



TOWNSHIP OF/CANTON DE
Tiny

Township of Tiny Short Term Rental Accommodation & Licensing Program

Robert Lamb – Chief Administrative Officer

ROMA Conference – January 22, 2023



Tiny TOWNSHIP OF/CANTON DE

Presentation Overview

Township of Tiny – About Us
Our Demographics
A History of STRs within the Township
Our Short Term Rental Licensing Program
The Road Ahead



Township of/Canton DE Tiny

Located in South-Central Ontario, the Township of Tiny is the most northerly Township of the County of Simcoe, occupying most of the Penetanguishene peninsula with a total area of 344 square kilometers, and over 70kms of Georgian Bay coastline.

The Township of Tiny includes the following communities/hamlets:

- Lafontaine
- Perkinsfield
- Toanche
- Wyevale
- Wyebridge





Within the Township, there are:

- 27 individual cottage associations
- 1 overarching cottage association - FOTTSA (Federation of Tiny Township Shoreline Associations)



Tiny TOWNSHIP OF/CANTON DE

Dem o g r a p h i c s



	2011	2016	2021
Population	11,232	11,787	12,966
Total Private Dwellings	9,564	9,712	9,699
Dwellings Occupied Full Time	4,619	4,900	5,434
Percentage Occupied Full Time	48.3%	50.5%	56%
-----7.7%↑-----			
Source: Statistics Canada			

Starting point of our story.....

Since 2011, The Township of Tiny has held the position (based upon 2011 legal opinion from Burger Rowe) that the casual/occasional rental of your house/cottage was legal and publicly posted that position on the Townships website. Rentals were allowed in any zone that allowed a residential dwelling, had to be the entire house/cottage, no owner on site and no outbuildings ie. Bunkie's could be used as part of a rental accommodation.



Township of Tiny's STR story

February 2021 to Present





February 2021 to present

The issue of STR's:

- Has been on a Council agenda in one form or another in 35 of 56 (62.5%) meetings of Council held in last two years
- 42,500...is the approximate number of emails between staff, Council and the public on the subject of STR's. Note: if you count the responses with Re: That number climbs to just over 100,000



February 24, 2021 Committee of the Whole Meeting

Council receives it's first Staff Report on a potential
Short Term Rental Licensing Program.

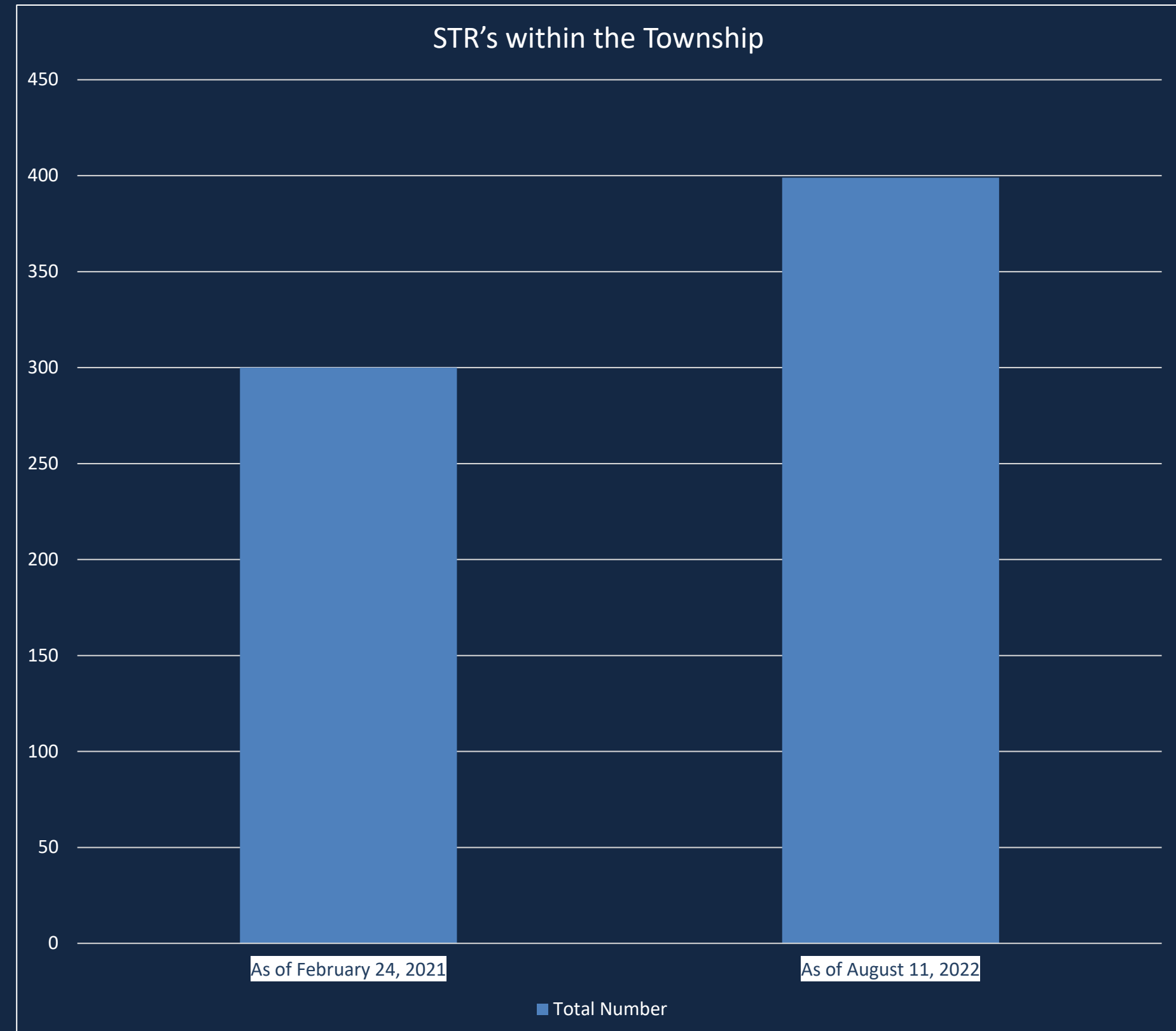
This report indicates that there are an estimated 300
Short Term Rentals within the Township of Tiny.

* Note: February 22, 2021 was my first day in Tiny!



Number of STRs within the Municipality has rapidly increased within the past year, from approximately 300 in 2021 to approximately 399 in 2022.

* Numbers provided by Granicus software search of properties advertising using online platforms like Vrbo, Arbnb etc





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June 9, 2021 Regular Meeting of Council

Council adopted Municipal Law Enforcement Report MLE- 021- 21

Included a draft Short Term Rental Accommodation Licensing By- law and draft Renters Code of Conduct

And based upon public feedback Council provided directions to staff to draft Terms of Reference and selection process for the creation of a Short Term Rental Accommodation Task Force for consideration at the June 30, 2021 Committee of the Whole Meeting;



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June 30, 2021 Regular Meeting of Council

Council approved the creation of Short Term Rental Accommodation Task Force and the Task Forces Terms of Reference

Composition

i) The Task Force shall consist of:

- up to four (4) non-elected citizen members [two (2) Short Term Rental Property Owners and two (2) Non Short Term Rental Property Owners],
- the Chief Administrative Officer as Chair and
- two (2) elected members.

ii) Staff representation will include a staff member from the By-law, Planning and Fire Departments.

iii) At the call of the Chair, additional staff representation or outside expertise may be called upon, to present at a meeting as deemed appropriate.



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Short Term Rental Task Force Terms of Reference

- i) To review the current short term rental (STR) situation in the Township of Tiny and its impacts.
- ii) To review the proposed Short Term Rental Accommodation Licensing By-law and Renter's Code of Conduct and to provide input and feedback.
- iii) To review potential Official Plan and Zoning Regulations as part of the overall Short Term Rental Regulation framework.
- iv) To report to the Township of Tiny Council on findings and recommendation(s) as a result of the comprehensive review.



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August 11, 2021 Regular Meeting of Council

Short Term Rental Legal Opinion

WHEREAS the Committee of the Whole considered, in closed session, the legal opinion dated August 11, 2021 from Sarah Hahn, Barriston Law, regarding short-term rentals;

AND WHEREAS the matter was deemed time sensitive in nature;

NOW THEREFORE BE IT RESOLVED THAT the legal opinion be made available to the public and for circulation to the Short Term Rental Accommodation Task Force.

Council received an updated second legal opinion from legal Counsel agreeing with the legal opinion received by Council in 2011 that the casual/occasional private rental of a cottage was legal and not a commercial use.



September 28, 2021 - First Task Force Meeting

- Reviewed the STR Task Force Terms of Reference and mandate
- Reviewed Legal Opinion (Sarah Hahn, Partner with Barriston Law):
 - The Task Force members were provided a copy of the legal opinion of STR provided to Council in August of 2021 by Sarah Hahn; as well, the Task Force members received a copy of the Townships original 2011 legal opinion from Bugar Rowe
 - The Task Force members were given the unique opportunity to have a discussion and ask questions directly to the Townships lawyer



September 28, 2021 – First Task Force Meeting (continued)

Reviewed Planning Opinion (Jamie Robertson, Partner with MHBC):

- The Task Force members were given a chance to ask questions directly on MHBC's Planning Opinion.
- Two main questions discussed
 - 1 - What is the best approach to dealing with STR's?... zoning, official plan policies, licensing program or a combination of some or all of the above?
 - 2 - Determining the tipping point between STR's being a residential vs a commercial operations

What is the line in the sand between the historic renting of a cottage still being considered a residential use vs commercial "ghost hotel" operation.



September 28, 2021 – First Task Force Meeting (continued)

Objective i) To review the current short term rental situation in the Township of Tiny and its impacts.

- The second half of this first meeting was an in-depth conversation about Objective i)

***The impact that the explosion of STRs are having on the historic characteristics of the neighbourhoods in the Township was by far the number one issue raised ***

- But, not the only one.... Complaints about excessive noise, parking, garbage, drinking in public, the constant turnover of guests, party houses, illegal fireworks, non-compliance with Covid rules etc.
- The need for “regulations sufficient enough to change behaviour of people” both the renters and the owners renting their properties
- On some streets in the municipality there are almost as many STRs as there are owner occupied dwellings. Feeling that Township rules and regulations are not being properly communicated to renters
- The impact STRs are having on the affordability of housing in the Township



September 28, 2021 – First Task Force Meeting (continued)

- Recognition that longer rentals (one week or more) have not historically presented the same enforcement issues as the weekend and long weekend rentals
- Recognition that not all STR operators or renters should be painted with the same brush, and that we also have responsible operators who care about their neighbours and are available immediately to address problems or concerns at their property
- Recognition of the historic nature of the rental of summer cottages in Tiny Township. How many current property owners in Tiny first came to our area by renting cottages
- Economic impact that STR guests can help bring to the local North Simcoe economy

***During this meeting, it became evident that it would be challenging for the Task Force to achieve Council's objectives for this Committee.**



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October 26, 2021 Task Force Meeting

Objective iii) To review potential Official Plan and Zoning Regulations as part of the overall Short Term Rental Regulation framework

This meeting was the first in which the Task Force began talking specifics and started with higher level planning and regulatory discussions.

- Staff and the planning consultants reviewed how Zoning Policies and Official Plan (O.P.) Policies work – Planning 101.
- A one page document “Planning Act Timelines” was circulated to the Task Force so they could understand the public process that any proposed Zoning/Official Plan changes would have to follow
- The Task Force members and staff discussed how these could work in conjunction with the proposed Licensing regulations
- High level discussions on issues like density, categories of licensing, non-compliance and difference between enforcing a Zoning and/or Official Plan violation versus a Licensing violation



November 23 and December 14, 2021 Task Force Meetings

Objective ii) To review the proposed Short Term Rental Accommodation Licensing By-law and Renter's Code of Conduct and to provide input and feedback.

- These meetings were the first in-depth discussions on the draft Licensing By-law and Renter's Code of Conduct
- After reviewing and discussing the briefing documents and drafts the Task Force came to consensus on some aspects moving forward:
 - That the definition of Short Term Rental should be 28 days or less
 - That Short Term Rentals be allowed in all residential zones within the municipality versus just the current Shoreline Residential Zone
 - That a combination of Zoning, Official Plan Amendments, an annual STR Licensing Program combined with a Renter's Code of Conduct is the recommended path forward



November 23 and December 14, 2021 Task Force Meetings (continued)

- Consensus that there should be one set of rules applied equally to everyone
- Life safety issues of renters need to be addressed in the licensing program
- The Renter's Code of Conduct is an important piece of the program and the Task Force felt that the Renter's Code needs to be signed off by every renter with every rental and have it available on site
- Proof of proper insurance must be provided
- Need for method to calculate maximum occupancy limit in the rental unit
- Need for method to calculate minimum parking spots on site
- Septic Inspections (100% of the homes in Township of Tiny are on Septic Systems)
- WETT Certification if the unit has wood burning fireplace
- Fire Department Inspection
- A mechanism for Licence suspensions or termination (demerit point system)



January 25, 2022 Task Force Meeting

- The Task Force was circulated a revised draft Short Term Rental Licensing By-law prepared by staff and the planning consultants based upon the discussion held by the Committee so far.
- The Task Force spent most of the meeting reviewing and providing feedback on the possible language for a possible Zoning and Official Plan amendments. They also discussed what elements and language should be in Zoning/Official Plan versus what would be better as part of the proposed Licensing By-law.
- ***This meeting also focused a lot on the definition of Short Term Rental as being a “secondary use of a residential dwelling unit”. ***
- There was general consensus that it be defined as less than 50% of the calendar year (180 days). *Discussions also took place as to what that number should be, but no consensus was reached*
- Discussion also took place about what (if any) zoning standards should be looked at as it relates to STRs: minimum area, minimum lot frontage, setbacks, use of accessory buildings, establishing minimum parking requirements, minimum separation distances etc.



February 22, 2022 Task Force Meeting

- At this meeting the work of the Task Force to date started to come into focus
- The Task Force received a revised language for a Zoning By-law and Official Plan amendments based upon previous discussions. The Task Force also reviewed the second draft of the proposed Short Term Rental By-law and Renter's Code of Conduct and suggested even further edits
- The issue that generated the most discussion was a proposal that **92 days** be considered as the maximum number of days that a house could be rented out for and the minimum rental period for a rental unit be 6 days. *The 92 days number was hotly debated but once again as a group they couldn't come to an agreement.*
- Other items were discussed:
 - **Maximum number of licences issued?**
 - **Should all current rental units be able to obtain a licence?**
 - Cut off number of licences with a waiting list for any new licences to be issued?



February 22, 2022 Task Force Meeting Continued

**This meeting was the second clue of what was to come*

No final votes were taken as the goal was to have the Task Force sign off on the complete scope of work as amended at the scheduled March meeting of the Task Force.

However that meeting would never take place.....



March 21, 2022 Special Council Meeting

NOW THEREFORE IT BE RESOLVED THAT Council herein disbands the Short Term Rental Accommodation Task Force, with staff to proceed accordingly,

AND THAT staff be directed to bring forward the work done to date by the Short Term Rental Accommodation Task Force to a future Special Committee of the Whole Meeting for consideration;

AND FURTHER THAT the appropriate letters of thanks be sent to the Task Force members.

Why disband the Task Force.... !!!!!



Objective iv) To report to the Township of Tiny Council on findings and recommendation(s) as a result of the comprehensive review.

Unfortunately, the Task Force was not able to finalize their recommendations to Council.

However, the Task Force did hold six meetings over a six-month period and dedicated over 12 hours as a group (and countless more hours on their own time) to this subject.

As Chair of the Task Force, I presented the work completed to date to a special meeting of Council on May 11, 2022.



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The #1 Short Term Rental issue raised during the process were concerns from residents on the changing nature of their neighbourhoods, and loss of a sense of community as a result of the explosion of STR's

These concerns were continually brought forward throughout the process (and even today) via emails and phone calls to Task Force members, Council and Staff

This is the problem we are trying to solve with our program



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May 11, 2022 Special Committee of the Whole Meeting

THAT staff be directed to proceed as follows:

1. Prepare a report on the implementation of a short term rental accommodation licensing program including additional staff required to implement the program.
- 2 Enter into an agreement with Granicus as part of the implementation program.
3. Revise proposed By-law 22-017, a By-law to Licence, Regulate and Govern Short Term Rental Accommodations, for further consideration as follows:
 - a. set the maximum number of licenses issued at **300** [s. 3.5 of Bylaw)
 - b. set the occupancy capacity at **ten** people per short term rental accommodation or less as sewage system permits
- 4 Obtain a legal opinion on the possible implementation of a black out period prior to confirming the number of permitted rental days per year.



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Township Initiated Zoning and Official Plan Amendments

July 20, 2022
Public Planning
Meeting





The Township's proposed changes to the **Official Plan** policies were as follows:

- 1) Recognize that the rental of dwelling units (often cottages) has occurred for years.
- 2) Recognize that dedicated short term rental accommodations is a more recent phenomenon that needs to be effectively managed to protect the planned function of residential areas.
- 3) Include policies requiring the Township to enact an amending Zoning By-law and new Licensing By-law to regulate Short Term Accommodations
- 4) Require regulations to:
 - a. Define Short Term Accommodations
 - b. Permit Short Term Accommodations in zones that permit a dwelling unit
 - c. Establish regulations to ensure the planned function of residential areas is maintained
 - d. Establish regulations to ensure the character of residential areas is maintained
 - e. Establish regulations to minimize the negative impacts of Short Term Accommodations



The proposed **Zoning By - law** contains regulations that:

- 1) Includes a definition of Short Term Rental Accommodation
 - a. Means the secondary use of a residential dwelling unit that offers a place of accommodation or temporary residence, or occupancy by way of concession, permit, lease, licence, rental agreement or similar arrangement for twenty- eight (28) consecutive calendar days or fewer with no on- site management throughout all or part of the year. Short term rental accommodation uses shall not mean a motel, hotel, bed and breakfast establishment, tourist establishment, tourist cabin establishment, or similar commercial accommodation use.

For the purposes of this definition a secondary use shall mean secondary in terms of time the dwelling unit is used as a short term accommodation.

- 2) Permit Short Term Accommodation in zones where dwelling units are a permitted use.
- 3) Establish a minimum parking requirement of 1 parking space per every two bedrooms for a Short Term Accommodation (rounding up if odd number of bedrooms).
- 4) Restrict Short Term Accommodations from being located in any accessory building.



Short Term Rental Licensing Program



Purpose of the Licensing Program

The Short Term Rental Accommodation licensing program was initiated by the Township of Tiny to address community concerns and to ensure all rentals operate safely in accordance with the Short Term Rental By-law 22-017, the Fire Protection Standards, the Ontario Building Code and Township By-laws.

Residents and property owners who wish to rent their property for a period of 28 days or less are required to obtain a Licence.

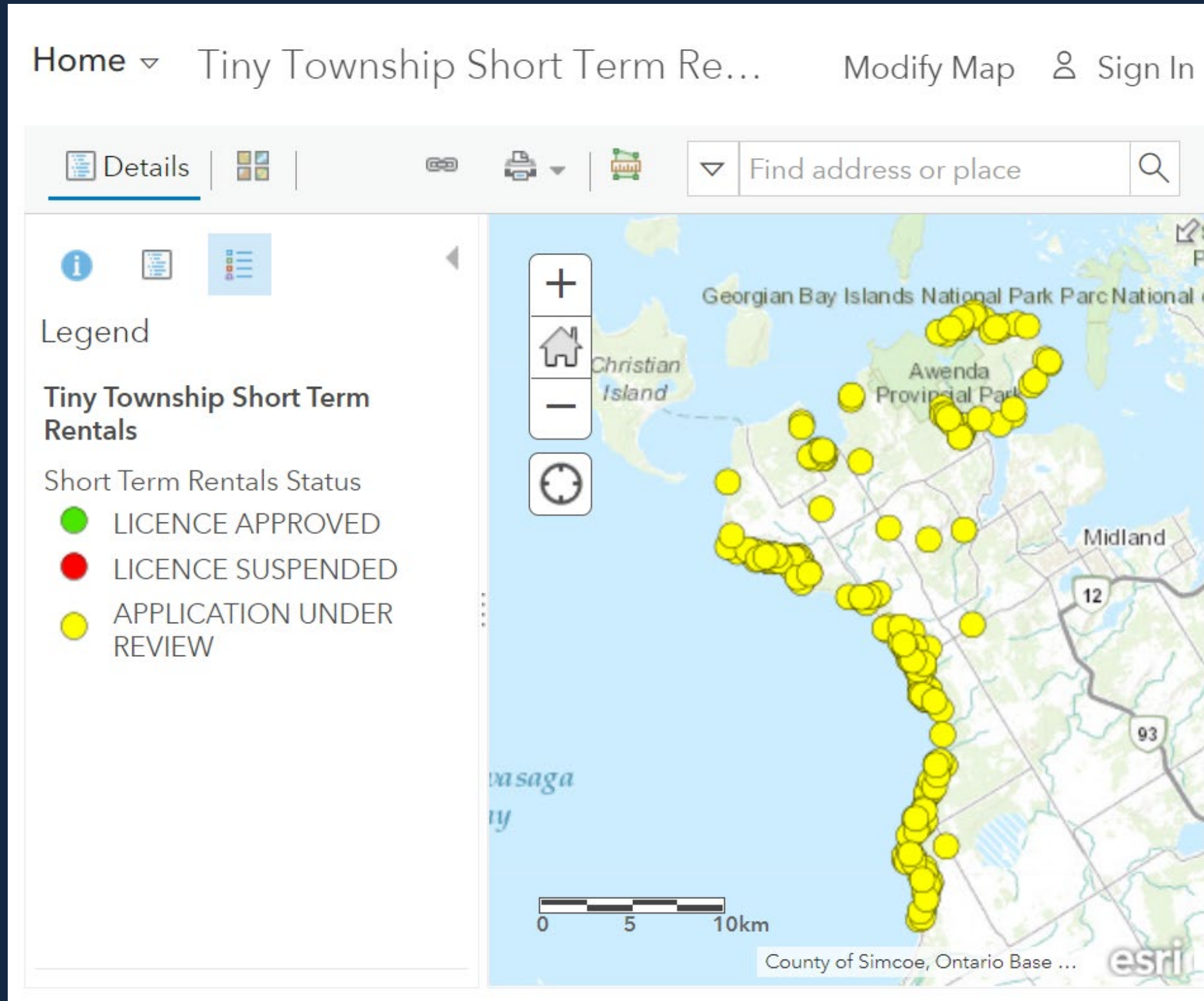


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Licensing Program Overview



Comprehensive Application with a \$1500 Annual Licensing Fee

- Council set this fee to ensure that none of the program costs would be passed down to the taxpayers, including any costs for additional staffing



Maximum of 300 Licences Issued



Demerit Point System



Use of Granicus, a contracted third-party program specializing in identifying and monitoring STRs



STR Map on Township website to enables residents to see Licence status



Maximum 92 rental days per year



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STR Licence Application Requirements

- ✓ Proof of Ownership ***
- ✓ Declaration form stating premises is for residential use
- ✓ Site Diagrams & Floor Plans
- ✓ Proof of Insurance
- ✓ Inspection by licensed electrical contractor
- ✓ HVAC Inspection Report
- ✓ WETT Inspection Report
- ✓ Name of a Responsible Individual who can be contacted with 30 minutes and attend the premises within 60 minutes
- ✓ Records for Maintenance, Carbon Monoxide and Smoke Alarm tests, and Guest Logs/Register to be presented at renewal



Renter's Code of Conduct

Must be signed by all renters and include the name and contact information for a Responsible Person.

The Renter's Code of Conduct identifies and acknowledges the following:

- ☐ That the premises is in a residential neighbourhood, and residents have the right to enjoy their properties without nuisance
- ☐ The Premises is a home, and the Renter should treat it respectfully
- ☐ The maximum number of guests is identified in the Short Term Rental Accommodation Licensing By-law
- ☐ No person shall make noise to cause a disturbance or conduct themselves in a way that is likely to disturb others.
- ☐ The Premises will have vehicle parking requirements
- ☐ The Licensee will have made provisions for Waste Management that should be adhered to
- ☐ Maximum occupancy of two persons per bedroom; exceeding that occupancy may result in the malfunctioning of the septic system and groundwater pollution
- ☐ The Premises must have operating smoke and carbon monoxide alarms in accordance with the Ontario Fire Code. These are to be tested by the Licensee on a regular basis, and the Renter shall immediately notify the Licensee in the event of a deficiency
- ☐ Signature of the document acknowledges that the Premises is being rented from a valid Licensee, they will act in accordance with the Code of Conduct and all by-laws. If actions are found to be in contravention of a by-law it may result in demerit points for the Licensee, and enforcement measures against the Renter, Guests, or Licensee.

By-law 22-017 Page 15 of 20

Schedule "A"

SHORT-TERM RENTAL ACCOMMODATION
Renter's Code of Conduct

Licensed Premises
Municipal Address: _____

All Owner Names: _____

Responsible Person's Name: _____

Responsible Person's phone number: _____

1. **Purpose of the Code**
The purpose of the Renter's Code of Conduct is to acknowledge that Short-Term Rental Accommodation Premises is permitted in residential neighbourhoods and that other residents of these neighbourhoods have the right to enjoy their properties without nuisance. It also outlines specific requirements for Short-Term Rental Accommodations and imposes responsibilities for both Licensees and Renters of such Premises and that Licensees bear the primary responsibility of conveying this information to Renters of the Premises.
2. **Objectives of this Code**
The objective of this Code is to establish acceptable standards of behaviour for Owners and Renters to minimize any adverse impacts on their neighbours and the neighbourhood while protecting the health, safety and well-being of people.
3. **Residential Area**
The Renters acknowledge for themselves and on behalf of Guests that they will be occupying a Short-Term Rental Accommodation that is located in a residential area.
4. **Guiding Principles**
The guiding principles for Short-Term Rental Accommodation Renters are:
 - The Premises that you are occupying is a home;
 - Treat the Premises as your own;
 - Respect the neighbours of the Premises; and
 - Leave the Premises as you find it.
5. **Maximum Number of Renters and Guests:**
The maximum number of Renters including Guests permitted at a Short-Term Rental Accommodation premises shall be limited as per the Short-Term Rental Accommodation Licensing By-law.
6. **Noise and Residential Amenity:**
No person shall make noise to cause a disturbance or conduct themselves in a way that is likely to disturb others. Examples of noise that is likely to disturb others at any time include:
 - a) Loud music;
 - b) Outdoor or backyard gatherings or activities involving excessive noise or disruptive behaviour;
 - c) Late evening/early morning disturbances; and
 - d) Yelling, shouting, singing or conversing loudly.

Renters and Guests are not allowed to disturb neighbours or interfere with their enjoyment of their properties, or the public realm, at any time of the day or night. Failure to comply with the conditions of the Township Noise By-law may result in charges or legal action being taken.

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7. **Access and Parking:**
Please familiarize yourself and your Guests with the on-site parking available on the Premises to ensure ease of access with minimum disturbance to neighbours. All Short-Term Rental Accommodation Premises have vehicle parking requirements as part of the licensing process.
8. **Garbage and Recycling:**
Please familiarize yourself and your Guests with the provisions that have been made for waste management and the day of the week in which waste collection is scheduled. It should be noted that the "putting out" of waste on a non-scheduled day is regulated by the County of Simcoe Waste Management By-law. Waste collection information and pick up times are available on the County of Simcoe's website.
9. **Dwelling Units on Lots on Private Sewage Disposal Systems:**
Note: Maximum occupancy of a Short-Term Rental Accommodation is based on a maximum of two persons per Bedroom. Exceeding the maximum occupancy may result in the malfunctioning of the septic system and pollution of the ground water system.
10. **Fire and Safety Precautions:**
All Short-Term Rental Accommodations must have operating smoke alarms in accordance with the provisions of the Ontario Fire Code. In Short-Term Rental Accommodations which have a fuel-fired appliance or solid fuel-fired appliance installed or an attached storage garage, the Licensee must ensure that the Building is equipped with carbon monoxide alarms installed outside of the sleeping areas in accordance with the provisions of the Ontario Fire Code. Further, the Licensee must regularly test the alarms to ensure that they are operational. If a Renter discovers that any of the alarms are not operational, the Renter shall immediately notify the Licensee of the deficiency. No person shall disable a smoke and/or carbon monoxide alarm.

I, _____ having read the above, acknowledge that I am renting this Premises from a valid Licensee in the Township of Tiny and undertake to conduct myself and those that are occupying this Premises at the same time in accordance with this Code and all other applicable by-laws. I understand that my action, if found in contravention of a by-law, may subject the Licensee to Demerit Points against their Licence and may include enforcement measures against myself, Guests or the Licensee(s).

_____ Signature of Renter(s)	_____ Date
_____ Signature of Renter(s)	_____ Date
_____ Signature of Renter(s)	_____ Date
_____ Signature of Renter(s)	_____ Date
_____ Signature of Renter(s)	_____ Date



Tiny TOWNSHIP OF/CANTON DE

STR Demerit Point System

Excerpt from By-law 22-017: A Demerit Point System has been established in accordance with Table 1, without prejudice to options otherwise available to enforce By-law 22-017 or any other by-laws of the Township, provincial act or regulation, including, but not limited to, actions pursuant to the Building Code Act, Fire Protection and Prevention Act, and the Provincial Offences Act.

(a) The number of Demerit Points referenced in Column 3 of Table 1 will be assessed against a Short Term Rental Accommodation Premises and Licensee in respect of the matter noted in Column 1 upon the following events respecting a contravention:

the expiry of the period for appealing a fine imposed pursuant to Part I or Part III of the Provincial Offences Act;

the expiry of the period for appealing against a conviction in the Ontario Court of Justice;

(iii) an Order not complied with;

(iv) an Order not complied with resulting in Township remediation; or

(v) an observation by an Officer.

A Licence may be suspended for a period of six months if the total Demerit Points in effect respecting a Short Term Rental Accommodation is seven or more.

A Licence may be revoked if the total of all Demerit Points in effect respecting a Short Term Rental Accommodation is fifteen or more.

Notice of the suspension or revocation of a Licence shall be provided to the Licensee in accordance with this By-law and a Licensee may appeal the suspension or revocation in accordance with Section 11 of this By-law.

Demerit Points shall remain in place until the two-year anniversary of the date of which the Demerit Points were assessed.

The Township shall not be liable for economic or other losses claimed by a Licensee for any reason, so long as good faith efforts were made by the Township or its representatives in exercising their judgment, or fulfilling their responsibilities, under this By-law.

By-law 22-017		Page 19 of 20	
<div>Schedule "C"</div> <div>Demerit Point System</div>			
Table 1			
Infraction	Reference	Type	Demerit Points
Fire Protection and Prevention Act/Fire Code	FPPA/OFC	Order not Complied With	4
		Part 1 or Part III conviction	8
Open Air Burning Violation	Township Open Air Burning By-law	Cost Incurred for Illegal Fire	2
		Part 1 or Part III conviction	4
Operating without a Licence	Short-Term Rental Accommodation Licensing By-law	Order not Complied with	3
		Part 1 or Part III conviction	5
Building Code Act (Order to Comply)	BCA	Order not Complied With	4
		Part 1 or Part III conviction	8
Noise By-law Infraction	Township Noise By-law	Observed by Officer	1
		Part 1 or Part III conviction	4
Waste Collection By-law Infraction	County Waste By-law	Order not Complied With	2
		Part 1 or Part III conviction	4
Property Standards	Township Property Standards By-law	Order not Complied With	2
		Part 1 or Part III conviction	4
Discharge of Fireworks	Township Fireworks Bylaw	Observed by Officer	1
		Part 1 or Part III conviction	4
Host does not respond within 1 hour of request by Township	Short-Term Rental Accommodation Licensing By-law	Observed by an Officer	1
		Order not Complied With	2
		Part 1 or Part III conviction	4
Violation of any Provision of this By-law	Short-Term Rental Accommodation Licensing By-law	Observed by an Officer	1
		Order not Complied With	2
		Part 1 or Part III conviction	4
Violation of Renter's Code of Conduct	Short-Term Rental Accommodation Licensing By-law	Observed by an Officer	1
		Order not Complied With	2
		Part 1 or Part III conviction	4
Obstruction of Officer	Short-Term Rental Accommodation Licensing By-law	Observed by Officer	7
		Part 1 or Part III conviction	15



The Short Term Rental Licensing program was formally adopted on August 11, 2022

- a. Applications would be accepted starting October 4, 2022 and close at midnight November 15, 2022
- b. No limit on number of applications that would be received to recognize historic rights of anyone currently operating an STR – ****399 identified in May 2022**** – many felt number was closer to 600 but not ever confirmed
- c. After closing at midnight on November 15th no new applications would be received until after total number of licenses issued falls back to 300
- d. A waiting list would be created for any applications received after November 15th date
- e. All identified STR operators in the Township were sent two official letters from the Township using the Granicus program advising of the program prior to the November 15th closing date

The Road Ahead...

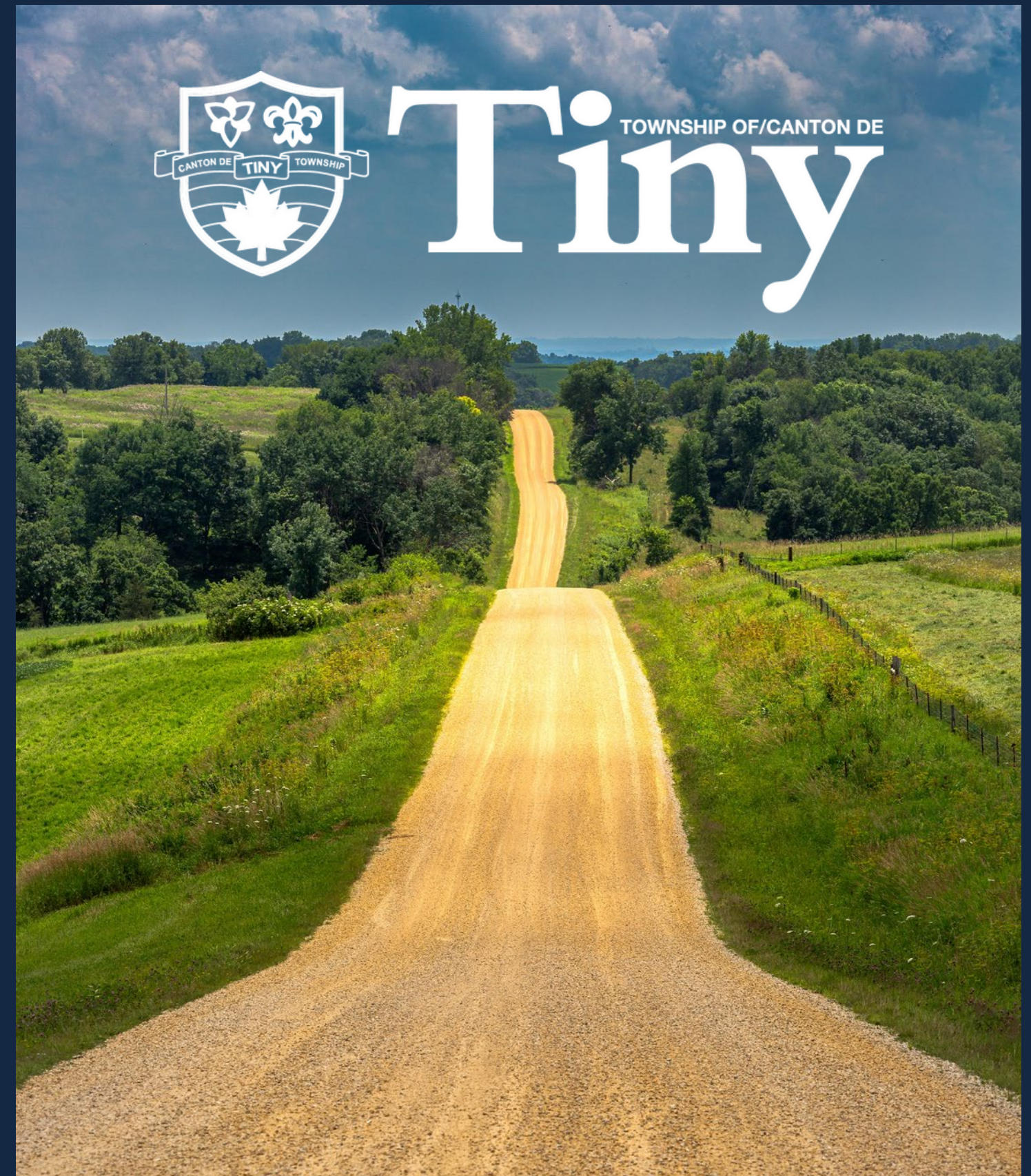
As of January 18, 2023 the Township has received 230 applications, and has hired two of the three staff required to implement this program. The three positions are all funded by the annual licensing fee:

- Licensing Officer under By-law Department
- Junior Building Official - STR
- Fire Prevention Inspector

The By-law Department has begun taking enforcement actions against those properties that have not yet submitted applications.

We are now fighting appeals launched from both sides of the issue to the Ontario Land Tribunal on both or Zoning By-law amendments and the Official Plan amendment.

Approximately 100 STR operators have incorporated and hired legal counsel, most of whom have not submitted applications so far and are threatening the Municipality with potential legal action if we don't modify the program.





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Since February 2022, two new advocacy groups have formed:

- **Good Neighbours Alliance of Tiny**_____, submitted an appeal to the Ontario Land Tribunal regarding our ability to define Short Term Rentals, and the legal opinion to even allow them. They have also appealed the Township's Official Plan Amendments. They believe all STR's are illegal and should be banned outright.
- **Association of Responsible Short Term Rental Owners**_____, comprised of approximated 100 owners, have incorporated themselves, hired legal counsel to fight Council's Licensing By-law and appealed our Zoning By-law amendments.
- They believe the Township has exceeded their authority and want what a return to what they term their "historic" rights and most of the Licensing By-law repealed..... And of course, decrease the application fee. Most of these owners have not submitted an application.

This story still has many chapters to go for the Township of Tiny.....

“No one is very happy.
Which means a good compromise”

Tyrion Lannister
Game of Thrones

QUESTIONS OR COMMENTS

Thank you



Robert Lamb

Chief Administrative Officer

Township of Tiny