

CORPORATION OF THE
TOWNSHIP OF BILLINGS

AGENDA

August 2, 2022, 7:30 p.m.

Electronic Meeting

1. OPEN
2. APPROVAL OF AGENDA
3. DISCLOSURE OF PECUNIARY INTEREST
4. ADOPTION OF MINUTES
 - a) Regular Council Meeting Minutes – July 18, 2022
 - b) Special Council Meeting Minutes – July 25, 2022
5. DELEGATIONS
6. COMMITTEE REPORTS
7. OLD BUSINESS
 - a) 2022-44 OEC Lease Extension Agreement
8. NEW BUSINESS
 - a) Short Term Rental By-Law
9. CORRESPONDENCE
10. INFORMATION
 - a) Expanding the Amber Alert System
 - b) Ontario One Call – Locates
 - c) Physician Shortages in Ontario
 - d) Lake Kagawong Resource Committee Meeting Minutes – July 21, 2022
 - e) Climate Action Committee Meeting Minutes – June 22, 2022
11. ACCOUNTS FOR PAYMENT
12. CLOSED SESSION

13. CONFIRMING BY-LAW

14. ADJOURNMENT

Memorandum

To: Mayor, Council
cc: Staff, Public
From: Staff
Date: July 28th, 2022
RE: **August 2nd, 2022 Council Meeting**

4. Minutes

- a) Regular Council Meeting Minutes – July 18, 2022

Please review the minutes for approval.

- b) Special Council Meeting Minutes – July 25, 2022

Please review the minutes for approval.

5. Delegations

None.

6. Committee Reports

None.

7. Old Business

- a) 2022-44 Oakville Energy Corporation Lease Extension Agreement

Recommendation:

That Council gives by-law 2022-44 being a By-Law to enter into a Lease Extension Agreement with Oakville Hydro Energy Services Inc. to provide for the Extension of the current lease of the Kagawong Power Generating Facility, first, second, third reading and enacted.

As requested, Oakville Energy Corporation has proposed a Lease Extension Agreement for the Township to extend their current lease of the Kagawong Power generating System until October 31, 2022. The Township Solicitor has reviewed the agreement and is satisfied that the Lease Extension Agreement is appropriate and accomplished the intent of Council's July 20, 2022 resolution (correspondence from Steve Watt is included in the agenda package).

8. New Business

- a) Short Term Rental By-Law

Recommendation:

That Council directs the By-Law Enforcement Officer to write a Short-Term Rental By-Law to be presented to council and reviewed at an upcoming meeting.

An article recently published in ELLIOTLAKETODAY.COM has been included in the package to reference some issues that are commonly occurring here in Kagawong as well as the province of Ontario as a whole.

Memo prepared by Arthur Moran:

Dear Council,

Over the last year there have been concerns raised regarding Township property owners who have been advertising their properties on different social media platforms as short- term rental (STR) units and renting them out as such. It should be noted that some of these rentals are taking place and are operating a commercial operation in areas that are not zoned for such businesses.

Within the last two weeks I have received 2 separate complaints regarding this matter and I would feel safe to say that there are probably more of them within our Township. One complaint also had a complaint of excessive noise with it as well. This is common complaint associated with STRs.

Following the events that are occurring across the country, and even here on the Island regarding housing shortages and the lack of available full time house/apartment rentals and the amount of other municipalities that have or that are in the process of implementing short term rental bylaws (2 municipalities on the Island have implemented STR bylaws) , I believe that it would be prudent that the Township Council discuss this issue and provide direction to staff if they wish to proceed with preparing a short-term rental bylaw for Billings Township.

Regards,
Arthur Moran
Bylaw Enforcement Officer
Billings Township

9. Correspondence

None.

10. Information

There are a number of items attached for Council's information. Council may move any of these items to new business during the agenda approval for discussion at this meeting, or request that an item(s) be included on a future agenda for discussion.

- a) Expanding the Amber Alert System
- b) Ontario One Call – Locates
- c) Physician Shortages in Ontario
- d) Lake Kagawong Resource Committee Meeting Minutes – July 21, 2022
- e) Climate Action Committee Meeting Minutes – June 22, 2022

12. Closed Session

None.

CORPORATION OF THE
TOWNSHIP OF BILLINGS
Regular Council Meeting

July 18th, 2022 7:30 p.m.

Electronic Meeting

Present: Mayor Ian Anderson, Councillors Sharon Alkenbrack, Bryan Barker, Michael Hunt and Sharon Jackson

Regrets: None

Staff: Chris Cyr, Public Works Superintendent; Cheryl McCulligh, Treasurer; Kathy McDonald, CAO/Clerk; Arthur Moran, By-Law Enforcement/Health and Safety Coordinator

1. OPEN

2022-230 Alkenbrack-Barker

BE IT RESOLVED that this regular meeting of Council be opened with a quorum present at 7:30 pm with Mayor Anderson presiding.

Carried

2. APPROVAL OF AGENDA

2022-231 Hunt – Jackson

BE IT RESOLVED that the agenda for the July 18th, 2022 regular meeting of Council be accepted as presented.

Carried

3. DISCLOSURE OF PECUNIARY INTEREST

None

4. ADOPTION OF MINUTES

a) Regular Council Meeting Minutes – July 5th, 2022

2022-232 Barker - Hunt

BE IT RESOLVED that the minutes for the July 5th, 2022 regular meeting of Council be accepted as presented.

Carried

b) Special Council Meeting Minutes – July 12th, 2022

2022-233 Hunt - Alkenbrack

BE IT RESOLVED that the minutes for the July 12th, 2022 special meeting of Council be accepted as presented.

Carried

5. DELEGATIONS

None.

6. **COMMITTEE REPORTS**

None.

7. **OLD BUSINESS**

None.

8. **NEW BUSINESS**

a) **2022-39 Old Mill Watermain Replacement Agreement**

2022-234 Barker - Hunt

BE IT RESOLVED that Council gives By-Law 2022-35, being a bylaw to enter into a Transfer Payment Agreement for Investing in Canada Infrastructure Program (ICIP) Green Stream for the Old Mill Road Watermain Replacement, first, second, third reading and enacted.

Carried

b) **2022-40 Appoint a CAO/Clerk**

2022-235 Alkenbrack - Barker

BE IT RESOLVED that Council gives By-Law 2022-40, being a bylaw to provide for the appointment of a CAO/Clerk, first, second, third reading and enacted.

Carried

9. **CORRESPONDENCE**

a) **Spraying Phragmites in Billings**

2022-236 Jackson - Barker

BE IT RESOLVED that Council accepts the proposition from Judith Jones of the Manitoulin Phragmites Project to use a small amount of herbicide in Billings for Phragmites control in 2022.

Carried

10. **INFORMATION**

a) **Ontario Wildlife Damage Compensation Program Resolution**

Council received report.

b) **Billings Museum Committee Minutes July 4 2022**

Council received report.

c) **Voter's List Information for Candidates Resolution**

Council received report.

11. **ACCOUNTS FOR PAYMENT**

2022-237 Hunt - Jackson

BE IT RESOLVED that Council Authorizes the following accounts for payment:

General Accounts \$ 88,327.60

and that cheques numbered 7350 to 7370 be authorized for signing as described in the attached register.

Carried

12. **CLOSED SESSION**

a) **Labour Relations**

2022-238 Alkenbrack - Barker

BE IT RESOLVED that in accordance with Section 239(2)(d) of the *Municipal Act, 2001 S.O. Chapter 25*, this Council proceed to a Closed Session at 7:57 p.m. in order to discuss an item involving labour relations.

Carried

2022-240 Alkenbrack - Jackson

BE IT RESOLVED that Council moves out of the Closed Session at 8:06 p.m. and resume their regular, open meeting.

Carried

During the closed session Council provided staff with direction regarding labour relations.

13. **CONFIRMING BY-LAW**

2022-241 Alkenbrack – Barker.

BE IT RESOLVED that by-law 2022-41 being a by-law to confirm the proceedings of Council be given first, second, third reading and enacted.

Carried

14. **ADJOURNMENT**

2022-242 Barker - Hunt

BE IT RESOLVED that this regular meeting of Council be adjourned at 8:07 p.m.

Carried

Ian Anderson, Mayor

Kathy McDonald, CAO/Clerk

The Corporation of the
Township of Billings
Special Council Meeting

July 25th, 2022 7:00 p.m.

Electronic Meeting

Present: Mayor Anderson, Councillors Bryan Barker, Michael Hunt, Sharon Alkenbrack and Sharon Jackson

Staff: Kathy McDonald, CAO/Clerk; Tiana Mills, Deputy Clerk; Cheryl McCulligh, Treasurer; Todd Gordon, Municipal Project Manager

Regrets: None.

1. OPEN

2022-243 Barker - Hunt

BE IT RESOLVED that this special meeting of Council be opened with a quorum present at 7:05 p.m. with Mayor Anderson presiding.

Carried

2. APPROVAL OF AGENDA

2022-244 Alkenbrack - Jackson

BE IT RESOLVED that the agenda for the July 25th, 2022 special meeting of Council be accepted as presented.

Carried

3. DISCLOSURE OF PECUNIARY INTEREST

None.

4. ADOPTION OF MINUTES

None.

5. DELEGATIONS

None

6. COMMITTEE REPORTS

None.

7. OLD BUSINESS

a) 2022 Budget

2022-245 Alkenbrack - Jackson

BE IT RESOLVED that Council accepts the 2022 Budget as presented, including the 2022 Covid Spending, the listed donations and the Committee/Board support for the Museum Committee and Library Board.

Carried

b) Tax Rate By-Law 2022-42

2022-246 Barker - Alkenbrack

BE IT RESOLVED that By-Law 2022-42, being a by-law to set the 2022 tax rate be given first, second and third reading and enacted.

Carried

8. NEW BUSINESS

None.

9. CORRESPONDENCE

None.

10. INFORMATION

None.

11. ACCOUNTS FOR PAYMENT

None.

12. CLOSED SESSION

None.

13. CONFIRMING BY-LAW

2022-247 Alkenbrack - Jackson

BE IT RESOLVED that By-law 2022-43, being a by-law to confirm the proceedings of Council be given first, second, third reading and enacted.

Carried

14. ADJOURNMENT

2022-248 Barker - Hunt

BE IT RESOLVED that this special meeting of Council be adjourned at 7:27 p.m.

Carried

Ian Anderson, Mayor

Kathy McDonald, CAO/Clerk

**The Corporation of the
Township of Billings**

By-Law 2022-44

Being a By-Law to enter into a Lease Extension Agreement with Oakville Hydro Energy Services Inc. to provide for the Extension of the current lease of the Kagawong Power Generating Facility

WHEREAS, Billings Township currently Leases the Kagawong Generating Facility to Oakville Hydro Energy Services Inc.;

NOW THEREFORE BE IT RESOLVED THAT THE Corporation of the Township of Billings enters into a lease extension agreement with Oakville Hydro Energy Services Inc. as follows:

1. That the terms of the agreement shall be written and attached to this by-law.
2. That the Mayor and CAO/Clerk be authorized to sign the Lease Extension Agreement with the final approval by the Municipal Solicitor being granted.

READ A FIRST, SECOND AND THIRD TIME AND ENACTED this 2nd day of August, 2022.

Ian Anderson, Mayor

Kathy McDonald, CAO/Clerk

This **LEASE EXTENSION AGREEMENT** (the “**Agreement**”) is made as of July __, 2022

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF BILLINGS

(hereinafter referred to as the “**Lessor**”)

and

OAKVILLE HYDRO ENERGY SERVICES INC.

(hereinafter referred to as the “**Lessee**”)

RECITALS:

- A. The Lessor, as landlord, and Kagawong Power Incorporated (the “**Original Tenant**”), as tenant, entered into a lease dated December 1st, 1987 (the “**Original Lease**”) with respect to the premises described in the Original Lease.
- B. The Original Lease was amended by an Amending Agreement between the Lessor and the Original Tenant dated August 2010 (the “**First Amendment**”).
- C. The Original Lease and the First Amendment are hereinafter collectively referred to as the “**Lease**”.
- D. The Lease was assigned by the Original Tenant, as assignor, to the Lessee, as assignee, pursuant to an Assignment and Assumption of Lease Agreement dated May 16th, 2013 between the Lessor, the Original Tenant and the Lessee.
- E. The parties have agreed to amend the Lease upon the terms and subject to the conditions contained in this Agreement.

NOW THEREFORE, FOR VALUE RECEIVED, the parties hereto hereby agree as follows:

- 1. The term of the Lease shall be and is hereby extended to October 31st, 2037.
- 2. The parties shall, not less frequently than once every two (2) years during the remaining term of the lease, meet to discuss matters related to the operation of the Kagawong Generating Station.
- 3. In all other respects the terms, covenants and conditions of the Lease continue in full force and effect except as modified by this Agreement.
- 4. Capitalized words and phrases contained herein shall, unless otherwise defined in this Agreement, have the meanings ascribed to them in the Lease.
- 5. This Agreement and everything contained herein shall be binding upon the parties hereto, their successors and permitted assigns.

6. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and all of which, taken together, shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

**THE CORPORATION OF THE TOWNSHIP
OF BILLINGS**

By: _____

Name:

Title:

By: _____

Name:

Title:

**OAKVILLE HYDRO ENERGY SERVICES
INC.**

By: _____

Name:

Title:

By: _____

Name:

Title:

Kathy McDonald

From: Steve Watt <swatt@municipal-law.ca>
Sent: Monday, July 18, 2022 3:26 PM
To: Kathy McDonald
Subject: RE: OEC Power Generating Station

Hi Kathy,

I have reviewed your memo and the attachment materials received; spoken to you to confirm my instructions relating to the June 20, 2022 Resolution of Council to simply extend the existing Agreement for the Kagawong Power Generation Station; subsequently spoken with the consultant for the Oakville Hydro Energy company, Bill Touzel and finally looked at the form of the proposed Lease Extension Agreement as prepared by their lawyer.

The proposed extension Agreement is very simple and accomplishes the aim of extending the existing Agreement to October 31, 2037, a period of just over 15 years. Paragraph 2 indicates that the parties shall meet at least once every two years over the next 15 years of an extended lease "to discuss matters related to the operation of the Kagawong Generating Station." It should be pointed out that nothing in this clause requires the parties to amend anything in the current lease. So the existing lease terms will continue unless both parties, in their now mandated meetings under this Extension Agreement agree jointly to make some changes.

Subject to the above, I am satisfied that the Lease Extension Agreement, as prepared by the corporation's lawyer, is appropriate and accomplishes the intent of Council's June 20, 2022 Resolution.

Please let me know should you require anything further from me in this regard.

Steve.

STEPHEN WATT

Barrister & Solicitor

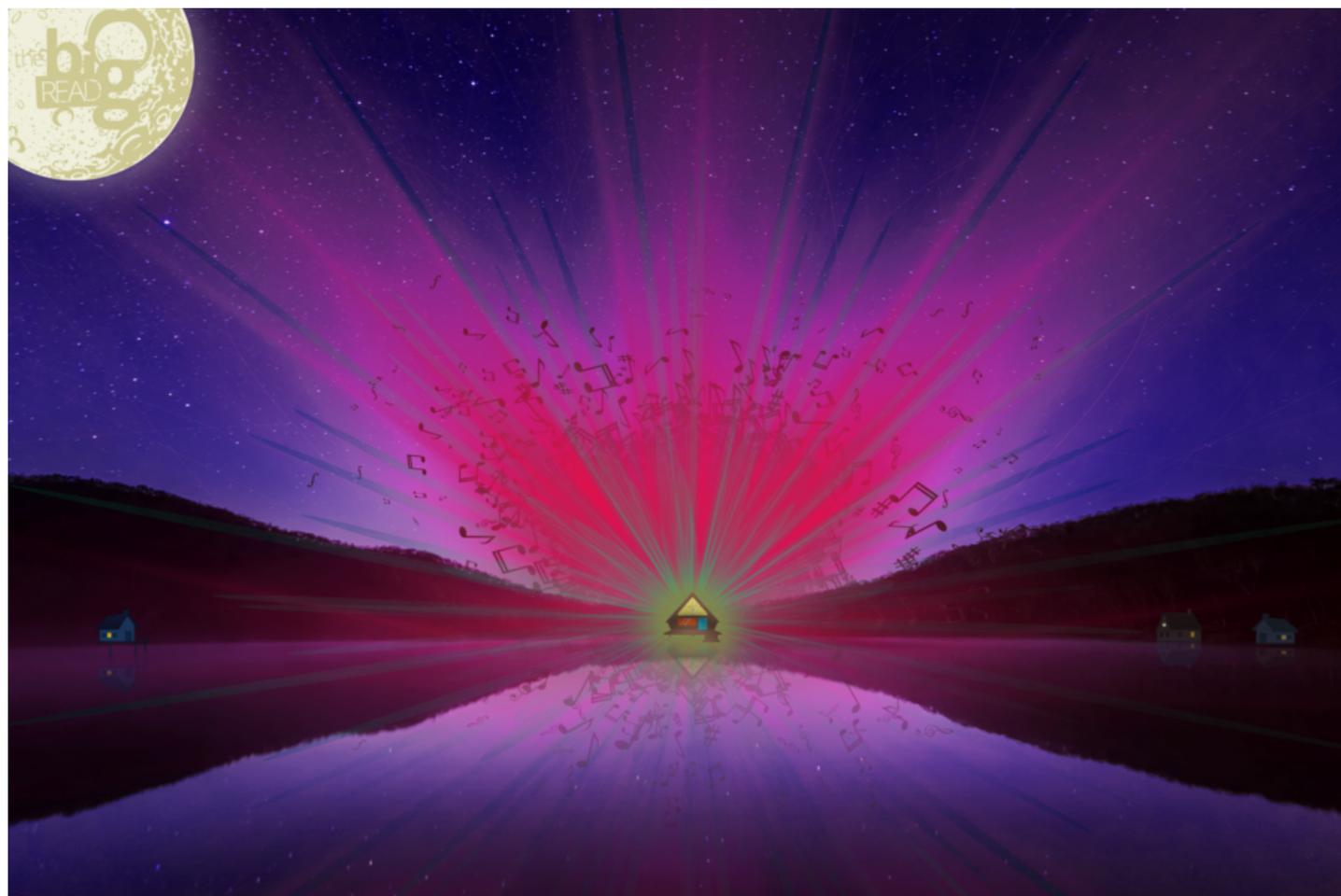
391 First Street,
Suite 303.
Collingwood, ON
416.977.9874 | swatt@municipal-law.ca
www.stephenwattmunicipal-law.com

From: Kathy McDonald <kmcdonald@billingstwp.ca>
Sent: July 8, 2022 2:08 PM
To: Steve Watt <swatt@municipal-law.ca>
Subject: OEC Power Generating Station

THE BIG READ: How short-term vacation rentals are ruining the neighbourhood

[Marg. Bruineman](#)

Jul 23, 2022 9:30 AM



Original artwork by Danielle Fleming, Village Media

The dusty road narrows as it winds through a thickening canopy of trees before opening up to a cluster of about 10 primarily summer homes nestled alongside Lake Simcoe.

For years, Symon Zucker has retreated to the family's refuge in this idyllic setting an hour from Toronto, insulated nicely, it seems, from the rest of the world.

That was then.

“Things have changed, and not for the better,” explains the Toronto lawyer, who first started cottaging in Innisfil in the 1950s.

The roads are busier than ever, as is the lake. There’s ongoing development—Friday Harbour, the huge waterfront resort community on 600 acres, contains roughly 1,000 units so far along with a host of water-related and recreational amenities. The Town of Innisfil, snuggling the southwestern shore of Lake Simcoe south of Barrie stretching west over Highway 400, has experienced an 18.5 per cent overall growth from 2016 to 2021, according to the latest census.

Next to Zucker’s picturesque retreat is a plain, three-season, single-storey cottage. It was once occupied by a friend; Zucker encouraged him years ago to buy it. In recent years, the property has become a busy rental, far from the family cottage it once was and shattering the comfort of the formerly quiet sanctuary.

“It’s breaking up friendships, it’s putting neighbour against neighbour,” said Zucker.

He found an online ad listing the small three-bedroom cottage as appropriate for 10 people, which he said easily swells more than two-fold with visitors on summer weekends swarming the cottage, the dock and the wider waterfront.

Renters, he said, sometimes spill over to his property and migrate through the water, even occasionally ending up lounging on his dock. The tall cedar hedge dividing the properties provides a bit of a wind break but does nothing to dampen the noise of late-night music and parties.

“People who come on the weekends and pay \$750 a night feel entitled to do what they want,” he said. “How many times can I go to the town?”

“I feel badly telling them to turn down the music all of the time, because I know how much they’re paying.”

Zucker’s story is definitely not unique. In communities across the province, more and more homeowners are enduring the same nightly struggle: living next door to a short-term rental property, where new guests constantly come and go with varying levels of noise and activity.

Amid the boom of so-called “ghost hotels”—guest houses where no owner or manager is onsite—municipalities throughout Ontario are struggling to find the right balance between attracting tourists and maintaining the peace.

Some municipal councils are still arguing about the best way forward, while others have introduced licensing regimes and placed limits on how many people can stay at a given property. Some municipalities, including Goderich, have issued an outright ban on renting homes on a short-term basis. The town of Erin, sandwiched between Caledon Village and Halton Hills, fielded so many complaints about one particular party house that it recently enacted a full prohibition against Airbnbs.

In the meantime, the provincial government has said very little, leaving individual communities to create their own rules on short-term rentals. One thing is certain: finding a perfect solution is no party.



Symon Zucker's Innisfil cottage is next door to a short-term rental. Photo by Marg. Bruineman

The online home rental company Airbnb was introduced in 2007 as a disrupter, allowing individuals to rent out their own homes in the sharing economy, completely redefining the

vacation industry. The model has been embraced by travellers worldwide, allowing them to stay in homes or homelike settings at rates that can be lower than traditional hotels.

It's been copied by other online platforms. And its use has since expanded, allowing individuals to buy property to use exclusively for short-term rental—which allows a much higher return than a monthly residential rental.

Revenue for the private short-term accommodation market in Canada in 2018 was estimated at \$2.8 billion, according to *Measuring private short-term accommodation in Canada*. The 2019 report by Statistics Canada has not been replicated for subsequent years, although the study did show ongoing year-over-year growth.

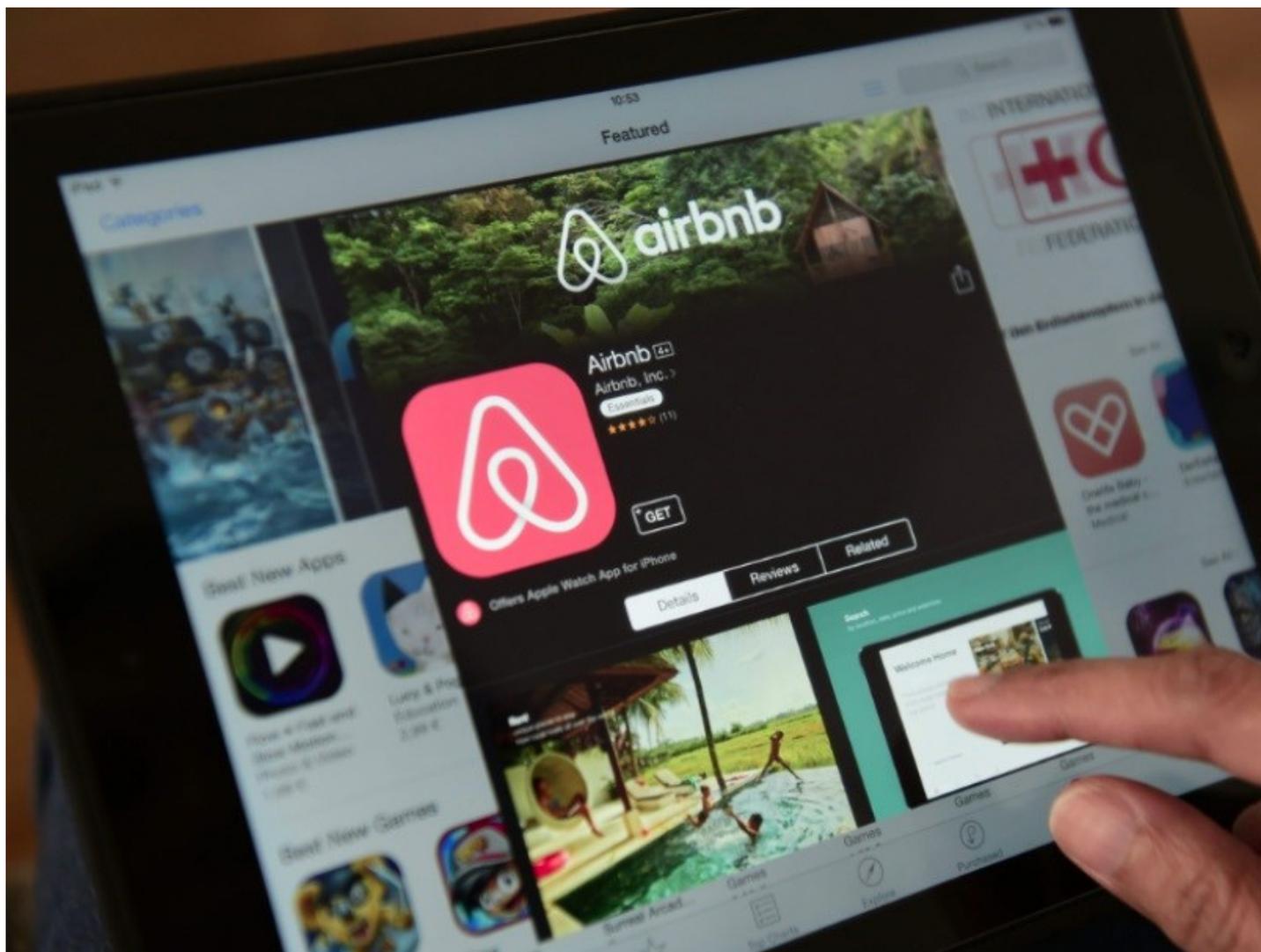
The overall impact of the new model has disrupted more than just an industry. Permanent accommodation on Ontario lakefronts, in ski areas, downtown centres and in residential neighbourhoods have been converted into overnight rental accommodation, which can deplete an already short supply of residential housing and displace permanent residents.

It also brings with it new traffic, noise and activity that is often unwanted to established neighbourhoods. Where push often comes to shove is when a rental is used for weekend-long parties attracting large numbers of people in areas historically used by families living within a community.

And there has been violence, too. In February 2020, three men in Toronto were fatally shot during a social gathering at a Queens Wharf condo used as an Airbnb. The murder-suicide prompted the online company to enact tougher restrictions; people under 25 without a track record with the company, for example, would no longer be able to rent entire homes in what Airbnb called a pilot project in Canada.

There have been other deaths. Earlier that month in Ottawa, an 18-year-old was killed at an Airbnb rental. A year later, two young women aged 18 and 20 were shot to death at a waterfront Airbnb in the Fort Erie area. The chalet, known as a loud party spot for out-of-towners, had been a longstanding source of concern for area residents. (A Scarborough man was later charged with two counts of first-degree murder, and two others were implicated).

Governments have fanned out with different control methods over the years. In Ontario, municipalities have tried a variety of approaches from outright bans to registration or licensing to bylaws limiting where short-term rentals can be located. Some cities permit a limited number in a prescribed area or limit the number of days they can be rented out. Enforcement of the rules can often prove challenging, and rarely is everyone happy with the result.



Airbnb revolutionized the travel industry and created a new revenue stream for property owners.

The Ontario Land Tribunal, a quasi-judicial body unique to Ontario that hears appeals of municipal decisions, recently reviewed a bylaw amendment in Oro-Medonte Township that tried to control short-term rentals and prohibit their operation in residential areas. The amendment, the chair found, was an overreach and it was revoked.

In his witness statement provided to the tribunal during the February hearing, Oro-Medonte Township resident Steve Hawryluk described his frustrations when the two houses next to him were used for short-term rentals. Each attracted 10 to 20 people with new bodies appearing every summer weekend and some weekdays. The house right next door had a revolving door of guests from the summer of 2017 until it was sold in October 2020.

“

People who come on the weekends and pay \$750 a night

feel entitled to do what they want.

”

There were fights, fires left unattended and fireworks set off on days they weren't permitted, he wrote. The music and chatter pierced through the neighbourhood long after local residents had gone to bed and drones flew over neighbours' properties.

He found both homes advertised on Airbnb.

One weekend, a cabin cruiser and two other boats appeared along the shore. He wrote that at least 50 people mingled between the property and the boats creating a constant din with shouting.

But the day a Toronto radio station rented the house two doors over for a "day at a cottage" with friends contest was "one of the worst and most flagrant violations of our right to peacefully enjoy our homes," he wrote. Two small buses and a dozen cars delivered guests and a musician performed an afternoon concert on the deck. "The music could be heard more than a ½ km away," he wrote. "The rock performer even joked during his performance about feeling uneasy about disturbing the neighbours."

So far, the tribunal has released only an oral decision on Oro-Medonte's bylaw amendment. The township awaits the chair's reasons in writing, which may offer a road map on how the Simcoe County municipality—and every other community in Ontario—might come up with a reasonable solution.

In addition to the dispute in Oro-Medonte, the Ontario Land Tribunal has heard short-term accommodation cases involving Toronto, Ottawa, Hamilton, the Town of Blue Mountains, Ramara and Niagara Falls. Several municipalities are currently considering ways to control short-term rentals in response to complaints—with some finding that they are going to the drawing board a second time around in hopes of striking the right balance.

The Town of Innisfil has been struggling to come up with a way to balance what some see as pervasive overnight accommodations in homes with a growing cottage industry reaping economic benefits from visitors. During a spring meeting, it was pointed out that Friday Harbour stands apart as a destination resort with specific zoning, but that problems occur when homes in residential neighbourhoods like Alcona are rented out for a night or a weekend.

In the Lake Huron vacation community of Grand Bend and the wider Municipality of Lambton

Shores, taking in Port Franks and Ipperwash Beach, those wishing to operate overnight rental properties must pay a \$500 annual licensing fee. A new bylaw passed June 6, developed after months of debate, also limits the number of visits to 10 adults per unit, imposes a minimum of two parking spaces and requires \$2 million in liability insurance. The restrictions won't apply to owner-occupied properties with just one rental unit on the property.

A demerit point system could lead to the suspension of an owner's short-term rental licence and a person responsible for the property must be designated.



One resident of Oro-Medonte Township shared horror stories with the Ontario Land Tribunal. Photo by Marg. Bruineman

The approach used by the Town of Blue Mountains has been a work in progress for well over a decade. The holiday community overlooking Georgian Bay began its control of holiday rentals in privately owned condos and chalets with an interim control bylaw in 2008, followed by

a formal bylaw. A licensing regime to regulate them was recently revamped.

Given the volume of visitors to the town, which is home to the Blue Mountain ski resort and a series of private ski hills along the Niagara Escarpment, the Town of Blue Mountains was one of the first Ontario municipalities to develop a structure to control short-term accommodation, explained Will Thomson, the town's director of legal services.

"More and more people are dealing with this," said Thomson. "I think we're on our way to making it a fair system...I wouldn't call it perfect, we're always trying to improve it, make it better, more fair."

The latest iteration includes the development of an administrative monetary penalty system—an internal adjudication process. It is a mechanism to enforce bylaw compliance run by the municipality as an alternative to the conventional provincial offences court process, which can become overwhelmed with cases. "This one is a little quicker, a little more municipal specific," said town councillor Rob Sampson. "The penalty could actually attach to the tax role, a huge advantage to the municipality."

Some municipalities had used that power initially to deal with parking tickets, then expanded it to address other issues. For the Grey County town, it made sense to bring its licensing system into that regime as a way to control the town's approximately 300 licensed short-term rentals, which are typically privately owned condos and chalets. There are another 1,000 or more commercial units, related to the ski resort, which have centralized management that are not licensed and are controlled through zoning.

"The issue is where we have a traditional residential zone... that's where we have the friction," explained Sampson.

The adjudication program relies upon externally appointed hearing and screening officers and is administered by town staff. The related costs are expected to generally be covered by fines and penalties that can be up to \$2,500 for those operating a property without a licence.

Last fall, the town created an interactive map to show the local properties currently licensed as short-term rental units following the introduction of new zoning amendments. "We have quite a thorough licensing system which starts with zoning permissions, so you have to apply," said Thomson. "It manages property inspections, fire inspections, ensures properties are up to a certain standard."

The town also requires parking plans, and that the property be maintained and subject to the town's other bylaws, including noise. A "responsible person" must also be designated as a

contact if issues and complaints arise, in hopes they can be mitigated. A two-year licence to operate a short-term rental runs around \$2,300 in the Town of Blue Mountains and is designed to cover the cost of the program.



In the Town of Blue Mountains, short-term rentals are licensed and subject to noise bylaws.

Tiny Township, a long-time cottaging mecca which takes in significant Georgian Bay waterfront, is also mulling over control options. They include imposing minimum stays of six days, putting a limit on the number of days any single property can be rented out during the course of a year, and imposing a blackout period during which no properties can be rented. Another suggestion was to cap the number of homes available for short-term rentals to 300, or three per cent of the total number of homes in the township.

That worries Jordan Schinkel. His young family purchased a cottage with water access in 2015 with an eye to one day retiring there. When they aren't using the property, they rent it out to young families, for which the cottage is equipped. He says he imposes rules, rents to only young families for no fewer than five days, and vets potential renters.

Rules like reasonable licensing fees, he said, are palatable, but he doesn't want to see strict

controls that impede his family's ability to see a return on their investment. "My goal is to run a short-term rental so that I can actually afford the property," said Schinkel. "So I can provide vacation experiences for young families like I had when I grew up. And we build connections with people that rent our place and most of the time we get repeat people."

There are many like Schinkel who rent out their own home, cottage or condo. There are also organizations that manage rentals.

Jayne McCaw grew her small rental management business into a thriving enterprise. Jaynes Cottages has grown beyond its roots and now operates close to 300 properties across Ontario, many in the Simcoe-Muskoka area. The patchwork of regulations from community to community is frustrating, she said. But what she finds most difficult are the municipalities that prohibit them altogether, stifling economic opportunities.

"Vacation rentals have become one of the top choices for accommodation," said McCaw, pointing out its contribution to the local economy. She says her company alone has generated \$50 million to her area of operations.

"It just is really sad that for an industry that's been operating for generations and generations, without any problem, because of a number of bad owners that are allowing disruptive guests to rent their properties without an established set of rules, it is hijacking the whole industry and this whole ecosystem that has been operating for years."

Members of the Ontario Cottage Rental Managers Association say that good operators vet their guests, lay out the rules and expectations and that they enforce them, ejecting those who fail to abide by them. They argue that the approaches adopted by some municipalities to control short-term rentals paint good and bad operators with the same brush. And those operating province-wide are left to navigate regulations that have no consistency from one municipality to another.

McCaw welcomes a more regulated industry, like hotel and resort operations, that includes licences and improved bylaw enforcement. "The province and the Ministry of Tourism have to get more involved. Individual townships and these individual rules by townships have to be preempted by the province," she said. "I think it absolutely should happen in Ontario.

"We are a bonafide accommodation choice now... And we should be treated that way."



Short-term cottage rentals bring economic benefits to entire communities, not just individual owners.

Airbnb did not respond to requests for an interview about the various initiatives the company has taken in Canada to control activity at rentals or what measures it would like to see governments take. Instead, spokesperson Matt McNama sent an email suggesting restrictions could dampen the economic benefits of tourism.

“We’re committed to working with municipalities across Ontario, and Canada, to develop smart and sensible regulations. Hosting provides extra income for residents trying to make ends meet at a time when cost of living has never been higher,” he wrote. “As the economy gets back on track, it’s also important to consider the vital impact visitors have on our communities, including an influx of support for small businesses still reeling after two years of pandemic.”

Although Ontario hasn’t formally approached control of short-term rentals on a province-wide level—leaving it instead to municipalities to regulate—other provinces have stepped in, laying down guidelines. In Quebec, for example—where there was concern that Airbnbs were occupying 31,000 or 1.5 per cent of already in-demand residences in Montreal, despite the municipality’s sometimes aggressive attempts to control short-term rentals—a registration process was imposed in 2019.

At about the same time, 1,980 short-term rental hosts in Halifax’s unregulated market earned

\$30.9 million in revenue during a 12-month period, according to a 2019 report by the Urban Politics and Governance research group at McGill University's School of Urban Planning. They found the vast majority of those properties were listed on Airbnb. Nova Scotia is now in the process of expanding a registry system introduced in 2019 for short-term rentals, to include rooms in homes that are being rented out. That is expected to provide a more comprehensive picture of short-term rentals in the province, considered helpful to municipalities.

The Union of B.C. Municipalities called on the provincial government this spring to regulate short-term rental accommodations with a framework similar to the one used for ride-hailing.

Innisfil, ultimately, has distinguished between bed-and-breakfast-type operations where the owner is onsite as opposed to whole home rentals, it calls ghost hotels, where the owner does not live on the property—which is not permitted. In response to complaints about party houses, the town also announced in June that enforcement staff extended operating hours to 11 p.m. on weekdays and 2 a.m. on Fridays, Saturdays and holidays until after the Labour Day weekend. Pre-existing noise, fireworks and parking controls will be part of those efforts. Town staff will also track enforcement with expectations of reporting back to council next spring.

That approach provides Symon Zucker some hope that tranquility will be restored to his little parcel of peace on the lake. But so far, that hasn't happened. Visitors have already started to descend on the neighbouring property, leaving Zucker to set out in search of other solutions.

Marg. Bruineman is an award-winning freelance journalist based in Barrie who focuses on justice and human interest stories.

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How should municipalities address short-term rentals like Airbnb

- Ban short-term rentals altogether
- Do nothing

- Levy stiff fines against homeowners with bad renters
- Impose a minimum stay
- Come up with tougher noise bylaws

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MUNICIPALITY OF SHUNIAH

420 Leslie Avenue, Thunder Bay, Ontario P7A 1X8

Phone: (807) 683-4545 Fax: (807) 683-6982

Email: shuniah@shuniah.org www.shuniah.org

July 13th, 2022

The Honourable Doug Ford
Premier of Ontario
Minister of Intergovernmental Affairs
Premier's Office
Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Via Email: doug.fordco@pc.ola.ca

Dear Premier Ford:

RE: Letter of Support – The County of Hastings and The Municipality of Brighton – Expanding the Amber Alert System

Please be advised that, at its meeting on June 12th, 2022, the Council of the Municipality of Shuniah resolved to support the resolution adopted June 30th, 2022 by the County of Hastings, and the resolution adopted June 20th, 2022 by the Municipality of Brighton.

A copy of the above noted resolution is enclosed for your reference and consideration.

Yours truly,

Kerry Bellamy

Clerk

KB/jk

Cc:

Hon. Michael Kernzer, Solicitor General of Ontario
Mr. Thomas Carrique, Commissioner of the OPP
Hon. Patty Hajdu, MP Thunder Bay Superior North
Hon. Marcus Powlowski, MP Thunder Bay Rainy River
Hon. Lise Vaugeois, MPP Thunder Bay Superior North
Hon. Kevin Holland, MPP Thunder Bay-Atikokan
Association of Municipalities of Ontario
All Ontario Municipalities



COUNCIL RESOLUTION

Resolution No.: 247-22

Date: Jul 12, 2022

Moved By: *A. Burt*

Seconded By: *A. Burt*

THAT Council hereby supports the resolution from the County of Hastings and Municipality of Brighton regarding the request to make the necessary changes to the Amber Alert System and create a new alert called the Draven Alert, which will protect those persons of special needs or circumstances who leave the caregivers or locations and potentially put themselves at risk;

AND THAT the Clerk be directed to forward a copy of this resolution to Premier Doug Ford; Solicitor General of Ontario Michael Kernzer; Commissioner of the Ontario Provincial Police Thomas Carrique; local MP's Patty Hajdu and Marcus Polowski and local MPP's Lise Vaugeois and Kevin Holland; the Association of Municipalities of Ontario (AMO) and to all municipalities in Ontario.

Carried

Defeated

Amended

Deferred

Wendy Larchy
Signature

Municipality of Shuniah, 420 Leslie Avenue, Thunder Bay, Ontario, P7A 1X8



CORPORATION OF THE
TOWNSHIP OF BLACK RIVER – MATHESON

CHRIS WRAY AMCT – **CHIEF ADMINISTRATIVE OFFICER**
367 FOURTH AVE, P.O. BOX 601, MATHESON, ON P0K 1N0
TELEPHONE (705) 273-2313 (EXT. 321) **MOBILE** (705) 914-0551 **EMAIL:** cwray@twpbrm.ca
WEBSITE: www.twpbrm.ca

GTel
624 Kathleen Street
Sudbury, ON
P3C 4Z6

Attention: General Manager

July 18, 2022

Dear Sir / Madam:

Re: Locates – Township of Black River-Matheson

I hope that this letter finds you well. Today, I write to you regarding the timing of several locates requested by the Township of Black River-Matheson.

As you are aware, once the Getting Ontario Connected Act (the “Act”) became law, Members and Excavators were able to claim compensation, from each other, if there is a financial loss or expense incurred due to the other party contravening specific sections of the Act.

This recent legislation was intended to improve Ontario One Call’s processes of determining the location of underground infrastructure like telecommunications lines, water mains and gas pipelines, also known as locates. The new locate process, for some situations, was to ensure that infrastructure owners use one locator service jointly rather than their own services, avoiding duplicate inspections and ensure that locates be completed within ten (10) days and remain valid for 60 days. The Province and municipalities expected that this would significantly reduce waiting periods for builders and contractors, strengthen safety for workers and improve the accuracy of results.

Section 17(1) of the Act generally stipulates that if a Member has failed to provide accurate Locates, has provided locates outside of the legislated timeframe or incorrectly provided a clearance, then the Excavator may recover costs from the Member.

The Township of Black River-Matheson has had great difficulty in obtaining its locates within the required timeline. The following requests remain outstanding despite being requested more than ten (10) days ago.

2....

| Locate Service Number | Date Requested | Day Out of Compliance |
|-----------------------|----------------|-----------------------|
| 20222213827 | May 25, 2022 | 44 |
| 2022233179 | May 30, 2022 | 39 |
| 20222514913 | June 15, 2022 | 23 |
| 20222515029 | June 15, 2022 | 23 |
| 20222525949 | June 17, 2022 | 21 |
| 20222816726 | July 6, 2022 | 2 |
| 20222816776 | July 6, 2022 | 2 |

Please note that once the costs of delays are known, the Township of Black River-Matheson does intend to seek recourse for increased costs as provided for in the legislation.

We look forward to settling this matter at Step One (1) of the process. If you have any questions, please call.

Best Regards,



Chris Wray, AMCT
Chief Administrative Officer

Cc: Chris Ciarrocca – Director of Public Works
Cassandra Child – Clerk-Treasurer
Danielle Bruno – Junior Accountant



July 22, 2022

Premier Doug Ford
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Dear Premier Ford:

Re: Physician Shortages in Ontario

Ontario has one of the most revered health care systems in the world. The residents of Ontario have been fortunate to have access to medical professionals from all branches of the medical field.

Our Province continually monitors the needs of its citizens and strives to make progressive changes to continue to meet the needs of Ontarians. Evidence of this progressive action on the part of the government was the identification of the shortage of Personal Support Workers. Recognizing the vital role that they play in health care, the Province supported Ontario colleges in providing free tuition for students who agreed to study for and become Personal Support Workers. We applaud the Province for this progressive action.

Like many municipalities, we have noticed that as each year goes by, we begin to see fewer physicians. The shortage is becoming alarming as we hear daily that many people are without a physician and do not have access to a primary medical care giver. The shortage of physicians is reaching our hospital emergency rooms as many in our rural communities are forced to close periodically as there are no physicians to staff them.

Another issue which is exacerbating the physician shortage is the limited spaces available in Canadian Universities for medical school and in residency programs. Increases to the number of students who are accepted could go a long way to ensure that more students graduate and become contributing physicians in our communities.

A third issue that causes concern is the seemingly onerous process for foreign and international physicians to become accredited to practice in Ontario. We have had interactions with individuals who have come to our community and are accomplished physicians but are not able to practice in Ontario as they at times cannot afford the cost for accreditation and in other instances, the process is quite lengthy meaning that they must take other positions, outside of their field, thus wasting their talent.



TOWN OF SOUTH BRUCE PENINSULA

The Town of South Bruce Peninsula has seriously contemplated all of these issues and has taken steps to address the shortage experienced in our community. Council has monetarily supported a local Physician Recruitment Committee and has held money in reserves to assist with the hiring of a recruiter and to be used to assist new physicians requiring funds to set up an office and find housing.

We are reaching out to you to ask for your assistance in addressing the physician shortage. We would like to see subsidy opportunities for students who commit to becoming practicing physicians and would expect that the Province would put protective measures in place to ensure that students receiving funding commit to practicing in Ontario. We would support an expedited accreditation process for foreign physicians. We would encourage the increase of additional student spaces in medical school and residency programs.

The Town of South Bruce Peninsula is not alone in its convictions to address the physician shortages. We welcome you to contact us directly to have conversations about how all levels of government can work together to end this shortage.

Yours very truly,

Mayor Janice Jackson

janice.jackson@southbrucepeninsula.com

519-534-1400 ext 200

Enclosure (1)

cc: Hon. Sylvia Jones, Minister of Health and Long-Term Care sylvia.jones@pc.ola.org
Rick Byers, MPP, Bruce Grey Owen Sound rick.byers@pc.ola.org
Hon. Stephen Lecce, Minister of Education stephen.lecce@pc.ola.org
Prime Minister Justin Trudeau justin.trudeau@parl.gc.ca
Hon. Jean-Yves Duclos, Minister of Health jean-yves.duclos@parl.gc.ca
Alex Ruff, MP, Bruce Grey Owen Sound alex.ruff@parl.gc.ca
All Municipalities in Ontario
College of Physicians and Surgeons of Ontario feedback@cpso.on.ca



Excerpt from Council Meeting Minutes – July 19, 2022

23. Notice of Motion – Mayor Jackson – Physician Subsidy

Mayor Jackson explained the meeting with the Physician Recruitment Committee and how a retired recruiter is willing to help the Committee but that we need to support medical students. The motion would be forwarded to the Minister, the Premier, the Prime Minister and all Ontario municipalities.

Discussion included the closing of hospital ERs, people without family doctors, the difficulty for professionals to obtain accreditation to work in our Province, having levels of accreditation to relieve pressure, community health models including nurse practitioners, ideas that the recruiter has and how she recruited 77 doctors.

R-266-2022

It was **Moved** by J. Jackson, **Seconded** by K. Durst and **Carried**

Whereas the Province of Ontario and particularly rural areas such as South Bruce Peninsula, are experiencing a severe shortage of physicians, leaving many people without access to medical care;

And whereas when the Province of Ontario realized the shortage of Personal Support Workers, they took progressive action to support Ontario colleges to provide free tuition for students who agreed to enter into this field of study and work;

And whereas it is recognized that the education costs for a physician can be a deterrent for students contemplating entering the medical field;

And whereas the Town of South Bruce Peninsula has taken steps to support the recruitment of physicians by earmarking money to hire a recruiter, by monetarily supporting a recruitment Committee and by providing money for new physicians to use to set up office space and for housing;

Now therefore be it resolved that the Town of South Bruce Peninsula respectfully requests that the Province of Ontario and Government of Canada recognizes that the shortage in health care workers is not unique to Personal Support Workers but is also relevant to physicians including specialists and general practitioners;

And that in order to support Ontario municipalities and their residents, the Provincial and Federal Governments take steps to provide support and subsidy to students entering

medical school with the intention of becoming practicing physicians in the Province of Ontario and particularly in underserved rural and northern municipalities;

And that the Provincial and Federal Governments work with Canadian universities to increase the number of students accepted into medical school and residency programs;

And that the Province expedites the accreditation process for foreign medical practitioners ;

And further that the Town of South Bruce Peninsula supports whatever protective measures the Provincial and Federal Governments place on the subsidy given to ensure that the students receiving the funding become practicing physicians in the Province of Ontario.

The Township of Billings
Lake Kagawong Resource Committee
Minutes July 21, 2022

PRESENT (electronically): Bryan Barker (Chair) Bob Clifford, Brian Foreshew, Sharon Jackson, Cheryl McCulligh (staff), Kathy McDonald (staff),
Regrets: Stan Pierce, Steve Webber and John Hoekstra

1. Opening

Motion by Bob Clifford, seconded by Sharon Jackson

That this meeting of Lake Kagawong Resource Committee be Opened at 7:05 p.m. with Chair Bryan Barker presiding.

Carried

2. Additions to the Agenda

3. Approval of the Agenda

Motion by Stan Pierce, seconded by Bob Clifford

That the agenda for the March 24, 2022 meeting be accepted as presented.

Carried

The Agenda was amended to remove Bill Touzel (OEC) and to add Terms of Reference as item "F"

4. Disclosure of Pecuniary Interest

None

5. Adoption of the Minutes – May 26, 2022

Motion by Brian Foreshew, seconded by Sharon Jackson.

That the minutes of the May 26, 2022, meeting be accepted as presented, with the additions of:

- 1) Data gaps in the Water Management Plan
- 2) Outstanding Work Orders on the Power Plant

Carried

6. Delegations

Bill Touzel – OEC may join at a future date.

7. Old Business

a) Report on Water Levels at the dam – Brian Foreshew

Brian Foreshew reported that the water level a couple of days ago was 212.90. High reading may be due to wind and water against the dam.

b) Report on the status of OEC Website – Bob Clifford

Bob Clifford reported that rule curve and graph do not match.

c) Inland Water Quality Update – Bob Clifford

Good to go! Received instructions for water testing. Three samples at three sites to be taken using the nine tubes received.

d) WMP Data Gaps – Identified

MNR may assist. Work on over the summer, have something by Fall to identify.

Everything is based on this plan. The data needs to be current. Discussed several points to consider: waterlines (full-time and seasonal), water leakage, faulty recording device, data gaps, fish and spawning, water quality, erosion, wetland territory, water levels and water usage.

Closing up gaps and identify Township responsibility and Standing Advisory Committee responsibility.

Where to go from here? Do some research to see where we stand for the next meeting.

e) OEC Lease Extension – Update

It will be discussed at the next Council meeting.

f) Terms of Reference

Monitor the quality of water and report back any concerns to Council.

Meeting time changed to 7:00 pm.

8. New Business

None

9. Correspondence

None

10. Information

None

11. Closed Session

None

12. Recommendations to Council

None

13. Next Meeting

August 25, 2022 at 7:00 P.M. Virtual meeting.

14. Adjournment

Motion by Brian Foreshew, seconded by Bob Clifford

That the meeting be adjourned at 8:15 p.m.

Carried

TOWNSHIP OF BILLINGS
MINUTES
Climate Action Committee (CAC)

June 22nd, 2022

Virtual Meeting – Zoom@7pm

PRESENT: Mayor Ian Anderson, Councillor Bryan Barker (Chair), Paul Darlaston, Chris Theijsmeijer

REGRETS: Bob Clifford, John Hoekstra (technical issues)

Staff: Todd Gordon (MPM, Recorder)

Members of the Public: Colen McKeever (Eco-Growth Environmental), Simon Blakely (reThink Green)

Media: None

1) OPEN

The meeting was called to order at 7:06 pm.

Moved by Chris Theijsmeijer; Seconded by Ian Anderson. Carried.

2) APPROVAL OF AGENDA

The agenda for the June 22nd, 2022, meeting was approved.

Moved by Chris Theijsmeijer; Seconded by Ian Anderson. Carried.

3) DISCLOSURE OF PECUNIARY INTEREST

None.

4) ADOPTION OF MINUTES

The minutes for the May 25th, 2022, meeting were approved.

Moved by Paul Darlaston; Seconded by Chris Theijsmeijer. Carried.

5) DELEGATIONS

None.

6) OLD BUSINESS

i. CCIC Update – Recommendation to Council

There was brief discussion of the need to find a way to move forward with filling the CCIC role to assist the committee and Council in climate action.

Recommendation:

That Council direct staff to prepare and issue another posting for the CCIC role.

Motion by Paul Darlaston; Seconded by Chris Theijsmeijer. Carried.

7) NEW BUSINESS

i. reThink Green – Simon Blakely (Invited Presentation)

Simon Blakely, Program Director for reThink Green presented an overview and update on reThink Green and Green Economy North and ways that the municipality might engage with

Green Economy North. This was followed by a brief Q&A session. A PDF version of Simon's presentation will be available on the municipal website under Climate Action.

ii. Eco-Growth Environmental – Colen McKeever (Invited Presentation)

Colen introduced Eco-Growth Environmental and their development of technology oriented to effective and efficient reuse of organic "waste." The committee viewed most of a YouTube video of an Eco-Growth presentation to the Saskatchewan Urban Municipal Association (SUMA) on June 8th, 2022. This was followed by brief Q&A session. The SUMA presentation video can be found at: <https://www.youtube.com/watch?v=8bnHqOHe3lw>

8) CORRESPONDENCE

None

9) INFORMATION

None

10) CLOSED SESSION

None

11) RECOMMENDATIONS TO COUNCIL

1. That Council direct staff to prepare and issue another posting for the CCIC role. Motion by Paul Darlaston; Seconded by Chris Theijsmeijer. Carried.

12) NEXT MEETING

July 20th, 7:00 pm, via Zoom

13) ADJOURNMENT

The meeting was adjourned at 8:50 pm, on a motion by Paul Darlaston.

**Township of Billings
Accounts for Payment August 2, 2022**

| Date | CK # | Account | Total Due |
|--------------------------------------|-------------|---|----------------------------|
| July 27 2022 | 7371 | 12941139 Canada Ltd | 145.23 |
| July 27 2022 | 7372 | Berry Boats | 31.98 |
| July 27 2022 | 7373 | Boating Ontario | 226.00 |
| July 27 2022 | 7374 | Bridal Veil Variety | 780.56 |
| July 27 2022 | 7375 | Cooper& Sons Plumbing | 316.29 |
| July 27 2022 | 7376 | Farquhars Dairy | 1,011.00 |
| July 27 2022 | 7377 | Grand & Toy Ltd. | 28.76 |
| July 27 2022 | 7378 | Hughes Supply Company | 108.31 |
| July 27 2022 | 7379 | Island Promotional Products | 68.93 |
| July 27 2022 | 7380 | J.L. Richards | 2,900.68 |
| July 27 2022 | 7381 | Kiviaho, Connie | 162.72 |
| July 27 2022 | 7382 | Laurentian Business Product | 131.39 |
| July 27 2022 | 7383 | Manitoulin Cedar Products | 904.00 |
| July 27 2022 | 7384 | Massey Wholesale Ltd | 36.00 |
| July 27 2022 | 7385 | Minister of Finance (OPP) | 18,316.00 |
| July 27 2022 | 7386 | Pitney Bowes | 11.69 |
| July 27 2022 | 7387 | Public Health Sudbury & Districts | 2,308.00 |
| July 27 2022 | 7388 | S.T.O.P. Restaurant Supply | 238.45 |
| July 27 2022 | 7389 | The Manitoulin Expositor | 1,393.69 |
| July 27 2022 | 7390 | UCCM Castle Building Supplies | 63.26 |
| July 27 2022 | 7391 | Wally's Septic Service & Portable Toilets | 259.90 |
| July 27 2022 | 7392 | Bell Mobility | 150.13 |
| Total Cheques | | | <u>29,442.84</u> |
| Pre-Authorized Payments | | | |
| July 25 2022 | DD | LBC Leasing | 175.00 |
| Total Pre-Authorized Payments | | | <u>175.00</u> |
| Total Accounts Payable | | | <u>\$ 29,617.84</u> |

