws (such as noise & parking) then I have no problem. In stating this, ALL residents should meet these standards - not just short-term rental locations. I am certain there are septics on the lake - used by full time residents and seasonal residents - that are having a negative impact on our lake. Therefore they need to be treated equally as oppose to targeting a specific group such as short term rentals.

57 Highlands East relies heavily on revenue from cottage owners and renters to keep their local economy healthy. Having residential dwellings used as cottage rentals is a good thing for the area.

58 Short-term rentals need to be tightly regulated. There is huge risk in this "money making venture."

59

There must be more thorough vetting of the renters by either the owners of the property or the rental agent representing the owners. Things to determine in advance of renting would be: how many people are permitted to occupy a dwelling, how many of those people are adults/children, how will the occupancy level be verified by the owner or the agent once rental has commenced. Also, "rules" around noise (day and night), parties/events, parking, watercraft use (if applicable), trespass, garbage/recycling protocols, etc. must be clearly presented to the renters.

60

Question 14 is badly worded (if short term rentals are 30 days or less then 6 weeks of rental is more than 30 days)

61

Regulations and enforcement are required to ensure all stakeholders can live, work, and play without undue impact from short term rental properties and visitors, while also benefiting from the likely economic gain.

62

I would contend that properties rented 3 or less weeks a year be exempt of regulations but after 3 weeks a year then the property is being used as a business and should come under the regulations of a B & B, inn or a hotel and should then be regulated as such.

63

There should also be a limit on the number of dwellings being used for this purpose on a lake or in a neighbourhood.

64

Having dealt with renters on both sides of our home over the years, its been visually noticeable how much the health of our lakes and river have deteriorated with shore line erosion, algae blooms and cleanliness , more weeds and muck. Septic system inspections have not been delt with in timely manner

65

People that offer STR need to act responsibly and make it clear their renters act responsibly.

66

It's good for the county but must be regulated, even the renters themselves would fair better with a regulated system.

67

we own several units in a condo building in Toronto and we can tell you from first hand knowledge the pro's and con's of allowing short term rentals. Yes, it certainly is lucrative for owners as it opens up the audience of rentals to a much larger market who may typically not be able to access a nice cottage property (especially millennials) and can allow owners to offset a lot of the costs of carrying a vacation home. □

□

Ultimately, the condo building management started to enforce the existing building by-laws and denied entry to known units being used as short term rentals (after giving notice of such intent) and building management also checks AirBnB to actively ensure there are no units in the building available for rental. We fully supported the actions of building management. At first, it is not a problem at all when only the odd unit here and there was being used but over time, it steadily built to the point where likely 10-20% of building was being used as short-term rentals putting a huge strain on the custodial staff, significantly increasing the amount of garbage collected, causing damage to common areas, and drastically increasing the amount of noise complaints experienced. Basically the building was being turned into a mini-hotel.□

□

With people living in smaller and smaller spaces in the GTA, the attraction of getting out to the lake would certainly be a huge draw to come out to the beautiful lakes in our area. However, cottages are not setup to be used as resorts for 10 to 15 weeks a year with a dozen different guests coming by every few days. The strain on septics, impact on lake and noise would be basically like the same issues we dealt with in our condo building but on a wide open lake instead of a vertical high rise.□

□

Our closest neighbour and ourselves mutually respect each other and only allow use by other family members when we are not using ourselves and this has worked well. If the cottages near use start being used regularly as rentals, we would

68 If the regulations will be enforced, otherwise no

69 Should need to register with county and should be a tax impact and system for fines for noise, etc if such transgressions occur

70 I say yes specifically for Highland East, because the large economic benefits that the tourist bring to the town, it outweighs any minor issue/impact it has on the neighborhood. For me as an owner, I take great care of my cottage and are very sensitive to the welfare of the natural environment and neighborhood. I assess and are very selective of my renters, for example I only rent to family and priority given to seniors.

71 We owners must interview and investigate our potential tenants to make sure they are of good character and will be considerate tenants. A rental agreement must be in place specifying the expectations of their stay with us.

72 Septic, water and noise need to be regulated. As stated before it need to be a level playing field for business owners.

73

It's none of my business whether my neighbour rents or not. It's his/her property.

74 I would like to see a restriction of the number of people allowed in one residence at a time. Eg: when a property is rented for \$3000. plus per week then logically it encourages multiple families to rent and share the expense. This issue creates noise concerns for those of us who enjoy our quiet waterfront summers and also creates stress on septic and water resources.

75 Believe there a sufficient mechanisms in place to manage short term rentals

76 The world we live in this will happen through Air BnB or other sites regardless, so we need to remain open to these positive developments that allow to more easily facilitate these transactions (ex. someone gets to enjoy the space and someone gets to subsidize a portion of there rent or make property repairs with the rental fees they collect)

77 Owners should use agencies that screen renters

78 I believe that the enforcement of existing by-laws (noise violations, parking, waste rules, etc.) would resolve most if not all of the concerns about short term rentals.

79 Modify by laws to hold irresponsible owners and disrespectful guests accountable. Commit additional resources to police unwanted behavior. All STR owners should not be blanketed with a bureaucratic and restrictive processes.

80 limitations but not regulations. One month to 6 weeks of the summer is reasonable

81 Regulations are already in place and need to be applied to owner occupied properties as much as rented properties

82 There is also the issue of property rights and the rights of an owner to enjoy and use his property as he sees fit. The state should not arbitrarily and for no good reason limit these rights.

83 I am supportive of dwellings being used as short term rentals without any limitations or regulations

84 Less government regulations. You will hurt the economy more than help it. Deal with the bad ones as they arise!

85 i am not supportive if you categorize the rental period as 12 months. Question 14 focused on rentals of 3 weeks or 3-6 weeks per YEAR. Your calculation of what is a reasonable number of weeks to rent out a dwelling must be based not on a year but on the number of weeks in a season. For cottages, the family cottage season is July and August. For ski chalets, December to March. Renting a cottage for 3 weeks or 6 weeks of a nine week season is too much. It affects the lake, the shoreline, septic health, lake safety and neighbouring residents too significantly.

86 yes

87 This is worded inappropriately. But suits my closest answer. Limitations should be set, but by owner, not government mandated.

88 Limited number of rentals and limited duration. Also limit number of occupants. 10 adults is a party

89

families that were only able to enjoy cottage life through short term rentals for many years. Many of those stories resulted in the dream come true of owning a property of their own, made possible by offsetting some of the carrying costs with short term rentals. This opens the door for others to follow in those same steps or just enjoy a beautiful escape with what they can afford.

Cottage prices have gone up substantially in recent years. I doubt there are many complaints about this from long term owners who paid astronomically less than recent owners about the huge increase in property value of their investments. It seems that the general consensus is these longer term owners are more resistant to rentals - yet they were not subjected to same financial burdens.

Restricting the ability to offset some of these costs may cost many owners to reverse the dream with the lack of planned income.

The theory that short term rentals is damaging to the township or a sense of community is ludicrous. We recently purchased or cottage and specifically sought out a 4 season structure. I can speak first hand that the presence in town stores, groceries stores and in public areas in the 'off-season' is not even comparable. So is there therefore not a loss in business support and community in the months that other owners choose to board up until spring?

What say would be the difference in requesting restrictions on how long you should be able to close your cottage for and not contribute to townships and communities, local businesses, etc. Or pay an additional 'community support fee' for all the months that they are not present and contributing for.

This may come across as absurd that another owner would request that this be pushed upon someone else and someone else's property - but is truly dissimilar to request to limit your neighbour's short term rentals?

90

Sensible regulations that can be reasonably enforced such as septic inspections, max occupancy based on number of bedrooms, fines for noise infractions etc strike the right balance for all

91

Short term rentals should be defined as 1 to 6 weeks per year, maximum. All others should be licensed, regulated and taxed at a commercial level.

92

In no way is this positive for the community. The only people that benefit are the property owners, who are usually absentee anyway. Internalise the benefits, and externalize the costs....

93

Would expect that 2 weeks per year would be adequate.

94

Yes

95

If people own their property and dwellings, how is it the domain of the municipality to impose such STR conditions. People should be free to do as they wish or need regarding STR's within the current bylaws and provincial laws.

96

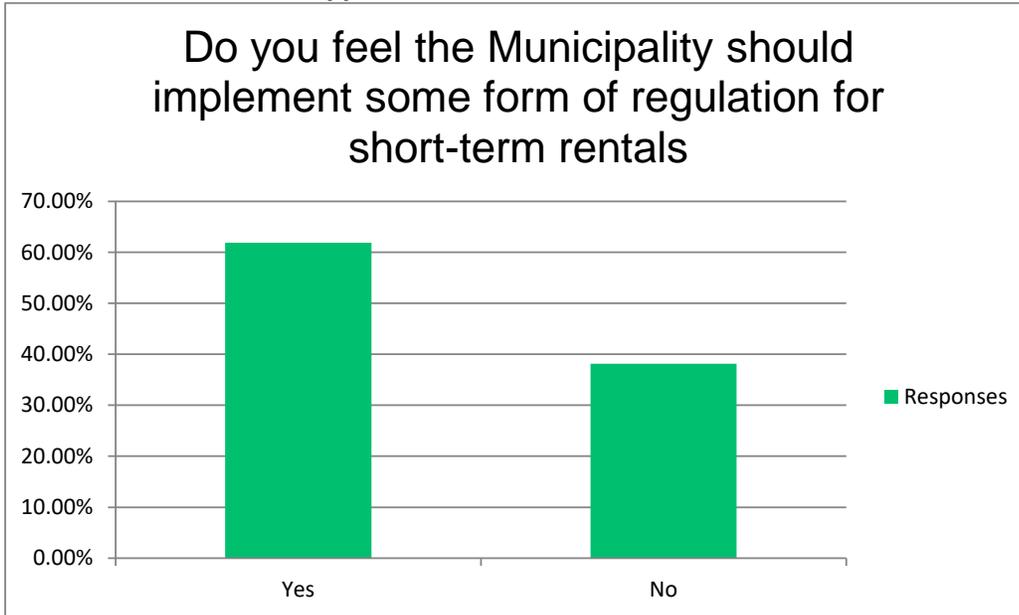
I really don't relate to you spending time on this matter, I think you would be better spending time promoting our community and what we have to offer...you have nothing to offer our younger generation ...if we want to go out for dinner we have to leave the area, if we want to see a movie, banking...our community needs to come out of the dark ages..

- 97 This question should also have another choice yes but with no limitations/regulations. It seems the person or persons proposing this wants regulations/limitations.
- 98 Same rules should apply to long term as any you may come up with for str
- 99 There are already bylaws in place for any of the issues that could occur so no regulation is required
- 100 Possibly have the owners register their rental property small fee? and pass safety inspection (fire/co alarms extinguisher etc..) yearly?
- 101 Only a few times per year and with strict regulation and by-law enforcement.

Question 16

Do you feel the Municipality should implement some form of regulation for short-term rentals

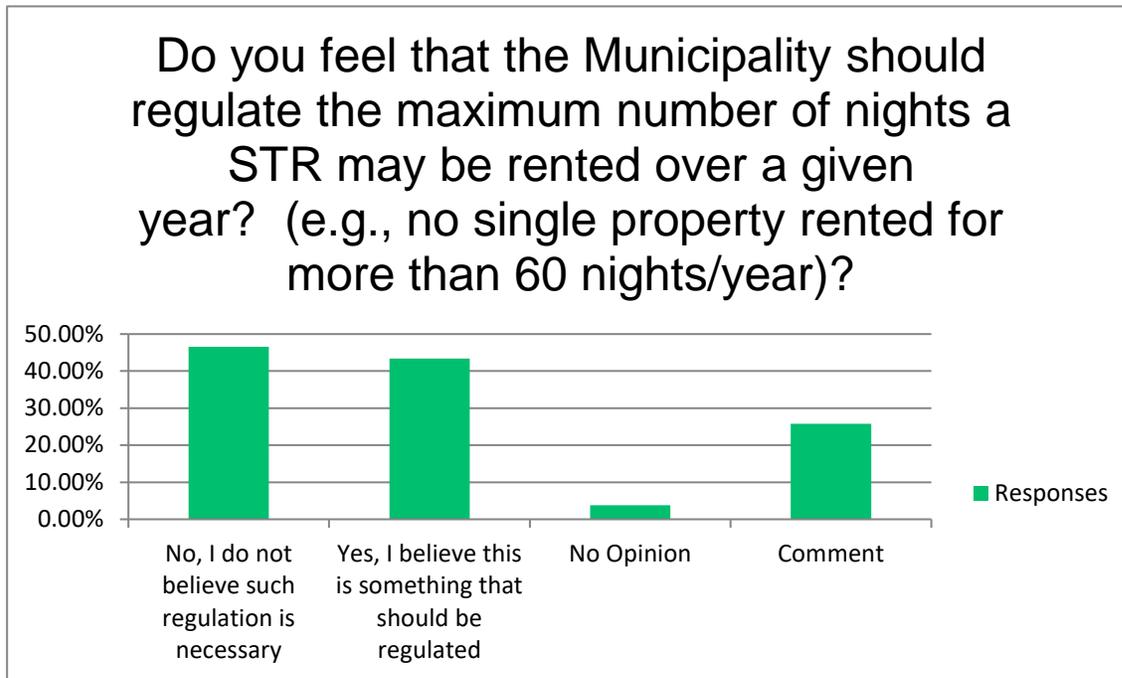
Answer Choices	Responses	
Yes	61.88%	198
No	38.13%	122
Answered		320
Skipped		20



Question 17

Do you feel that the Municipality should regulate the maximum number of nights a STR may be rented over a given year? (e.g., no single property rented for more than 60 nights/year)?

Answer Choices	Responses	
No, I do not believe such regulation is necessary	46.54%	148
Yes, I believe this is something that should be regulated	43.40%	138
No Opinion	3.77%	12
Comment	25.79%	82
	Answered	318
	Skipped	22



Question 17 Comments

Respondents	Comment	Tags
1	60 days is too high, that represents a business. When we rented before owning the owner a representative checked in regularly to ensure we were ok & use was appropriate. It should not be up to neighbours to should for enforcement of bylaws it deal with renters issues.	
2	Agency regulations rather than number of nights regulation will be much more impactful and effective. Cottages should be rented through regulated agencies to enforce designated rules and to be the watchdogs over behaviors of renters. An Agency, should have the authority to take immediate action where infractions occur. Cottages are unique properties, which require responsible, knowledgeable persons to provide care for them and the surrounding landscape/environment.	
3	Has anyone checked with insurance company guidelines with respect to short term rentals? Generally there is a maximum amount allowed or you buy an expensive policy to cover it. This is already regulated by the homeowners insurance policy who would have to pay out if there was a claim, including fire dept charges	
4	Nothing is needed if there are no problems. The owners can be the problem...so the rules regarding noise, Septics, nasty dogs, etc., need to apply to everyone. Why create 2 sets of regulations. Also the issues of parties and number of people can be the owner inviting their friends on a constant basis... Our neighbours are wonderful but it just takes the sale to new owner to change everything. Why should the municipality spend money on putting regulations that cannot be enforced. Waste of taxpayer dollars. If regulations are needed, it would be for the cottages that are full time rentals/business. Again it depends on 60 days being 60 people for 1 day each vs 1 person for 60 days. These are very different. □ C	
5	How many Short term rentals allowed on a lake? Limited numbers? Yes	
6	If this means 60 accumulative then it should be regulated but if it is one 60 day rental then chances are it would be a respectful family for the summer and not weekday/weekend parties as we are witnessing now. It is costing us as taxpayers money every time the police are called.	
7	Where we are located I have not heard any concerns over number of weeks/days for the properties that rent...what is the problem we are trying to address and how do we do this with by-laws, education and enforcement.	
8	I think short term rentals should be for a minimum period, eg one week. I cringe at the thought of a group renting a place next door to me for a weekend of partying. I have a place in Florida and the minimum rental period has been set at 4 months. It started out shorter, but experience showed that abuse resulted in an unacceptable impact. Minimum 3 months was adopted as being reasonable to ensure some level of peace and security for the full time residents. I'd suggest the same here, but it'll never fly.	
9	60 nights is way too much. If they want to run a B&B let them do it as a business. If someone wants to stay over at a friends, fine. But it should be banned having random people staying everywhere with no oversight. A limit on the number of nights is lip service and unenforceable.	
10	Neighbours!	
11	No long w/e rentals.	
12	Rentals should pay larger taxes (used as a business).	
13	If you went away on a sabbatical for a year and you rented it to someone you know or trust then that should not be an issue - the problem is a cottage should not be used a party central every day all summer long	
14	3	
15	60 nights a year works out to 8-10 weeks which is most of the summer when seasonal residents are using their property. There should be limits on how many consecutive nights per time frame (e.g. 2-3 weeks rental followed by 2-3 weeks non-rental).	

16 I don't think this is the sort of question that should be posed to the public. This is why we have representative government. It's your job to make these decisions for us. Have some courage.

17 Yes if the municipality is going to permit this use under an amended bylaw

18 I think rental properties should sign an agreement with the county saying how they are being respectful of the lake... septic, number in household, products used in household; shoreline health etc

19 I have a problem with a "nights per year" criterion because it implies the kind of "turnover" of rentals which applies to the hotel industry. I would prefer a criterion such as rentals of no less than 1 week duration and no more than 6 weeks duration. This is closer to the historic norm for owners who have rented their cottages. The former criterion, by comparison, would be a nightmare for enforcement.

20 Don't harass and bully people

21 60 nights is basically the entire summer which is way to much.

22 From what I understand your home can only house 25% of the home as a business. This can be carried over to short term rentals as it is also a business - so only rent out 25%. Keep the rules consistent

23 The concerns we have with noise are not solved by regulation. We have noise concerns with owner-neighbours. The solution is enforcement of existing regulations.

24 Again, as long as they meet the by-laws and take responsibility and accept any consequences. They also need to comply with Septic and ensure they have proper insurance coverages like a B&B.

25 I honestly don't want hoards of guests coming into our community each year. We are a small community of 6 residences and we keep an eye open for any odd activity at each other's places. We don't need all kinds of strangers driving along our lane.

26 60 night however is the summer so that would be too long.

27 60 nights may be too restrictive but may 120 days better.

28 Short term rentals in areas such as Highland East would bring beneficial tourist and economic activity to the area and unlock beautiful areas which would, otherwise, be unavailable for residents of Ontario and other tourists. With awareness, and education owners are more than capable of politely and strictly enforce reasonable measures, without prohibitive municipal regulation, that are in the best interest of the all parties involved. Other areas have been in operation for over 20 years as tourist destinations without troubles because of owner due diligence and openness municipalities. Environmental laws and regulation should be clear and posted in conspicuous locations for the protection of the area, and with that, rental frequency and duration should not have adverse impacts on the local areas.

29 Should be a minimum aloud before a person needs to be regulated.

For example, my sister and brother in law stay at my cottage for a few days. They give me \$100 to cover the cost of hydro and minor expenses. This should not be regulated. Need rules for people operating a business. They need to pay taxes and the people that do not choose to rent shouldn't have to pay taxes so that others can profit.

If we have 5 years left at the Tory hill dump, it will fill up much quicker now. Why should I have to worry about my neighbours renters garbage? Are the renters going to help pay for our garage to be shipped out in 5 years or sooner?

30 Keep the government out of my business

31 Restricting to 60 does NOTHING to solve the problem as cottages are only rented mostly in July and August. Restricting to 30 days may dissuade some people from buying a cottage with the sole purpose of renting it out all summer.

32 We have not experienced any issues with our renters not have we had or heard of any issues with other renters

33 Minimum 7 nights rental

34 (Should be no rentals for periods less than 30 days
35 Or # of rentals per year
36 An owner of a property should be "allowed" to do with what they please with a very major
asset
37
even 60 nights a year is a business and too much as those rentals are primarily in summer
with the exception of the big fishing lakes . Those ice fishing cottage rentals pose another
huge problem...lots of garbage on lake, bottles and cans beside sled trails. Irresponsible
and impaired snowmobiling. And huge issues with people trespassing and coming up on
our property because they don't know where the trails are.
38 60 nights translates to 8 1/2 weeks which is most of the prime summer season. That is too
long a period. I would feel more comfortable with 40 nights to give adjoining property
owners a break from the noise and commotion.
39
how are you going to enforce? I hear that the township has already hired a bunch of their
friends and relatives for the enforcement positions - another township scam to steal money
from the taxpayers which clearly, you believe grows on trees. How are you going to enforce
this? Have your friends and relatives running around, trespassing on everyone's
properties, knocking on doors and asking are you renting? What do you expect people so
say...yea, i'm renting, so bill me extra on my taxes. are you going to create a snitch line,
so neighbor can report on neighbors? Nice - just an extension of our already invasive
police society. I hear that 3 of the friends of councilors have already been hired - paying
them what - \$40000 or \$50000 each with benefits with retirement....I mean, are you
insane? I have heard that this rental thing goes on in Muskoka, well guess what - this is not
Muskoka....why don't you get the building department officials up off of their butts and start
enforcing building bylaws. I hear that [redacted] added a huge enlarged deck, no permits,
expanded towards lake - I hear that the building department girl, was given hell, hell by
and told to f off and the building girl did that - she f offed and never came back. I
guess if one gets abusive like the [redacted] to, they are exempt from the by laws. Rental bylaw -
I'd be more focussed on owners having dozens and dozens of their family members here -
and I do mean dozens. I'd be more concerned with these damn jet skis which run down
our loons and ducks - with impunity. why don't you spend a little time maintaining our
roads: have you been into the landfills lately? almost impassable. What about the
constant scavenging - from town employees and from the general public? town has lost
its direction and focus. If you just want more money, then jack another \$10000 onto all
of our bills - why mess with renting?
40 60 nights a year seems overly generous to me.
41
My concern is with 2 - 3 day rentals, weekly or more than a week is not as much of a
concern. Noise, overcrowding and disrespect for others on the lake is the biggest concern.
42 The way it is now has worked well on our lake for many years - why change something that
works. Short term renters have a residence elsewhere; thus are only staying for a short
time - usually on vacation and spending dollars locally than someone would be staying for
an extended time period.
43 I'd say it depends on the location and property. If the rental property is not affecting the
water front or neighbours and the septic is up to code or better, I have no issues with how
many nights it is rented. It's more the number of users at the rental residence.
44 60 nights is far too many
45 Protect our land from undersized septic systems
46 Commercially rented pay commercial tax and install commercial septic cuz nobody is
policing the number of guests and those of us who own in this community then suffer and pay
as water quality degrades.

47

I don't believe the number of nights is an issue - the potential for noise, pollution (over-use of septic as an example), fire, etc. IS an issue when and if guests are not vetted effectively, or when the number of guests in attendance at a property exceeds reasonable limits. Someone HAS to be responsible for keeping an eye on such issues and responding appropriately when they arise. Repeated failure to do so MUST also carry fair and reasonable consequences for owners not making every effort to deal with such issues.

48

What would be the point in "attempting" to regulate this? What benefit does this bring to the municipality? to the environment? to the residents? There is no point in trying to regulate this - and would be very hard to actually execute on.

49

I don't think limiting the number of nights per year for short term rentals is necessary or beneficial. Highlands East relies heavily on revenue from cottage renters to keep their local economy healthy. Especially in fall / winter / spring seasons. □

□

There are current bylaws in place to enforce negative behaviours such as noise, parking issues etc....□

Rather than introducing additional by laws and regulations / licencing, modify existing bylaws and increase enforcement of existing by-laws (including fining noisy owners!) and commit additional resources to enforcement. This will hold the very small number of irresponsible owners and disrespectful renters accountable rather than blanket all owners with a bureaucratic and restrictive process.

50

If they are allowed they should pay substantially larger taxes

51

Like Airbnb rentals in metropolitan areas and ride sharing services like uber, these rentals are unregulated and untaxed. It stands to reason that greater use of homes and cottages brings increased risk. More fires and and lake pollution are two concerns that come to mind. Local firefighters must address fires caused by renters yet the renters pay no local tax and rental property owners draw income from their properties but pay no extra tax to cover increase risk created by renters.

52

To be clear, I don't believe the number of nights should be regulated IF, and only IF, the people who rent are decent and respectful, and understand all of the rules of being a tenant. STRs only become a problem when the renters ARE the problem for neighbours and the community at large.

53

Either limited to nites per year or weeks per year. If the STR is capped to three weeks per year I believe the area would see an influx of properties go up for sale which is a good thing for the neighbours and the township. New owners would have a commitment to looking after their property, they would spend locally as well.

54

Unregulated renting leads to problems with neighbors in terms of the stress it puts on the limited infrastructure that exists (roads, septic issues, over stressing of lake , etc

55

Any bylaw or regulation needs to be enforceable and have consequences; not sure how this possible through a "quota" .

56

I do not think that there should be any regulations for properties rented for less than three weeks total per year.

57

It's not the number of rental periods that is the concern but the behaviour of renters if renters do not behave responsibly and effect the enjoyment of the properties of their neighbours or the lake or locations near the rental property (e.g. excessive noise/partying takes away from an enjoyable lake experience for everyone else)

58

Yes, I think a limit on nights makes sense. Otherwise, taken to an extreme of renting out 365 nights/year then it is really just a B&B/motel and this likely unduly impacts neighbours and should be regulated more strictly as a permanent business.

59

Of course, especially on waterfront property's. You are going to get completely different answers from owners that rent, remember, they are not here to see the nonsense that goes on in their places.

60

That is the whole Summer anyway so this may not help

61

Either the Municipality decides to allow STR or they don't. I don't see where placing restrictions on the number of nights improves the situation.

62 60 nights is way too much unless it was rented long term - not short term rentals.
63 60 nights is the entire summer, 30 is much more reasonable or, something along the lines
of no more than 2 weeks per month.

64 60 nights/year is way too high. That could be all of June/July for cottage properties - the
most lucrative rental period out there. If I had to put a number, I'd say 21 nights but
honestly even cringe at that.

65 Who is staying on someone's property shouldn't be the Municipalities concern.
66 Any regulations will discourage and eventually force the owner to sell the cottage because
it is difficult and costly for owner to maintain a cottage property. We have a cottage
association at my cottage and we have signed and agreed on a list of charters/rules that
we all comply to. I think it is best to leave it to the owners and local cottage associations to
enforce rules and regulations.

67 Minimum rental period of two weeks per rental.....no one or two night weekends
68 Unless there has been an established business or cottage that has been doing so under a
business License
there should be know STR allowed.

69 good luck enforcing this, waste tax payer dollars even more...
70 regulations already exist regarding noise disturbance, parking, trespass etc. The need is
for these bylaws to be enforced with both owner occupied and rented properties. My
biggest problem is with the owner occupied cottage across the lake from me.

71 Bringing tourism to the area through short term rentals stimulates the local economy,
provides employment, introduces new people who might purchase property and therefore
increase the tax base, it incrementally increases awareness of the area, and promotes a
cycle of a recurring revenue stream through tourism.

72 i feel that you cannot regulate based on a year. you should regulate differently for
seasonal properties. If you say 60 nights per year, you effectively permit a cottage owner
to rent his/her cottage for the full season to any number of short term tenants. This is not
effective regulation of short term rentals.

73 Regulate the MINIMUM amount of days to rent, example- no weekend only rentals or
single day rentals. These weekenders encourage the party weekend accompanied with
noise late night baloney and lack of accountability.

74 The maximum number of rentals per year is not the issue, as long as the renter is having
his renters follow the bylaws. (Noise, trespassing, polluting, septic systems, parking, etc.)
STR's should need to register their property each year, agreeing to the municipalities
bylaws, with the understanding that they are responsible in the end. And future registrations
may be denied, preventing them from being a STR in the future

75 I think a "reasonable" time frame could be set. Reasonable as in minimum 3 or 4 nights.
76 This seems like a tricky rule to just implement - it will suit non-renters and not renters,
whereas no regulations would be vice versa.

Implementing new rules on properties that are owned by individuals (properties that are not
easily paid for) to suit the desires of others somehow doesn't seem correct.

Example - your neighbour doesn't want you to be able to rent the property you own, but
may need in order to maintain possession of that property. It does not seem fit to impose
regulations on others, for a property you don't own a stake in, to suit your own desires.

77 We have no control who buys the property next door, but at least if the owner is the tenant
we can converse communicate and compromise when it's comes to any difficulties or
disagreements which may arise.

78 Noise and trespass complaints should be addressed by the county.

79 Without question. The culture of this area is in danger of being subsumed by outside influence... If we are not careful, we will end up losing the very qualities that make this area such a great place to live and raise kids, in exchange for another set of qualities that make the area ideal for the kind of rentals under discussion. Do we really want to live in Toronto's playground? We already send most of our taxes south to pay for swimming pools in Oshawa, or the TTC, or the Raptors; it is grossly unfair to turn this wonderful place into a resort for city people.

80 I don't think it should be considered or allowed. Period

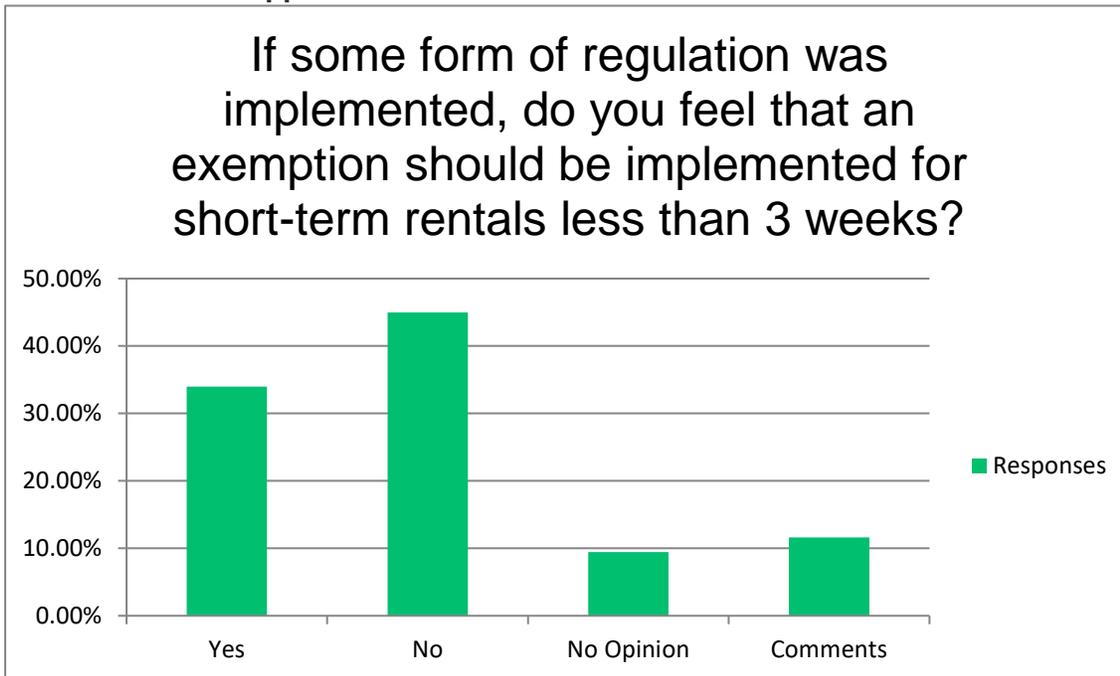
81 My place mind your own business.

82 60 nights per year is way too many. 3 weeks or 3 weekends is much more reasonable. If you want to do more than that then become a bed a breakfast and do it professionally.

Question 18

If some form of regulation was implemented, do you feel that an exemption should be implemented for short-term rentals less than 3 weeks?

Answer Choices	Responses	
Yes	33.96%	108
No	44.97%	143
No Opinion	9.43%	30
Comments	11.64%	37
Answered		318
Skipped		22



Question 18 Comments

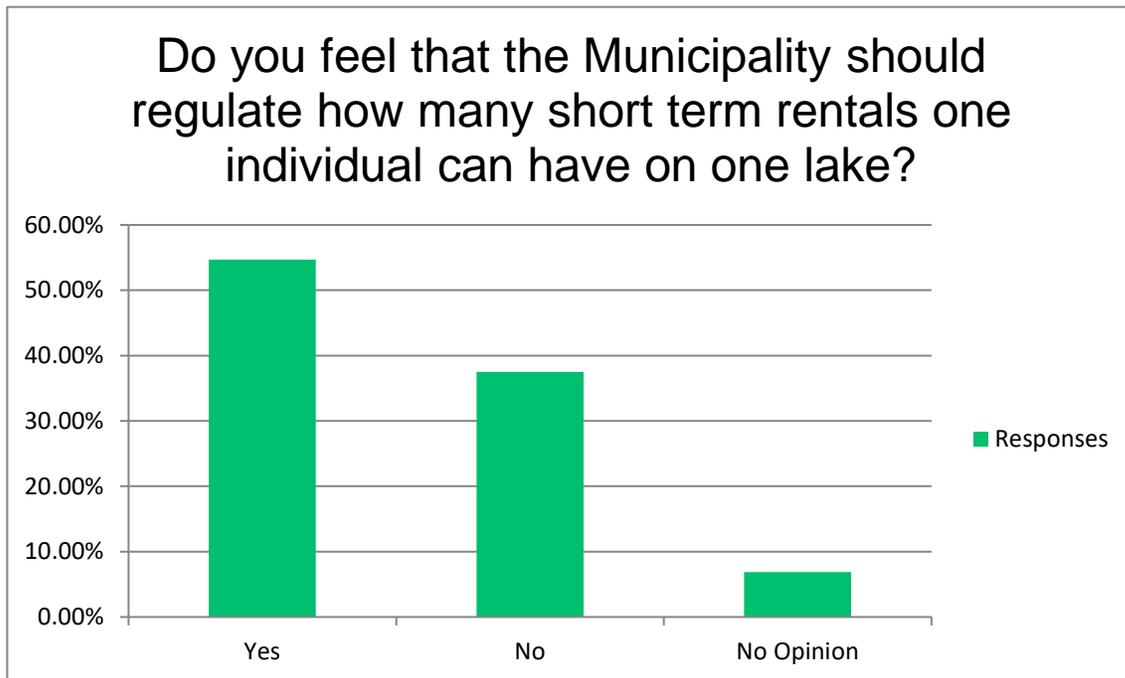
esponden	Comments	Tags
1	Question is confusing, up to 3 one week rentals in a year is reasonable.	
2	There should be no regulation	
3	I don't believe that a regulation on short-term rentals is necessary regardless of the number of weeks as I have never come accross a problem to date.	
4	I'd suggest that it be 3 weeks or less if you must do it at all. Your real issues with problem properties is during owner present activities by them or their friends and relatives. If you want to fix the majority of environmental issues, you need to go after every property. If you want to solve noise and parking issues, you have to go after primarily owner present places.	
5	<p>As stated previously, I believe the potential to negatively impact property owner will increase with shorter term rentals. Why on earth would we want to exempt them from regulation and make this a certainty. <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>You haven't provided a box for ad hoc comments so I'll create my own. I fear I may be further impacted by my own Municipality if my already crushing taxes are increased to cover the cost of creating a short term rental police to enforce whatever bylaws are enacted. Especially irksome since, in reality, the enforcement function will rely on us homeowners performing the detection and reporting role, then waiting with fingers crossed for the Municipality to try to deal with it. That's how the issue of overnite street parking is managed here in Brooklin where I live. I just doesn't work and ends up pitting one neighbor against another.</p>	
6	What if the short term renters for 3 weeks were wild, loud, disrespectful? What if the year renter was quiet, professional with some friends up on a summer weekend. The issue is complicated. I think someone who owns a property strictly for renting and is never in it themselves, then I think that is problematic	
7	Perhaps.	
8	No. This is an insane suggestion. Does renting your property for less than 3 weeks a year mean that it's ok for renters to make as much noise as they like? overuse the septic as much as they like? Block private and public roads with too many cars as much as they like? The rules are independent of how much a property is rented.	
9	How is this length of duration going to be enforced.	
10	<p>The rental next to me changes tenants weekly - i don't like it . The traffic on changeover days is significant we get asked the same questions every week ...and we never know the noise - yappy dogs, 7am axe throwing , one weekend they had six ATV's going up and down the laneway all weekend <input type="checkbox"/></p> <p><input type="checkbox"/></p> <p>I would prefer longer term rentals</p>	
11	I believe a by-law should be comprehensive (see my previous comment). Exemptions create enormous loopholes for businesses operating in a residential zone to jump through. Again, it would make the by-law difficult to enforce.	
12	No rules are required	
13	This is a ridiculous construct, you would never be able to enforce this.	
14	up to 13 weeks	
15	These questions are slanted. The survey should show a balanced approach. This survey has been written to promote the idea of regulation. We feel Council have already made up their mind about regulation and are looking for support.	
16	In some situations a weekend rental may be desired. A regulation should facilitate this event	
17	Possibly - it would depend on the exemptions	
18	I don't think it should be implemented.	

19 Firmly against regulation. This is not a condo-community in a big city.
20 No shorter than a minimum of one week.
21 Maybe 3 weeks but the \$300 fee is a bloody joke when these people are making tens of thousands literally. Get with the times highlands east \$300 is a freaking nickel to anybody in str landlording.
22 Problems seem to increase the more frequently there is changeover in renters; therefore, an exemption would encourage greater turnover and repeated problems.
23 More regulation should be placed on short-term rentals.
24 I don't believe any new regulation is needed for STR's.□
There are current bylaws in place to enforce negative behaviours such as noise, parking issues etc....□
Rather than introducing additional by laws and regulations , modify existing bylaws and increase enforcement of existing by-laws (including fining noisy owners!) and commit additional resources to enforcement. This will hold the very small number of irresponsible owners and disrespectful renters accountable rather than blanket all owners with a bureaucratic and restrictive process. □
25 But ensuring rentals do not exceed three weeks will rely on the honesty of renters and is therefore impossible to enforce.
26 Again, is it enforceable? Question if practicable
27 The short term rental exemption would be better for longer term rentals on the assumption that if the renter is the same party and not simply rotated out every few days, then a longer term renter is probably less likely to misbehave as others on the lake would normally say something and, if all else fails, to call the police or bylaw officer . Longer term rentals are more likely to patronize local businesses.
28 I would say yes, however, how would Municipality police or get honest property owners to tell truth regarding their rental property and number of weeks renting out
29 I am not supportive of any regulations
30 Mind your own damn business!
31 I do not think the length of the rental is a major issue
32 There still needs to restrictions applied.
33 How do you track this? This will just detour people from the area
34 No regulations are needed. However, a responsible code of conduct for both cottage owner occupied and cottage renter occupied would be good
35 No regulations should be implemented. They would curtail economic benefits to the Municipality.
36 It would be fine as long as it was limited to the total number of times it's rented out
37 no regulations should be implemented

Question 19

Do you feel that the Municipality should regulate how many short term rentals one individual can have on one lake?

Answer Choices	Responses	
Yes	54.69%	175
No	37.50%	120
No Opinion	6.88%	22
Comments		68
Answered		320
Skipped		20



Question 19 Comments

Respondents	Comments	Tags
1	A residence that is primarily rented short term is a business. Owners should be taxed as a business & subject to regulations. It does not matter how many they own.	
2	I don't believe the Municipality has any business digging into the affairs of tax paying owners as there is already more than enough regulations in place. We feel that we are paying more than enough municipal taxes and are quite capable of looking after our investment ourselves.	
3	is 3 rentals owned by 3 owners any different than 3 rentals owned by 1 person? It all depends on how they are managed, renter selection. Lake size also matters.	
4	I learned from the open house last summer that there are people in the business of renting properties year round and it is their source of income. I am not sure if you charge landlords or plan on putting in a Landlord tax. If you only target people who rent cottages, you are not running a fair tax regime. It would look more like you are targeting those owners while allowing other landlords to be off the hook. Furthermore, the biggest issues are when owners are present at cottages.	
5	Most who rent have their own cottage on lake and I like that because they don't want their lake to deteriorate and they are close by if there are concerns. If I was to become involved in investing in a cottage to buy and rent to help cover the costs and improve for my future and my children this would be my interest. How do you address # company? Previous regulations only allowed 1	
6	One property, no more than 14 days rented per year. Any more and it becomes a business. Even so it would be unenforceable.	
7	No more than one.	
8	I no longer rent my property, however renters for globs at a time should be okay. It's the short, short term renters that have no responsibility it seems.	
9	Perhaps a draw system or rotation.	
10	A property used almost exclusively for short term rentals should be considered the same as a B&B, etc. and regulated accordingly.	
11	In theory this would be nice but i think not possible (and wildly unpopular) for reason you already know.	
12	Yes if the municipality is going to permit it.	
13	Anyone with more than one property on the lake is operating a business in a residential zone. This should be prohibited.	
14	Absolutely not	
15	Absolutely. There is a difference between an owner who rents part time to help pay for a property vs those who are a business and owner is never present	
16	You need to understand the root cause for STR.....mainly Money/Income. So they should be running in parallel with B&B as an example.	
17	How would the Municipality say who could and who could not rent out?	
18	If they want a hotel, they should buy one!	
19	As long as they pay taxes	
20	Again government meddling	
21	Maximum 2 and two weeks.	

22 Definitely as our lake has so many renters and they do not show any form on
courtesy or consideration for permanent residents or semi-permanent retired
23 residents or just people who would like some peace and quite
24 Could have absentee landlords
At some point it becomes a commercial venture and land should be zoned
appropriately. If an owner wants to run a commercial operation they should have
to go through the proper planning act process.
25 Absolutely...that makes it a business and again poses problems and puts prices
out of range for average people.
26 And don't grandfather them. The STR industry is already in violation of the zoning
of these residentially zoned properties by illegally using them for commercial
purposes. This is their problem and should not have been allowed in the first
place.
27 None of Highlands East business how many properties an individual owns.
28 I don't feel the municipality can dictate what a person does with their property to
that extent
29 The more short term rentals there are, the greater the likelihood of problems
occurring.
30 I don't think someone should be able to run it like a business. More than one
property on a lake is a completely different zoning, which the owner is trying to by-
pass.
31 Lake sizes vary. If someone has the money to buy one or more cottages on the
same lake, they should not be denied being able to live or rent them, as long
term rentals are. They pay taxes, so why should they be penalized.
32 These questions are getting ahead of the process. If the process is to be
regulated, then yes, to one rental property total. Not just one lake.
33 ONE property per person and no corporations.
34 It shouldn't be an investment just a way to save a few bucks
35 Family unit at one address, not an individual
36 My concern is that residents causing a problem should be addressed but those
not causing a disturbance should be left alone
37 If the Municipality was to regulate how many rentals an owner is allowed, I feel
there should be a registration agreement between the two organizations. I would
like to see if the owners are renting over say 3 weeks a year, they have to
register it for septic inspection and possible taxation purposes. If one fails to
comply a by-law with repercussions is in force. This might help control the
problems associated with short term rental agreements.
38 Residential is not a hotel so stop allowing our streets to become the hotel lobby
39 There should be control as to how many short term rentals are allowed on the
lake as a whole.
40 Not sure

41 I don't believe any new regulation is needed for STR's. □
There are current bylaws in place to enforce negative behaviours such as noise, parking issues etc.... □
Rather than introducing additional by laws and regulations , modify existing bylaws and increase enforcement of existing by-laws (including fining noisy owners!) and commit additional resources to enforcement. This will hold the very small number of irresponsible owners and disrespectful renters accountable rather than blanket all owners with a bureaucratic and restrictive process. □

42 Absolutely!

43 Even if tenants are well-behaved, it's still disruptive and somewhat stressful for permanent residents to have a steady stream of different "neighbours" coming and going. Speaking as a permanent resident, a constant parade of strangers next door precipitates the need to be vigilant and watchful. One never knows what's going to happen next. Even if NOTHING happens, it still causes a certain amount of anxiety, and I resent that. Allowing one owner (who may, or may NOT, be a "good" owner...it's a 50/50 chance) the right to own multiple rental properties on a single lake would, in my mind, just allow the stress/anxiety of permanent resident to proliferate AND potentially increase the volume of work for an already overworked by-law officer.

44 Absentee landlords is never a good situation as it leads to all kinds of abuses whether intended or not!!

45 Again, how enforceable is it?

46 If someone is owning and renting multiple properties (regardless of location and even regardless of municipality) then they are a business operator...essentially a hotelier and should be regulated accordingly.

47 Answered in my previous answer. Treat this property (situation) as a business and regulate accordingly. I would say the first problem would be that a residential property is being used as a business, so they are in contravention of the local by-laws and should be made to bring the property into compliance.

48 I believe that the total number of short term rentals on a lake should also be regulated.

49 I think STR should not be allowed at all by anyone

50 This would overly complicate any management of the legislation, what's next, too many at one end if the lake or in one area.

51 Realistically, an Environmental Impact Study should be done on each lake that allows this - not after the fact.

52 I see no fair way to regulate this.

53 I am not supportive of any regulations

54 A responsible owner is bringing good tenants to our township. Those tenants spend good money with local vendors and bring jobs into our community. The issue we should address is irresponsible landlords/owners allowing irresponsible tenants to be a nuisance to others.

55 Requires another level of municipal bureaucracy to enforce

56 We live in a free economy - if people want to rent let them rent and enforce their own "house rules" on their dwelling. No one wants their place to be abused so owners will enforce behavior, etc. accordingly.

57 maybe, but this is not a lucrative business given there is a 'season'□
Air BnB cannot be regulated nor enforced. Private individuals are free to do what
they want with the properties they own within reason to not upset the 'locals'

58 The current bylaws need to be enforced. New restrictions are not necessary.
59 Thats ridiculous; Bob can, Sally Can, Billy can, Susan Can Not
60 If more than one property on a lake, it should be considered a commercial
enterprise

61 Regulating the number of short term rentals an owner can have during a season
gets to the heart of the problem. If you exempt rentals of say 3 weeks (your
example above) you will encourage even more shorter term rentals. we dont see
3 week rentals on our lake. we see weekly (6 day) rentals. That churning of
tenants is what creates a bigger problem for the lake health and neighbours than
a tenant that is committed to a property and lake for a longer period.

62 This would be a great way to discourage potential sales of properties in the
municipality, especially on lakes that reside in more than one municipality
whereby potential owners can purchase in a municipality other than Highland
East

63 If it's clear it has crossed a balance between an individual obtaining help with
costs or occupying a vacant property - to owning / operating a chain of resorts,
then some form of restrictions and responsibilities should be in place.

64 Almost impossible to police or enforce.

65 Why is the municipality going down these ratholes. If I have 5 children and want
to buy 4 more properties to hand down one to each, how is it right for you to
interfere? If I choose to buy 5 homes in Cardiff and be a Landlord, why is that
your business? As long as the individuals work within existing bylaws then stay
out of our business.

66 Absolutely not. This is not Russia or Cuba. Sounds like a Liberal idea

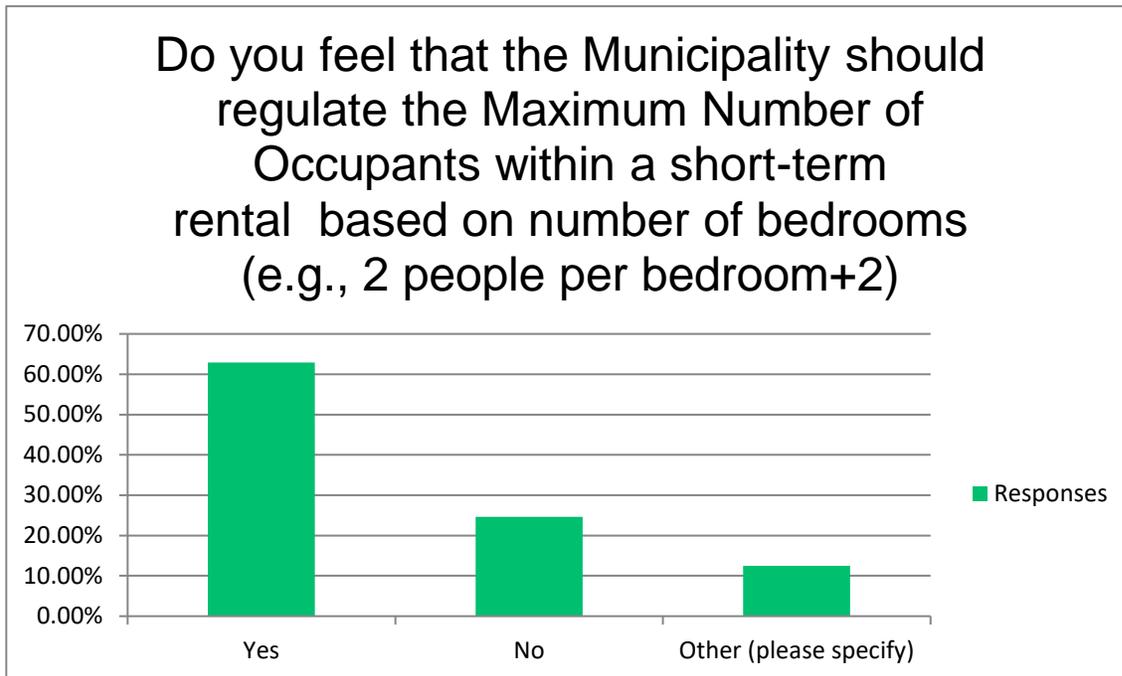
67 This is one of the craziest ideas! Its better to monitor more than one rental
property if they are all on the same lake instead of having to travel all over the
place from lake to lake. Thats not being very conservative especially if the owner
also lives on the lake.

68 One property that is rented per individual. Regardless of location.

Question 20

Do you feel that the Municipality should regulate the Maximum Number of Occupants within a short-term rental based on number of bedrooms (e.g., 2 people per bedroom+2)

Answer Choices	Responses	
Yes	62.93%	202
No	24.61%	79
Other (please specify)	12.46%	40
Answered		321
Skipped		19



Question 20 Comments

Respondents	Other (please specify)	Tags
1	Capacity should consider # of bedrooms including basement, size of lot, parking & # of bathrooms. A rental on a large lot with privacy is very different from a small lot in a dense area.	
2	I'm sure the property owner would make sure there is no overload on their septic	
3	As stated above we believe the municipality has no business interfering with the way our properties are used as most of the owners are aware as to not exceed the capabilities of their septic systems etc.	
4	Regulation is impossible. What is the owner invites 20 friends every weekend it this not just as problematic. Same rules should apply to everyone - renters or owners.	
5	If this is going to be passed. I would like to see some limitation on numbers. The combination of family versus party place and my experience has been way more family rentals. So if we have a property that is used for rental agree. We have some challenges with owners (who do not rent) not being well educated on septic well being i.e. pumping yellow mellow limit paper in septic...	
6	Sounds like you intend to regulate regardless of the results of this survey. IF you regulate, then yes, one of the stipulations should be to limit the number of guests to the number of bedrooms and +2 for open space. But what happens if someone has a large bedroom with two sets of bunkbeds?	
7	2 people per bedroom should be the absolute maximum.	
8	Yes it should be - rent geared to income housing already have occupancy standards. The municipality could mirror these standards.	
9	We have greater concerns when a neighbour has a keg party and invites guests to stay in tents. It's not a rental, but the number of guests is excessive.	
10	2 people per bedroom is sufficient but no additional people permitted, unless they are young children. A small 3 bedroom cottage shouldn't have 8 adults staying there.	
11	No comment	
12	2 people per bedroom maximum	
13	I don't know how you can police this?	
14	Let owners dictate capacity	
15	No. We have multiple children and are already over the 2 adult, 2 children suggestion as a family.	
16	Plus bunkie	
17	Some families don't fit that so no I don't think that works.	
18	should be based on septic capacity, bedrooms have almost no relationship	
19	The answer is no. The Township has no business knowing what goes on in bedrooms!	
20	If regulation is being put in place. With a maximum per property of up to 3 bedrooms.	
21	I'd say to a maximum based on septic size and parking spaces available.	
22	Should be based on size of dwelling and feet of shoreline	
23	How are the municipality police this this place I'm talking about also have tents outside The municipality does not police this and the owner does not care she's in third for the money that's what she says	

24 Our neighbour has advertised that she can accommodate up 16-20 people...the house obviously doesn't have 8-10 bedrooms unless you consider the bunk beds in a closet a bedroom????

25 The type of septic system in place should all ready cover this situation. In general cottages are only use on a seasonal basis so a short term infaction 1-3 weeks should not be a problem but longer term rental does require more stringent regulations.

26 If you are going to allow STR, there should be restrictions on the number of people to ensure that the septic system can accomodate the number of people.

27 But how will this ever be enforced? If allowed, a significant fee should be imposed to allow frequent inspection for compliance.

28 No. Again, this should not be the Municipality's concern. The building should follow fire safety regulations.

29 Especially as the septic size is based on that

30 noting that property owners have multiple cabins to house more people□ when renting their main building.

31 The agency we rent through enforces this as would we.

32 No, this is common sense. The renter would already be doing that and wouldn't want to rent to someone with more then 2 people per room (unless with children). How do you even regulate this? Not feasible.

33 Possibly since I see septic and lake health the only real threat to overcrowded rentals.

34 Maybe the municipality should make owners use a rental agency. Much more visible from one office and easier to control. Agencies then are accountable.

35 Again, no government regulations. Put the info in a pamphlet, stay on top of septics, and do something about Hydro One rates!!

36 If there's room to pitch tents then should be fine! It they choose to squish in more people in the cottage it's their own comfort they need to be concerned about

37 Large crowds on small lots are a concern

38 Plus mandatory annual pump out of septic tanks on inspected and approved systems.

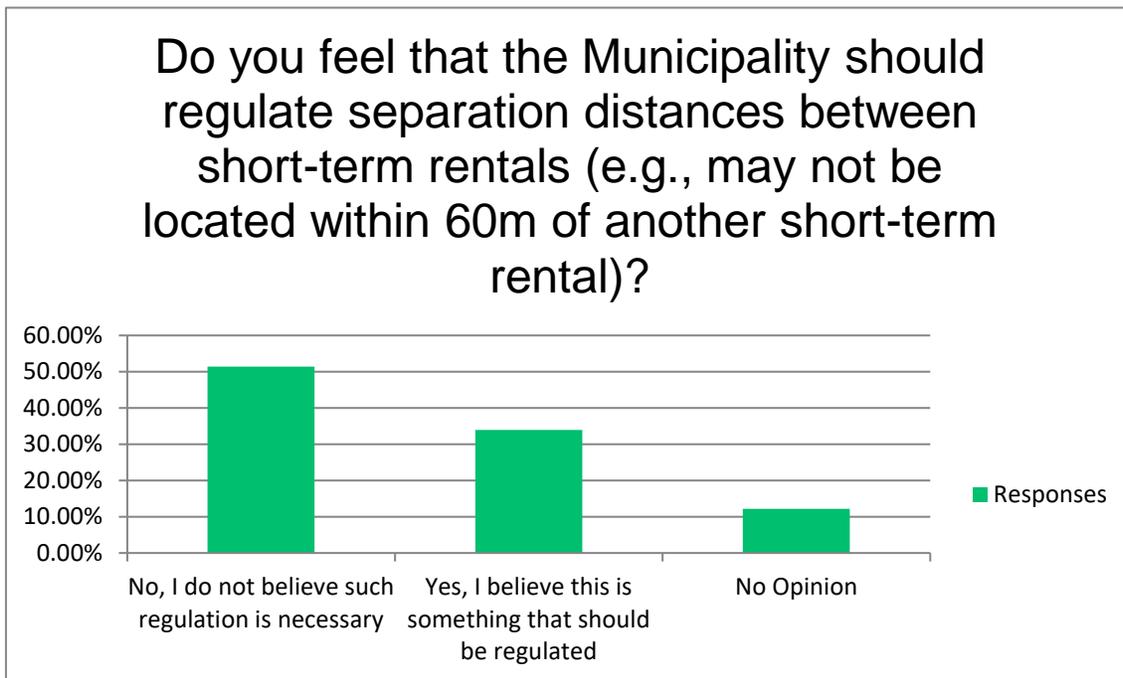
39 Yes. Let's talk about the septic bed capacities.....

40 Next thing you will start on long te rentals, and then private homes

Question 21

short-term rentals (e.g., may not be located within 60m of another short-term rental)?

Answer Choices	Responses	
No, I do not believe such regulation is necessary	51.40%	165
Yes, I believe this is something that should be regulated	33.96%	109
No Opinion	12.15%	39
Comments		49
	Answered	321
	Skipped	19



Question 21 Comments

Respondents	Comments	Tags
1	We think it's a good idea but think it would be difficult to enforce.	
2	Because all lots vary in size and the set back regulations are already in place, then we do not believe it to be necessary.	
3	Deal with the problems individually. Why should there be regulations for everyone where maybe there is only a problems for 1% of the cases. Deal with those 1%.	
4	This is tricky because an owner could be renting one via AirBnB and beside that could be one rented by an Agency and beside that it could be someone who is renting to a co worked from the office. I see no way for you to decide which two of those would have to gomy example is based on 3 side by side on 100 foot lots.	
5	not fair to new home/cottage owners	
6	Do you want to start a war between neighbours?????	
7	I think that would be unworkable from an enforcement standpoint	
8	Many cottages/homes have small lots and therefore are close together, even too close to a non-rented cottage/home.	
9	I don't know.	
10	Solitude and isolation is something to be protected as a resource.	
11	However, would prefer 100 m or more.	
12	This would be chaotic. Again... why are you asking the public details like this?	
13	Yes if going to be permitted.	
14	Regulation should support the historic norm of allowing owners to rent out their cottages to friends for up to 6 weeks or so in a normal summer season. Under those circumstances, it would be unjust and unnecessary to say that two neighbouring cottages could not do so at the same time. Regulation should prohibit businesses from operating in a residential zone. Creating a 60 metre proximity barrier into a regulation, feeds into the notion of regulating a commercial activity within a residential zone and makes it okay to do so. This is dangerous ground and difficult, if not impossible, to enforce.	
15	You're out of your mind are we a communist country	
16	Residents are better served by enforcement of garbage/dumping/littering by-laws with permanent residents. Short term rental properties are maintained to higher standards than many permanent residents' properties. This survey does not seek any input on the benefits of short term rentals. Sadly, this survey cannot be relied on for statistically significant results.	
17	That would need to be a zoning by-law because it changes the entire community culture	
18	How could they do that? That's dumb	
19	if you allow short term renters then you really cannot say yes to one and no to another simply because they are near each other	
20	If the owners rent to responsible renters who respect the community, this shouldn't be an issue	
21	So my neighbour and I cannot rent? Terrible idea!	

22 dont understand how you could do this
23 But not if it is only 2 weeks a year.
24 Perhaps maximum of 2 % of lake front properties per lake would be
allowed.
25 I would not want to be boxed in by having renters on either side of me
26 Until str are subject to the same septic and taxation as commercial
businesses doing the same they should not be permitted to degrade our
community.
27 You would end up being in the courts over this one - as it would create a
"first in" policy which would ultimately be treating owners unfairly.
Everyone needs to be treated equally.
28 I don't believe any new regulation is needed for STR's. There are current
bylaws in place to enforce negative behaviours such as noise, parking
issues etc....
Rather than introducing additional by laws and regulations , modify
existing bylaws and increase enforcement of existing by-laws and
commit additional resources to enforcement. This will hold the very small
number of irresponsible owners and disrespectful renters accountable
rather than blanket all owners with a bureaucratic and restrictive process.

29 Again, if renters are DECENT and rules abided by, there should be no
need for this regulation.
30 I so not think the municipality should get into micro managing! If the
concern is noise then we should have laws in place to deal with that. I
think in most cases we should have renters follow the same set of rules
that other residents have to follow and if either groups break the rules then
the same consequences should apply. We just need to have fair and strict
enforcement!
31 This would certainly stop all of the renting on Dark Lake
32 STR should not be regulated.
33 60 metres is too close a distance, 120 metres is more realistic.
34 Not sure
35 Again we owners should select good tenants and have strict codes of
conduct in our Rental agreements
36 Requires another level of municipal bureaucracy to enforce
37 But this should apply that the owner that is renting the property should be
100m away from permanent residents
or not be allowed to rent period.
38 Again - free economy - unfair to allow one person and not another.
39 Absolutely not. What would happen to the current resorts that rent
cottages and have for years?
40 This is getting into detail that may discriminate against some property
owners and put neighbors against one another - a bad thing. We need to
be neighbourly.

41 The Municipality of Highlands East should follow Muskoka Lakes and not
create a wasteful and costly bylaw to regulate short term rentals because
of the negative impact on the local economy!

42 if owners are experiencing such a mass of rentals in what was an owner
community, then yes this needs some regulation as the character of the
neighbourhood is changing too significantly.

43 Not sure how it would be justified to limit one owner versus another when
the properties would be separate owners, structures, etc. And in no way
connected to each other.

Why would one be permitted and not the other.

44 Also impossible to enforce.

45 Of course. Rentals within such distances are called a resort. Is there a
resort in the vicinity? No? Then you may not.

46 It is not your business. What problem do you think you are solving for???

47 Shake the tree and watch the nuts fall out

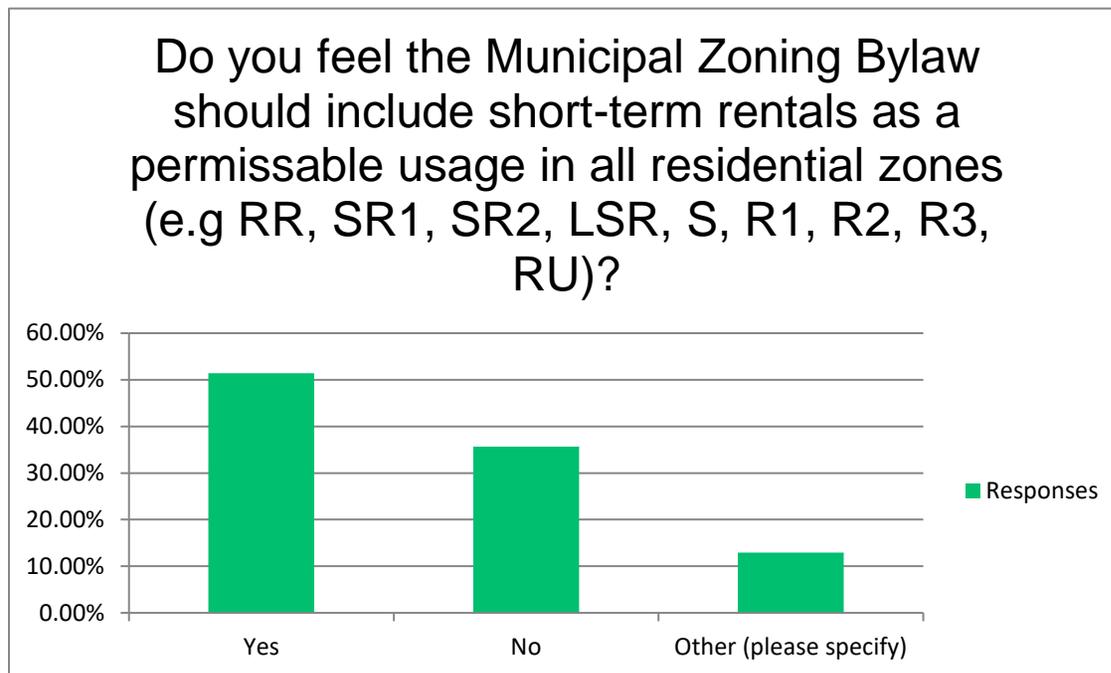
48 Who comes up with these crazy ideas? Its even better if the rentals are all
together. Easier to monitor.

49 60m is not very far. 1km sounds better.

Question 22

Do you feel the Municipal Zoning Bylaw should include short-term rentals as a permissible usage in all residential zones (e.g RR, SR1, SR2, LSR, S, R1, R2, R3, RU)?

Answer Choices	Responses	
Yes	51.42%	163
No	35.65%	113
Other (please specify)	12.93%	41
	Answered	317
	Skipped	23



Question 22 Comments

Respondents	Other (please specify)	Tags
1	Not familiar with the zone codes. should explain them. Again is there a problem and can it be reasonably enforced?	
2	Dont understand the question	
3	Yes I do. It's been a practice to rent cottages for many decades. It's a cultural norm and there are long established businesses operating in this space. Your ByLaws are simply out of date with the times. It would be a great idea to make this change if for not other reason but to catch up with the rites inherent with this long standing president of people renting cottages.	
4	What is the demand and the why? If we say no what is the down side	
5	Short term accommodations should also be allowed in commercial zones. The main street of Wilberforce is a perfect example. Guest staying on what is now zoned the commercial strip would have walking access to all that the town has to offer.	
6	unsure of your zones!	
7	I don't know.	
8	Again, I think I have expressed my views in the comments. If someone needs to rent the odd time to help pay the taxes in order to maintain or keep their property then I think it should be allowed	
9	Not sure.	
10	Not until regulations are in place.	
11	Not sure	
12	would need more background, not sure if this is the correct jurisdiction.	
13	I'm not entirely aware of the zoning laws but it could be considered	
14	no opinion as i don't know the differences.	
15	No - these properties are basically hotels and should fall under hotel bylaws and zoning	
16	No comment.	
17	Not sure	
18	Highlands east should not regulate short term rental period.	
19	Not familiar with the various types of residential zones	
20	No exceptions. 2% lakefront only.	
21	not familiar with the zoning differences, unable to answer	
22	Uncertain	
23	Cottages on waterfront should not be rented	
24	Yes as long as the dwelling owner's tax rate reflects the increased burden to services.ces	
25	I don't think the municipality should attempt to include short term rentals as permissible usage in any zoning bylaw. The municipality should ensure that ALL residents are maintaining their property (i.e. septic) to code and following the existing bylaws in place. If anything, the municipality should offer a booklet or placard that could be provided to all short term rentals to ensure that renters understand the bylaws in place.	
26	I don't know. I don't understand what all of the residential zones are, so can't offer an opinion on this question.	
27	Some of these zones are of use for seasonal employees of small business and are necessary	
28	Devaluation of the property	
29	An explanation of these codes would be helpful here!!!! I do not think most people are knowledgeable of these codes.	
30	I don't know enough to answer this question.	

31 I'm not sure I know enough to answer this question
32 ??????
33 Sorry, I don't understand this question
34 If appropriate by laws are put in lace then the zoning should be manageable.
35 No short term rentals
36 Not sure what all these terms are so can't answer
37 Not sure if I understand the wording of the question. I don't think you should medel in it
other than enforce current by-laws to clean up the situation.
38 only commercial units and single family dwellings on lakes
39 Not necessary to regulate
40 Every zoning designation should be treated equally and any deviation must be
negotiated and approved by a Committee of Adjustment.
41 I don't believe council should waste their time on this