

# Mazinaw Property Owners Association

## Update: Short Term Rentals

July 27 2022

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### Introduction

Last year the MPOA raised the issue of Short Term Rentals (STRs) with local Municipalities, urging that such activity be regulated. A petition was circulated and many of you also wrote individual letters in support. The Municipality of Addington Highlands is now circulating a questionnaire seeking public input on this issue, see link below.

### Action to Take

*Your voice is the most important tool we have to convince the township to pass a new bylaw!*

They need to hear that it's an issue worth their time and attention. We urge you to fill in the questionnaire and submit it!

Link to the Addington Highlands Questionnaire: [Short Term Rental Questionnaire](#)

### Background

According to a McGill University study, STRs in rural areas are growing twice as fast as in large cities. There is a trend toward STR properties being owned and managed by companies rather than by individual homeowners (source - Trent Lakes Report to Council). *In effect, businesses are springing up in residential areas, next door to family cottages.*

There is now a history on the lake of bad behaviour by a few short-term renters, almost always in situations where the owner is absent. Excessive noise, parking outside designated areas, trespassing, fireworks, burning during fire bans, aggressive or unsafe boating behaviour, overcrowding of small rental spaces (septic overloading), and potential liability on shared private lanes have all been cited by neighbouring property owners.

The current most relevant municipal bylaw applicable to bad behaviour associated with STRs is the Noise Bylaw. However, most infractions occur late at night, usually on a

weekend, and a Bylaw Officer is not available. Issues can fester, and this can lead to a significant erosion of a positive community feeling.

The Federation of Ontario Cottage Owners (FOCA) has identified at least 26 municipalities that have, or are currently developing, policies to address this issue. Examples include Seguin, Oro-Medonte, Wasaga, Haliburton, Muskoka, Owen Sound, South Bruce Peninsula, Goderich, Trent Lakes, Wainfleet, Severn, Belleville, Timmins, Gravenhurst, Peterborough, Lake of Bays, and Huntsville. Addington Highlands is now also beginning to look into regulation, and hopefully the township of North Frontenac will follow suit. It's imperative that we make our voices heard!

The MPOA supports sensible regulation of short-term rentals. We believe targeting fully commercial rental businesses, where owners are not present, is appropriate. The MPOA has provided this feedback to the townships, and we're hopeful that our membership will support this effort by staying informed via our communications, and by responding to requests for action and input. Reminder: please fill in the questionnaire from Addington Highlands via the link above!

Thank you for reading, and we look forward to seeing you at the lake!