



November 22, 2018

Dear Reader:

Between May 31, 2018 and June 20, 2018, a survey was conducted by the Manitouwabing Lake Community Association with respect to residential rentals in the Township of McKellar. A copy of the Survey Report is enclosed. It shows the responses to the 12 questions asked in the survey along with a list of all comments that were submitted by the survey respondents.

An invitation to participate in the survey was sent out by email to members of the Manitouwabing Lake Community Association and was posted on the Lake Manitouwabing Facebook Group site. The Lake Manitouwabing Facebook Group is not run by the Manitouwabing Lake Community Association.

Accompanying the invitation to participate in the survey was a link to the survey site, along with a request that each survey respondent complete the survey only one time. In addition, a configuration setting on Survey Monkey (the site which hosted the survey) was used. This setting allows a respondent using a cookie-enabled browser to only take the survey once, and provides the ability to track questionable responses.

Respondents completed the survey anonymously. While the Manitouwabing Lake Community Association cannot guarantee that no individual respondent completed the survey more than once or that it was completed solely by residents of the Township of McKellar, the Manitouwabing Lake Community Association has no knowledge or information to suggest that the survey was completed more than once by any individual or that it was completed by people who do not own property or reside in the Township of McKellar.

The views expressed in this survey and the accompanying comments are those of the respondents and not of the Manitouwabing Lake Community Association.

Yours Truly,

Philip J. Boyd, President
Manitouwabing Lake Community Association



Residential Rentals in McKellar Township Survey Report

309 Total Responses representing approx.
26.3% of year round and seasonal residences in
McKellar

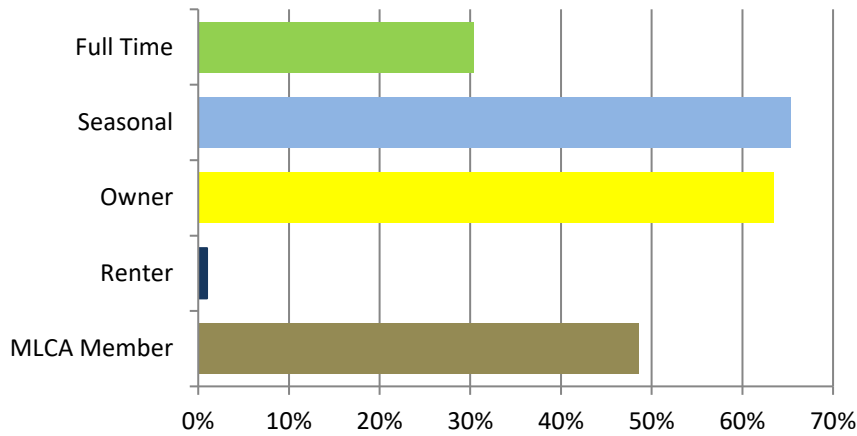
May 31st to June 20th, 2018



Prepared by:
The Manitouwabing Lake Community Association - Public Affairs Committee. July 2018

Q1: What type of McKellar resident are you? (Please check all that apply)

Answered: 309 Skipped: 0



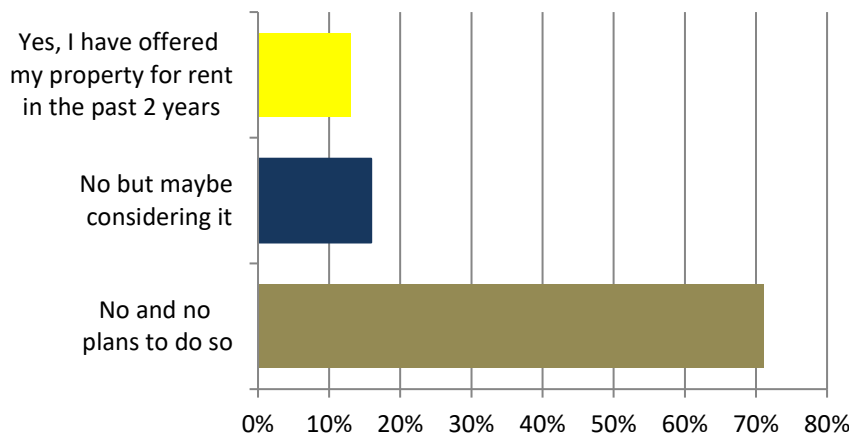
ANSWER CHOICES	RESPONSES	
Full Time	30.4%	94
Seasonal	65.4%	202
Owner	63.4%	196
Renter	1.0%	3
MLCA Member	48.5%	150

Total Respondents: 309

%*

Q2: Do you offer your residential property for rent?

Answered: 308 Skipped: 1

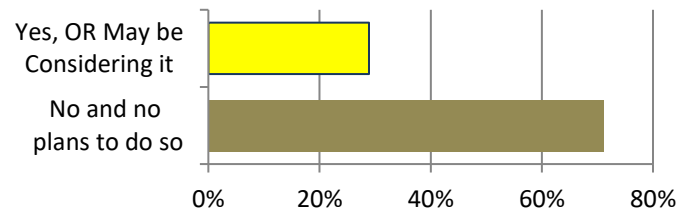


ANSWER CHOICES	RESPONSES	
Yes, I have offered my property for rent in the past 2 years	13.0%	40
No but maybe considering it	15.9%	49
No and no plans to do so	71.1%	219

Total Respondents: 308

13% of property base (1175) is 152 that may actually be renting.

28.90% of respondents either rent or want the option of renting out their property.



Q2: Sample Comments

(39 provided)

“Purchased cottage for family and to rent occasionally to offset mortgage payments.”

“What I choose to do with the property I own is my business, as long as all the local bylaws are followed there shouldn't be an issue.”

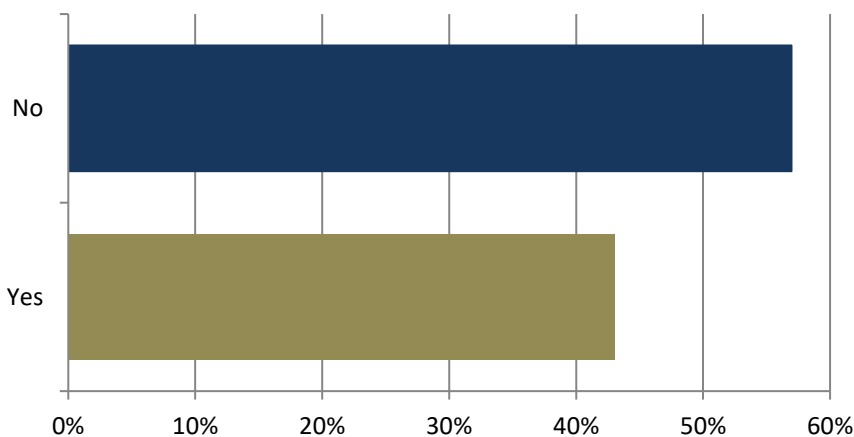
“I donate my cottage to Cottage Dreams (cancer survivors) and rent to family/friends. I do not publish is for rent on rental sites.”

“... We fell in love with this area over 20 years ago and regularly visited the lake at a friends cottage yearly. We then began renting ourselves, and eventually turned our dream into a reality and purchase our own property...”

“Cottage resorts and “controlled renting” is great as there is control, owners live onsite, house rules/policies are being provided to guests upon check-in and it has a good impact on the local economy. However, short term residential rentals are the opposite as there is just no control in terms of who is renting, how many people are renting a cottage, the owners or managers are not onsite so renters are not supervised...”

Q3: Has your enjoyment of your property been interrupted by renters (e.g. noise, parking, safety)?

Answered: 309 Skipped: 0

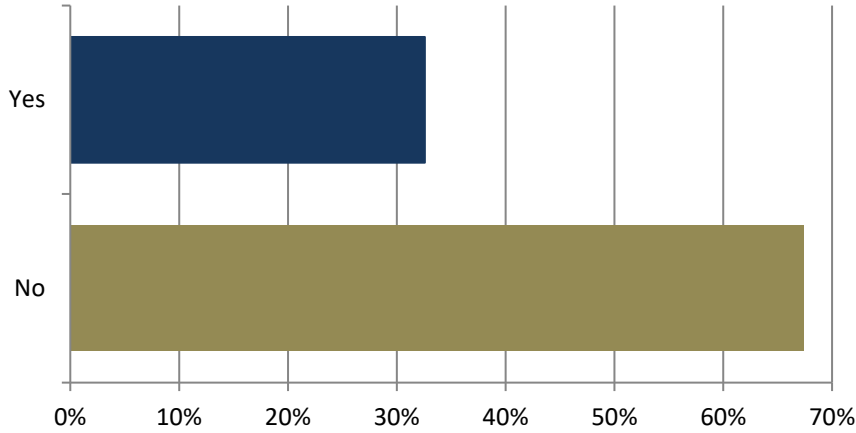


ANSWER CHOICES	RESPONSES	
No	57.0%	176
Yes	43.0%	133

Total Respondents: 309

Q4: If you answered yes to question 3, did you complain to a Township representative?

Answered: 132 Skipped: 1



ANSWER CHOICES	RESPONSES	Count
Yes	32.6%	43
No	67.4%	89

Total Respondents: 132

Q4: Sample Comments

(60 provided)

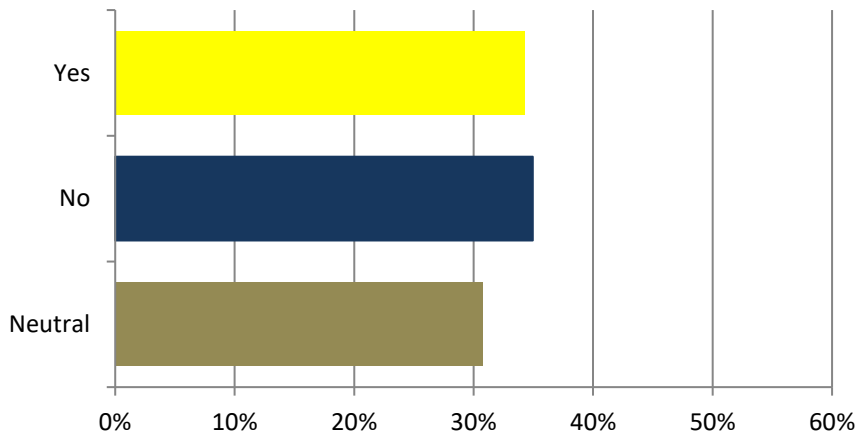
“I have spoken with the cottage owner, who has responded appropriately with the tenants.”

“I wouldn’t want my neighbors to get in trouble.”

“I have concerns about the outcome and impact to me personally if I complain.”

Q5: Do you believe residential rentals are good for McKellar as a community?

Answered: 309 Skipped: 0

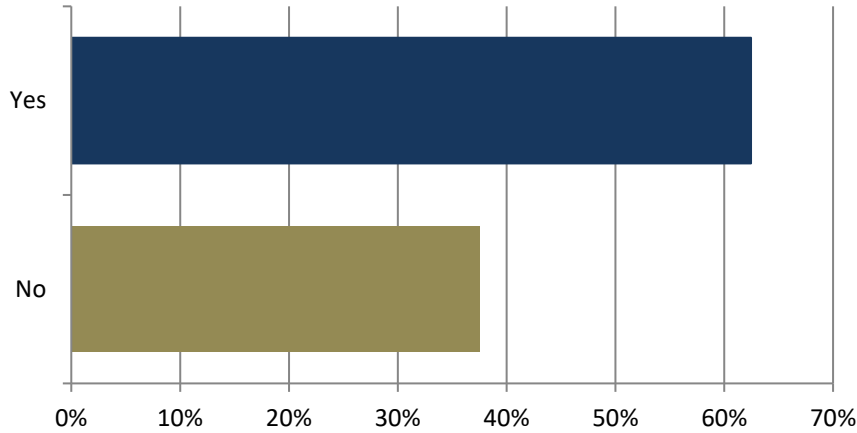


ANSWER CHOICES	RESPONSES	Count
Yes	34.3%	106
No	35.0%	108
Neutral	30.7%	95

Total Respondents: 309

Q6: Do you believe there has been an increase in residential rentals recently?

Answered: 309 Skipped: 0

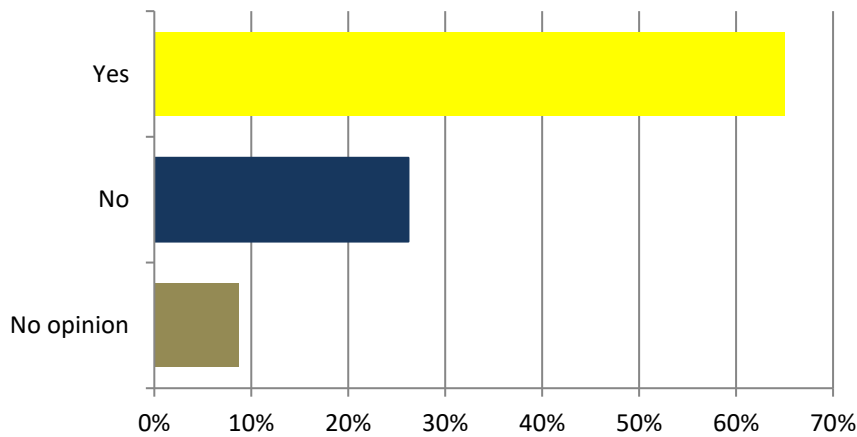


ANSWER CHOICES	RESPONSES
Yes	62.5% 193
No	37.5% 116

Total Respondents: 309

Q7: Do you believe McKellar Council should implement Regulations for residential rentals?

Answered: 309 Skipped: 0

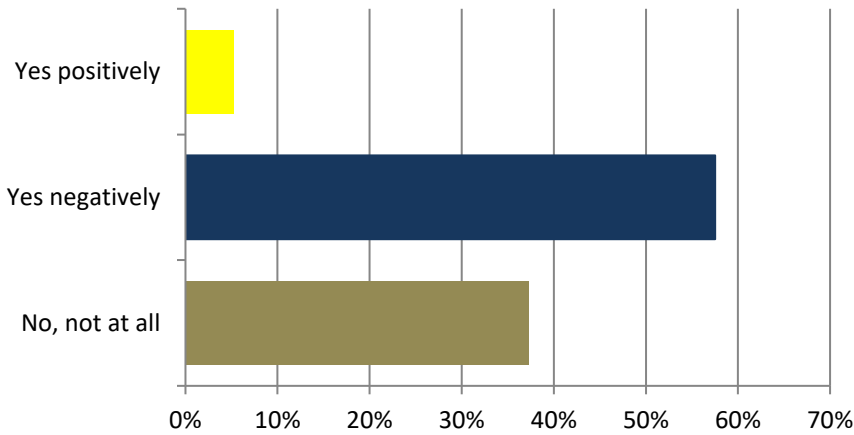


ANSWER CHOICES	RESPONSES
Yes	65.1% 201
No	26.2% 81
No opinion	8.7% 27

Total Respondents: 309

Q8: Do you believe having a residential rental property next to or near your property affects your property value?

Answered: 306 Skipped: 3

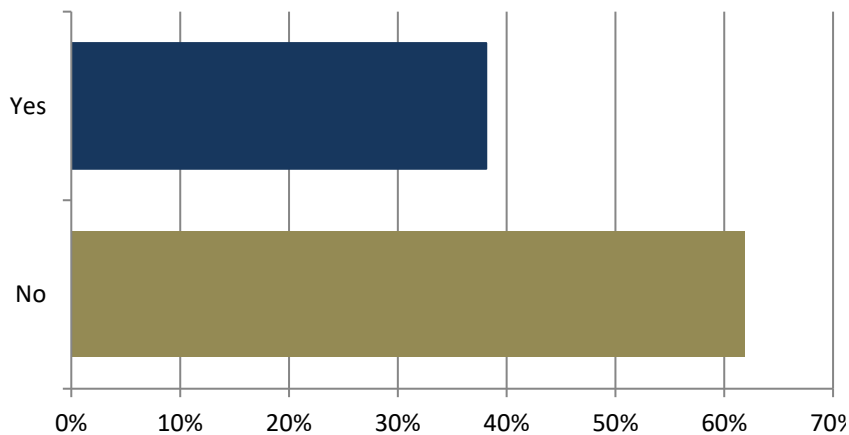


ANSWER CHOICES	RESPONSES	
Yes positively	5.2%	16
Yes negatively	57.5%	176
No, not at all	37.3%	114

Total Respondents: 306

Q9: Do you believe that an owner or property manager remaining on-site should be required for short term rentals?

Answered: 299 Skipped: 10

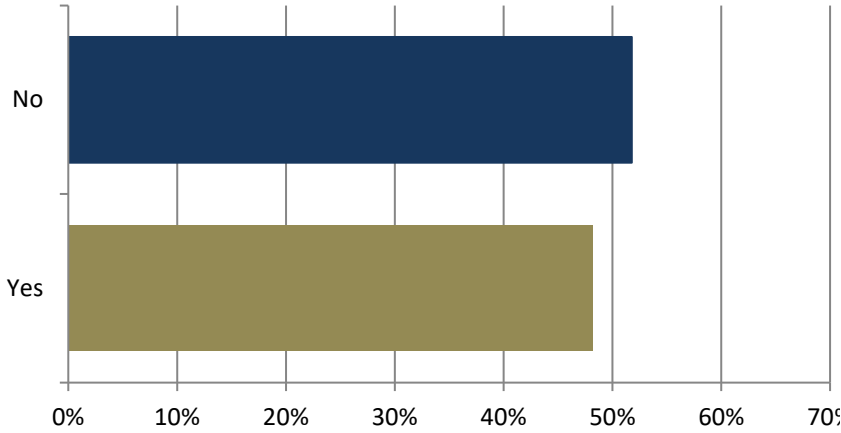


ANSWER CHOICES	RESPONSES	
Yes	38.1%	114
No	61.9%	185

Total Respondents: 299

Q10: Do you believe residential rentals have an impact on your or other McKellar residents' security?

Answered: 309 Skipped: 0

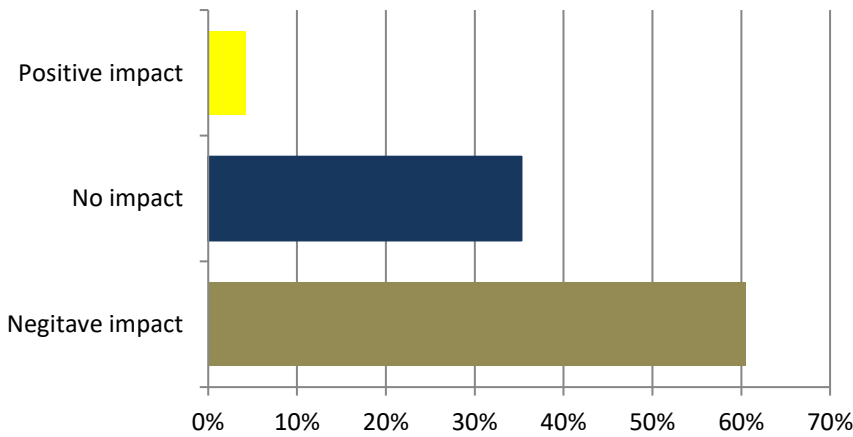


ANSWER CHOICES	RESPONSES	
No	51.8%	160
Yes	48.2%	149

Total Respondents: 309

Q11: What general impact do you think renting has on natural resources and other environmental concerns (water, septic and garbage)?

Answered: 309 Skipped: 0



ANSWER CHOICES	RESPONSES	
Positive impact	4.2%	13
No impact	35.3%	109
Negitave impact	60.5%	187

Total Respondents: 309

Q11: Sample Comments

(113 provided)

“As long as they are responsible renters, I see no negative impact. We have irresponsible owners/visitors on the lake too.”

“Our next door neighbor rents his cottage, and advertises that it sleeps 16 !!..the original septic was not designed for that many people, and the property manager has said that they constantly have septic issues. Additionally, outdoor fires (which are certainly fun) seem to happen regardless whether a fire ban is on. I have called the owner several times to have him inform his renters. Fireworks set off during non permitted times are also and issue.”

Q12: What other general comments would you like to provide on Residential Rentals in McKellar?

Answered: 186 Skipped: 123

This Word Cloud summarizes the most used words or phrases appearing in the 186 comments provided in question 12 of this survey.



Q12: Sample Comments

(186 provided)

"We understand and have no issue with resort rentals -- which we knew were in place and knew the location of before we joined the community. What we didn't know, and still don't know how we could have learned about, is the number and location of the Residential Rentals. We are closely watching the Residential Rental issue and are giving serious consideration looking at relocating where we spend our summer season dollars to a community that does not permit these uncontrolled rentals. We have delayed making additional investment in our current property due to the negative impact of these rentals on our enjoyment."

"I believe allowing reasonable rentals on the lake is positive over all. However I would not like to see rentals of weekend or short stays of less than 2 weeks. The owner must be accountable for poorly behaved renters with the possibility of removing rental privileges if they consistently rent to poorly behaved renters."

"... It's our property and we should be able to do as we please. Commercial renting should not be allowed however. The owner must prove that they are there a certain amount of time within bylaws."

Residential Rentals in McKellar Township Survey Report

Summary

Status of rentals in McKellar

- 28% of respondents either already rent or want the option to rent their property
- 57% have not had their enjoyment impacted by renters
- 65% believe rentals are either beneficial or have a neutral position of rentals

Work to be done

- 57% believe that renters negatively impacts their property values mainly due to renter's behaviour
- 60% believe renting has a negative impact on natural resources and the environment
- 65% believe McKellar Council has work to do on regulations for rentals

Comment #9 (by a Respondent)

"It is inevitable, and if it were licensed things like fire safety, septic capacity, knowledge of bylaws etc. could be regulated. Also this would give the bylaw officer some teeth and the tenant as well as the owner should be fined for infractions. This may help to mitigate some of the problems. It is the problems which come that should be regulated, not restricting the individuals that do this. There is also a different category of owners. Those that rent their own premises when not there, to help with costs, and those that do this as a commercial venture, often owning several for the sole purpose of receiving income. These should need proper zoning, commercial taxation, and strict regulations to ensure public safety as well as township well being."

%*

Tables are rounded to 1 decimal point for clarity.

Full Comments List

Q2 Do you offer your residential property for rent?

- 1 Very responsible renter couple of weeks per summer pays the taxes on fixed income. Well behaved tenants. No issues. Neighbours know and very supportive. Lease to them sometimes. Also reckless permanent cottage owners on this lake are the real problem. A verified concern by many of us on this side of the lake despite what the bylaw officer rather unscientifically is reporting to you.
- 2 We live onsite
- 3 Purchased cottage for family and to rent occasionally to offset mortgage payments.
- 4 We have 2 properties. One of which we rent
- 5 Guests are screened, maximum # allowed, family groups only
- 6 Rental will help with our bills. We will rent with our neighbours in mind though.
- 7 Consider a max weeks per owned property for the prospects of renting with guidelines
- 8 What I choose to do with the property I own is my business, as long as all the local bylaws are followed there shouldn't be an issue.
- 9 We have not and don't have any specific plans to do so, but would like the option down the road.
- 10 Maybe in future to family and friends only
- 11 I donate my cottage to Cottage Dreams (cancer survivors) and rent to family/friends. I do not publish is for rent on rental sites
- 12 MY neighbours are loud enough and disturb all neighbours around them- its like they are renters because they have no consideration for anyone but themselves. XXX* Lakeside Drive.
- 13 Believe that in a democracy, residents should be able to control their own economic needs and circumstances as they change from time to time. Renting your property is and should remain a residence and owners decision, not the Municipalities.
- 14 2 to 3 weeks a year, to friends and family only.
- 15 only to choice friends and family
- 16 Not currently in our plans, but possible in the future.
- 17 Would help pay the mortgage if I could use VRBO and rent for a week or two each summer.
- 18 Family and friends only. Never had a problem or complaint. Helps cover the taxes, hydro, repairs.
- 19 Renting of properties on privately maintained roads comes with liabilities. Insurance claims, disputes with neighbours, etc.
- 20 We offer our family cottage to other single families who do pay a weekly fee when we cannot be there. We are a full-time working, busy young family who are only able to take 3 weeks of holidays a year and live 5 hours away. We fell in love with this area over 20 years ago and regularly visited the lake at a friends cottage yearly. We then began renting ourselves, and eventually turned our dream into a reality and purchase our own property. All of our guests are well qualified and researched before they are accepted and are held to a strict agreement and are made well aware of township bylaws and regulations. Being a seasonal property we feel strongly that if it were to sit vacant that issues with the structure would arise unknown to us so this does help us keep maintenance up. In addition the revenue which is claimed with our income taxes is regenerated into upgrading our property and cottage. We do have local property managers who maintain the property and cottage. We have not received complaints from our neighbors and stress to our guests that while we want them to enjoy their vacation, it is crucial that our neighbors do as well.
- 21 Not the main residence. Above the garage only
- 22 I have guests
- 23 Would expect to have the option to rent through a high end rental agency.
- 24 Never rent to young adults. Families only and rental background check
- 25 For only 2 weeks to an older couple
- 26 We have rented to a couple from our church for 1 week for the last 5 yrs.
- 27 But we let friends use it
- 28 To friends & family
- 29 This may be necessary to cover expenses and mortgage.
- 30 I have used reputable company who screened renters & collected large deposit. Had no problems & no complaints from neighbours. I want to be able to rent my property in the future if needed.
- 31 I do donate a week to Cottage Dreams for cancer survivors and their family
- 32 Would like to be able to.
- 33 We rent our cottage when we are not using it to help pay for expenses however we strictly vet our renters and only rent to family's and do not allow parties or large gatherings.
- 34 We have too many family members using it and no time for renters.
- 35 We enjoy it ourselves and to help cover costs we rent
- 36 Considering/toying with home Exchange as possibility for extended vacation/travel. Does that count?
- 37 If we had known this was as common as it is, we would not be owners. Took some time to figure out that it wasn't just the occasional obnoxious group of friends with an owner.
- 38 Only to family, friends and reputable friends of family
- 39 3 weeks per year

Q4: If you answered yes to question 3, did you complain to a Township representative?

- 1 I have complained to the bylaw officer as have other nearby responsible residents about permanent cottage owner dog barking and unleashed dogs running the road and threatening residents walking the road
- 2 N/A
- 3 N/A
- 4 Trying not to spoil others fun
- 5 Have had renters beside our cottage with no issues.
- 6 NA
- 7 But I was tempted to. Have also been disturbed by other awful cottagers (family guests mostly)
- 8 the noise issue is from the Camp and golf course
- 9 new occupants to this property - cannot answer the above questions
- 10 NOT APPLICABLE
- 11 Usually relatives of the cottage owners staying up late and drinking. Had a few problems of them almost swamping the dock but talk to the owner next time I see them to let them know.
- 12 Called township about parking on my property
- 13 Called bylaw about fires during wrong times. Also increase in best activity when renters leave garbage out.
- 14 Only once and they were new neighbours who just bought and the kids liked to party the first year. Only complained because it went on for two days. Swearing and music until 3am. Besides that I usually would not complain.
- 15 yes Fire Route XXXXXXX* and had Bylaw officer out
- 16 Excessive noise and late night partying (to 3 & 4 AM) is a huge problem on our lake. One family rents the property and they invite 3 or 4 additional couples. I've seen it many times. Perhaps the biggest problem however is the impact on septic systems that are not capable of handling the huge amount of effluent.
- 17 They are not renters but all they do is yell and scream as soon as they get up and you can hear them inside their place and I can hear them in all areas of my house or property. I called and left message with township and never got a reply
- 18 We are not responsible for the shared laneway that is used to access our property. But we have had problems with renters using the road without permission, speeding and parking illegally.
- 19 Contacted bylaw officer re fireworks on days which are not permitted on numerous occasions. Not necessarily renters, sometimes it's the owners.
- 20 Probably the township would do nothing about it. Renters (XXXXXXXXXXXX* Lyndsey Lane) have sped through channel and around the lake nearly upsetting canoe with their wake. They do not appear to have any regard for the wildlife.
- 21 I have spoken with the cottage owner, who has responded appropriately with the tenants,
- 22 Hard to identify people as renters or residents, as I currently live in what I think is a voluntary rent free zone. The waterways do not fall within that zone.
- 23 I complained a few years ago. Nothing happened
- 24 However, we may in future if noise and reckless boating practices continue regularly.
- 25 Filed a formal complaint with the Township of McKellar
- 26 It was boating noise and unsafe practices. Was told it was not in their purview to police the water.
- 27 The renters were boating. Not familiar with the lake. Close to shore and rocks, and shallow areas of the lake. Loud music could be heard, but not certain it was from renters. It might of been a owner enjoying their cottage on one of the few weekends they are able to visit it.
- 28 The problems I'm experiencing have to do with reckless use of water vehicles - it is renters but it is ALSO residents. My problem would best be solved with better lake-wide posting visible to watercraft users about on-water speed limits and no-wake zones (I'm in the narrows close to McKellar)
- 29 The next door cottage was regularly rented out to 11 plus persons. They parked on my property, the road, etc. They used boats that they could not properly operate. They drank, had loud music till all hours. They had fires in high danger periods.
- 30 I wouldn't want my neighbours to get in trouble.
- 31 N/a
- 32 Not about that. But about neighbour, two doors away, yes.
- 33 Have called the bi-law officer and the police.
- 34 At the last meeting
- 35 others on Mary Jane Lake have
- 36 Not applicable for us
- 37 Usually just one or 2 weekends per year at one property
- 38 renters have used our beach, our swim raft and tow tube when we were not there and without permission. On one occasion our tube was removed from the property where it was tied to a tree and not returned. Another time the ladder to our swim raft was broken

- 39 Not applicable
- 40 mostly noise and fireworks at late hours
- 41 I have concerns about the outcome and impact to me personally if I complain
- 42 I didn't really know who to contact other than the police.
- 43 never have I heard of any complaints about renters only owners
- 44 Gary Joice is awesome
- 45 but called police once, because of suspected underage drinking
- 46 Noisy party across the road and fireworks late at night
- 47 No because I answered no to question #3. If I was impacted by renters causing a loss of enjoyment of my property I would definitely speak to a Township representative. My concern is with renters that don't have anything invested in the community so they don't care if they are disruptive/badly behaved and disrespectful.
- 48 We have made numerous complaints.....little in the way of a response.....McKellar Township indicated that they may send a letter to rental properties outlining bylaws.....this was 2/3 years ago, I don't believe this ever occurred
- 49 Contacted property owner.
- 50 N/A
- 51 Figured it would stop after the weekend when the renters leave, and it did.
- 52 Not applicable.
- 53 We don't know if any disrupters are renters or owners.
- 54 Personally delivered copy of the noise bylaws to occupants at 6:00 am and phoned the owner to advise of doing so, and why.
- 55 When noise is late at night, one would have to get out of bed, and drive to offender - if on land. Much of the noise seems to come from "party boats" cruising around the lake late at night.
- 56 I did not answer yes.
- 57 Concerned about retribution from problem owners/renters. Didn't know until very recently that there was even anyone listening, short of calling the OPP.
- 58 Called the bylaw officer after renters built large bonfire during a fire ban. Also loud partying until 4 in the morning.
- 59 We have called the bylaw officer on a few occasions about late night (after hours) fireworks.
- 60 Following numerous visits to the offending property over a two-year period by the Township's By- law Enforcement Officer and several charges having been laid, finally, we now rarely have cause to complain.

Q11: What general impact do you think renting has on natural resources and other environmental concerns (water, septic and garbage)?

- 1 the mcla mandate should not be to watchdog council but to busy itself as a lakefront organization insuring boating safety and cleanliness of our waters
- 2 Renters do not have a vested interest in our lake or environment.
- 3 If no policies and no house rules are being provided to the renter and if there is no control in short term renting whatsoever and if there no control how many people are renting a cottage then there could be possible adverse impacts on our water systems, septic, garbage, noise etc.
- 4 See much more garbage in ditches and left by mail box
- 5 If renter is not there we would be and using the septic system creating garbage. The key is to keep it cleaned up part of owners responsibility.
- 6 It's the same if owner or guests are there
- 7 You need to screen who your renters are. Any reputable cottage rental site will do that.
- 8 Hold property owner responsible for nuisance complaints
- 9 Same as a family (if rentals are done properly)
- 10 As long as they are aware of the environmental and garbage rules hopefully is fine
- 11 I feel that McKellar could hire more by-law officers to enforce noise by-laws and respond to calls of the sort. Additionally, i believe that McKellar and constituents may benefit from the town re-visiting/re-vamping their noise by-laws.
- 12 Most cottagers have a very negative impact on waterways, wildlife and pollution
- 13 Rentals can lead to increased use of gas powered water craft which can have an effect on water quality and shoreline erosion. Septic systems designed for single family residential units can be overwhelmed by large scale rental operations resulting in water contamination.
- 14 item 9 in this survey is not a relative option. What cottager can remain on site when the property is rented to someone else. Possible if you have a multicottage facility but unlikely in most cases.
- 15 Obviously more people on the lake will impact the resources. I do not think that a few rentals will impact the lake significantly. Depends on the % of rentals.
- 16 there is no responsibility of ownership - guests are there for vacation fun and when leaving expect owner to clean up after them (have noticed on weekends garbage bags and trash is thrown on side of country roads)

- 17 Little to no respect
- 18 Unsure. My answer here is inaccurate but the survey insists on an answer
- 19 Renter may not be aware or care to dispose of garbage etc. correctly. Renter may not be aware of 'noise' pollution, safe use of watercraft etc.
- 20 Some renters do not follow the rules and are looking just to enjoy themselves. Fireworks late at night, high speeds near shoreline can be an issue as they don't own the property -although some renters do treat it as if they own the property and are conscientious.
- 21 There are good and bad renters and there are good and bad owners!!
- 22 Renters don't know the consequences of not following environmental rules/regulations.
- 23 Rents are not always concerned about the everyday aspects of Lake front living. Being garbage, septic, etc. They come rent have fun and leave with no worries.
- 24 Although we have rented a handful of times to others, we always make sure we rent to either young families or seniors. We would not want to disrupt the peace of the lake. We also value of natural environment and wish all other cottage goers did as well. My main concern is with how renters use their water toys, including boats and seadoos. Rents want to make he most of their short time on the lake and will boat loudly back and forth along our water front for hours at a time, one week at a time. This isn't always safe for birds, swimmers and non-motorized craft including SUP and kayaks. I also see people driving around the rock shoals in hazardous ways simply because they are not aware of the moe shallow areas. Any cottage goer can be loud and obnoxious... not just renters, so that is not my concern, though some cottages that are rental properties are huge, so they do have additional noise that other places do not. We are lucky to be in an area with few neighbours. We sold our last cottage on this lake, not because of renters, but because of invasive neighbours!
- 25 As long as owners ensure responsible people are renting their property
- 26 Most cottages are not used 100% of the time. If someone rents their cottage occasionally and with their own use it is probably not having any more impact than someone who lives in their cottage/house all year round
- 27 Over loading of septic systems is the biggest concern. Non-residents using our waste station. Bad behaviour on the water particularly seadoos. NOISE
- 28 Concerned with fire safety, fireworks, boating safety where there are renters.
- 29 Only slightly negative.
- 30 Garbage. Many renters will throw garbage in ditch. May not know where dump is, or dont care. Make Mcdougall dump available so renters can throw garbage out on way out towards hwy 400 instead of backtracking, which many have to do.
- 31 It's no different than having someone living there full time
- 32 80% of Renters or even property owners have no consideration or respect for the environment or others only themselves
- 33 Manitouwabing Lake is already at capacity for use. Rentals mean increased use/density for the lake.
- 34 Additional use of anything usually has a negative impact on the nature.
- 35 shore erosion; destroying loon nests by making huge wake;
- 36 I believe there is a substantial impact to water safety due to higher increase of traffic by people not knowledgeable or caring of regulations and rights of others.
- 37 Increase in garbage being dumped on the road near our cottage, overloads septic systems with runoff contaminating the lake , increase in jet ski boat traffic and other boat traffic which affects our enjoyment on a quiet afternoon, wakes cause increased erosion of the shoreline, noise and light pollution is significantly increased, there could be a tipping point if enough renters come, the integrity of our cottage community will be compromised. XXXXXXXXXXXXXXXX* Sunnysore Pk Drive
- 38 Tourism and positive economic impact due to them spending time and money here. There are very few hotels.
- 39 Failure to properly instruct renters as to issues such as garbage disposal, maintaining water quality of the lake, noise and disruptions etc. should be mandatory and a significant deposit should be required by owners in case of non-compliance or property damage.
- 40 People that are not familiar with the responsibility of living close to nature and the negative impact that feeding wildlife or not taking care of the septic can have a negative impact on the environment.
- 41 What is the difference if an owner or tenant uses the property. Most tenants I see are families
- 42 I find guests of rentals are better informed the some full time residents! My renters get all information on what they can and cannot do to the lake, garbage disposal, etc. My neighbor (a full time resident) is WAY worse!!
- 43 They are renters and don't care about our community!
- 44 Driving like mad on the roads. Boating across the end of our dock when people swimming. really bad language. Fireworks when illegal. Loud music.
- 45 Bags of garbage are often left at our mailbox parking area at the end of the week, & we have concerns about septic systems being overloaded with big groups renting.
- 46 A renter has no investment in the community, and so what they put in the lake is of little concern to them. If the septic is over challenged because there are many people visiting a cottage that was not designed for so many people that is not a good outcome for the lake.
- 47 Garbage is thrown in the ditches, attracting bears, balloons are released impacting lake creatures, skeptics are overloaded, i have witnessed urination over the side of a boat directly in front of my cabin

- 48 There will be more waste than a family that only uses it on weekends, but it would be the same if someone was living there full-time. Both seasonal and full-time residence pay the same taxes.
- 49 The problems I'm experiencing have to do with reckless use of water vehicles - it is renters but it is ALSO residents. My problem would best be solved with better lake-wide posting visible to watercraft users about on-water speed limits and no-wake zones (I'm in the narrows close to McKellar)
- 50 My biggest concern is lack of respect for fire rating, with large bonfires and fireworks all the time.
- 51 Again we control the number of guests at our cottage and maintain our property and equipment including our septic system.
- 52 Roadside garbage Dog crap
- 53 High speed of watercraft such as seadoos and tubing on Robinson Bay interferes with bird nesting and damaging shoreline.
- 54 Renting creates income for many people in area whether buying minnows, groceries, Gas, boat canoe kayak rental. Eating out at various places or going golfing. I do have a concern that many septic whether rental, seasonal or full time residents are not up to standards of today. There is place near one of are properties I'll bet septic hasn't been pumped in in years you can see it coming out of ground. Nobody lives there to take care of place.
- 55 Renters unaware and less invested in the proper usage of septic systems and safe disposal of garbage
- 56 Sharing the beauty of Manitouwabing is a joy.
- 57 Having responsible renter brings in money to the township. Buying groceries, going to restaurants and using all the stores and businesses is good for the economy. Party house rentals should be banned
- 58 But everything impacts the environment. Boating. Swimming. Fishing
- 59 Renters do not care about their environment. For example, they happily have fires when there is a fire ban and a risk of fire. They do not care about polluting the lake.
- 60 Most renters do not have the same invested interest in keeping our lake and environment clean and safe particularly short term renters since they just want to party so they come with excessive noise, night light pollution, irresponsible behaviour in regards to excessive boat wake which damage not only our shoreline but our dock side properties.
- 61 property owners who rent out their places regularly - and we all know who they are - should be required to pay additional fees for the time they rent their property to cover additional costs for the above. They should also pay any call-out fees for council officers who are called out to properties where renters are making noise and or mess.
- 62 Environmental impact is far greater as cottage use (septic system use) is much higher than originally designed for during sporadic seasonal use vs use every week of the summer.
- 63 We believe that the property owner should be responsible for pre-rental and post-rental inspection and deal with any problems with the renter. A hefty damage deposit should be received prior to renting.
- 64 Possible overloading of septics.
- 65 Renters have too many guests, often pollute lake with cans, butts etc. I have had renters in my area, leave trash instead of going to dump, enter my property as a "swim to", sea doo endlessly near my dock. They have no respect for the environment and have no investment in the property.
- 66 there are residents that leave garbage out and don't care about the general upkeep of their cottage so if you implement rules for renters, then make sure owners/residents are subject to the same rules about noise, observing fire bans, garbage, water safety and educate
- 67 Minimal
- 68 Whether the cottage is occupied by owners and their families or renters and their families, the same resources and services are being consumed/used. However any owner who is renting their property must ensure that their renters respect the environment and follow the rules regarding water, septic and garbage.
- 69 If it is not yours, in most cases people tend not to care about these issues
- 70 We'd be here anyway.
- 71 Often they bring watercraft and do not respect low speed or no wake areas therefore creating shore erosion and need to remove tree for safety or trees in unresided area falling into the lake creating other safety issues. Also more 911 calls therefore the cost of that service increases. As well many roadside garbage dumpings
- 72 No more so than any other resident, we all impact our environment. Care should be taken to ensure that renters are responsible.
- 73 as long as renters are considerate of other property owners
- 74 I do not know because I have not experienced any renters in my area but if you charge renters high rates I believe that you will only get renters that respect nature and other environmental concerns.
- 75 The rental near me has a very old septic system that was never intended to support the huge volumes of people staying there all summer!
- 76 Noise, late night parties, no respect for public safety on the lake ie: boat and pwc operators coming too close to swimmers or not even having the proper license to operate said water craft.
- 77 It depends on the rental. I have neighbours who "own" and properties are deplorable and ones who rent and always have the place neat and looking beautiful. I guess renters or owners should be held to the same standards.
- 78 there is an impact as just living has an impact, renting can provide income for the owner to maintain systems that will lessen the impact.

79 Must have the proper infrastructure place to support the number of people staying/renting
80 There is only negative impact if the quantity of renters is too numerous for property and they disrespect it.
81 The renters on Lake Mary Jane have no respect for the lake and often throw cups and other junk into the lake. The amount of
garbage from every week rentals is excessive and these households should pay more for this
82 Only if the owner does not provide information on what renters need to do and rules to follow. I believe that if you give renters the
info they will follow the rules and not affect the environment
83 with proper regulation, there should not be excessive impact
84 As long as the septic was designed to capture the amount of occupants there should be no limit on renting. Municipalities should
not get involved into how home owners manage their properties as they are the owners. Residents and renters should abide by the
laws and make sure they're not disruptive and would not be opposed to penalties for those who do not. Ultimately whether the
occupancy of the home is via renters or owners, I fail to understand how this has an impact on anything?
85 Our local ecosystem's preservation is extremely important. There is a delicate balance between increasing the density of the
(summer) population and the natural environment. I would not like to see nature negatively impacted by more human traffic than it
can handle.
86 Our next door neighbour rents his cottage, and advertises that it sleeps 16 !!.....the original septic was not designed for that
many people, and the property manager has said that they constantly have septic issues. Additionally, outdoor fires (which are
certainly fun) seem to happen regardless whether a fire ban is on. I have called the owner several times to have him inform his
renters. Fireworks set off during non permitted times are also an issue.
87 Negative impact but all humans have negative impact on environment...no more than cottage owners and way less than agricultural
residents
88 Renters are not aware and don't care about environmental concerns as they are only concerned about their time there
89 I have seen where renters have dumped their trash on the side of area roads.
90 If I'm a seasonal resident and then move there permanently (which we plan to) am I negatively impacting any of this? I pay increased
fees due to being seasonal. If renting out the property assist with these additional fees, I maintain by property, septic etc and claim
on my income taxes would this not be a good thing?
91 High occupancy rentals and frequent rentals increases use and impact on the natural resources of the Lake community.
92 But, it would depend on the renter, the respect they show, and the management/contract/ instructions of the owner.
93 Responsible renters as I would think most are are of no difference than seasonal or permanent residents.
94 Depends on the conduct of the renters. Those who are ignorant of things like what a fire ban is, or boating safety are a big concern.
In addition, proper septic capacity for the number using the property must be considered.
95 garbage thrown beside the road danger from fires
96 We stress the importance of water conservation and usage for the preservation of both the septic and lake water to all our tenants.
97 Improper sizes septic, huge wakes from boaters who do not slow down,
98 The 'negative impact' assumes that renters do not take as much care of the property than if they were the owners. This could be
addressed through effective regulation and enforcement (see general comment, below.)
99 As long as they are responsible renters, I see no negative impact. We have irresponsible owners/visitors on the lake too.
100 Renters generally would not be knowledgeable of septic systems capacities when larger groups are involved unless advised.
101 They are good for the local economy. They bring in many people who end up buying property here
102 Overloading of septic systems is of concern. I think some short term renters abuse the rules of boat operation in multiple ways.
Questions 5, 6, 7, & 8 could have been more directed to weekend, one or two week rentals.
103 If Septic Bed is rated for 2 bedrooms (e.g. 4 people) and weekend renter has another 10 "guests" up, then the system is definitely
over-loaded!
104 Overuse and intensive use. Renters often pack 3 or more families into a cottage meant for one.
105 I actually believe having rentals in the area can be an economic boost and encourage those who do rent, to continue.
106 Rentals seem to have more frequent large groups than owner-residents. Probably means that supporting septic regulations are not
suitable for the number of regular occupants.
107 Occupancy can be more than the septic can handle.
108 Assuming buildings would not remain empty.
109 Rentals should only be for the number of people allowed on their septic however. Lake behaviour is a separate issue and is NOT
necessarily caused by renters. CORRELATION DOES NOT MEAN CAUSATION
110 many renters go over capacity of approved structure by having additional guests in tents and trailers which puts stress on the septic
system.
111 Often rentals are larger groups than the septic system was designed for. However, I do not object to rentals, but I think the
properties should be additionally taxed and licensed by the Township, and their septic systems regularly tested by the Ministry of the
Environment and the addition taxation used to pay for those inspections.
112 Responsible owners limit guests to cottage and septic specifications. Responsible renters do the same.
113 Every long weekend there seems to be garbage lining some of the back roads, I am not sure this is from renters or owners but it
would be even more disgusting if this was being done by owners

Q12: What other general comments would you like to provide on Residential Rentals in McKellar?

- 1 I have spoken most recently to informed professionals in the both the real estate and insurance industries and your organization is definitely balking an inevitable trend lakefront ownership is already experiencing a transition Millennials are purchasing properties with every intention of renting them out part time to secure their investment similarly baby boomers pass on their properties increasingly these will be partially let out to cover costs of inheritance money they would otherwise not have this will inevitably result in a very different lakefront voter base as well as membership in the mlca... something to think about as you proceed with this agenda ... furthermore renters in my experience provide a considerable investment in our community and can be great patrons of our many attractions in the area including the festival of the sound there simply isn't enough accommodation in the area to meet these needs and this situation will only exacerbate over time responsible cottage rental governed by existing bylaw is the future for McKellar
- 2 I think rental property is a satchel for our area because it brings and come and more in knowledge about our community
- 3 Longer term rentals might be acceptable but short term rentals (less than two weeks) should be discouraged.
- 4 We've personally experienced noise issues at all hours of the night. Renters coming onto our property and docks and also not complying to speed limits.
- 5 Cottage resorts and "controlled renting" is great as there is control, owners live onsite, house rules/policies are being provided to guests upon check-in and it has a good impact on the local economy. However, short term residential rentals are the opposite as there is just no control in terms of who is renting, how many people are renting a cottage, the owners or managers are not onsite so renters are not supervised, etc This can lead to pollution of our waterways if septic tanks leak due to excessive usage or damage, noise disturbance to neighbours, potential decrease in property value if matters escalate amongst residents, etc. If short term residential rentals are continued to be allowed then the Township must establish strict bylaws such as rentals permitted if owners/managers live onsite, number of renters not to exceed septic capacities, fines issued to litterbugs, etc
- 6 Please stop these rentals.
- 7 I feel that problems should be dealt with on a complaint basis and should be dealt with immediately.
- 8 The noise issues are the largest factor to consider.
- 9 It is inevitable, and if it were licensed things like fire safety, septic capacity, knowledge of bylaws etc. could be regulated. Also this would give the bylaw officer some teeth and the tenant as well as the owner should be fined for infractions. This may help to mitigate some of the problems. It is the problems which come that should be regulated, not restricting the individuals that do this. There is also a different category of owners. Those that rent their own premises when not there, to help with costs, and those that do this as a commercial venture, often owning several for the sole purpose of receiving income. These should need proper zoning, commercial taxation, and strict regulations to ensure public safety as well as township wellbeing.
- 10 We need to make sure rentals do not turn into a "rule" rather than an exception. And we need consequences for those who rent and do not follow the rules.
- 11 Enforce the bylaws that exist.
- 12 I would approve a noise bylaw that renters would need to be a part of. If they break the bylaw they can be removed. Up to the rental agreement if they get any reimbursement.
- 13 A cottage is not zoned for commercial use so it should not be allowed.
- 14 short term rentals should be licensed as business's, paying appropriate taxes and having fire inspections, ensuring safe drinking water and that septic tanks are able to handle the overcrowding that does occur with short term rentals. 90% of noise violations occur because of short term rentals
- 15 It isn't anyone's business if a cottage owner rents occasionally. Of course "for rent" only properties should be discouraged. Meaning owner never uses- it's just an investment
- 16 Stop rentals on Manitouwabing
- 17 Our neighbours are well aware when there are renters coming. They have our phone numbers. Any issues and we deal with them immediately. Up to and including removing the renters if they are too rowdy, if there are more than the allowed 6 people, and if they aren't respecting the environment.
- 18 Owner should have greater control over his tenants. If it is rented out there should be a form with names of guests and if police or bylaws are called and there are a bunch more people than listed The owner should be informed and take care of it.
- 19 We have rented our property for 10 years. Never have we had a complaint. Our personal Cottage is next door. We hear if the renters are loud. We have never had to tell them to be quiet. McKellar should regulate the negative behaviour (noise, boating infractions, septic) on ALL cottages and not target rentals because there are non-renters exhibiting these behaviors. In our area of the bay, the non-renters are much more noisy and have larger crowds (possibly overloading the septic) than the rentals!!! Not to mention the poor boating etiquette by residents. Our renters are hardly ever in power boats so it's not them!
- 20 Rental families shop more locally, often visit retail and local restaurants, Saturday's market, library, and other local events.
- 21 Please see the general comments at question 11.
- 22 Occasionally renting (once or twice a year to friends) is much more acceptable than the large scale rentals happening as primary use of structure. Renters do not often adhere to acceptable use standards if not overseen.

- 23 Owners that routinely rent out their property should be required to follow bylaws to ensure that the rental operation has no negative impact on the community.
- 24 Renting should be permitted, a fee is assessed, rules and by laws are provided to owners / renters, may not be permitted again if rules / by laws broken, some monitoring required by by-law enforcement. Permitting is based on an honour system, if by-law officer called to a residence that is rented and no permit, then owner is fined \$500 for each offence.
- 25 establish a proper by law to deal with this in a professional manner. 1) Quantify the scope of the problem, how many short term rental properties exist.. 2) Recognize we have an existing by law that prohibits short term rental properties. 3) Determine if change is wanted, if yes pay a professional unprejudiced company who are qualified and experienced to do the analytics and propose a law that will adequately deal with a solution. It will be court tested and will research existing laws in other jurisdictions. Review the proposals and have two public meetings. Then after all due diligence present a good bylaw that is effective and monetarily is self liquidating to the taxpayers and township. Fines and licensing will cover all expenses created by the actions taken .3) Be sure all interested and effective parties are included. 4) Set a time line to effect change.
- 26 I do not think we can outlaw rentals on the lake. We may need some reasonable by-laws and/or restrictions to reduce any potential negative impacts. Key work reasonable.
- 27 new to the area and cannot make too many comments at this time
- 28 Not totally negative on this. What baggage comes with renters, dogs, motorcycles, fire restriction guidelines, property respect?? Not all renters are good??bad??
- 29 the above questions do not properly address the issues. owners can be noisy as can renters. I have not ever been impacted by renters and have owned since 1988
- 30 Rentals bring new revenue into the township, people using a cottage when it would otherwise be vacant, bring in revenue to the local merchants. As long as the tenants/renters follow the McKellar township bylaws for parking on streets, snow plowing in winter, noise, garbage, respectful use of the water/lake, etc.
- 31 Don't believe renters are any better or worse then other residents.
- 32 Owners undertaking to rent should be held responsible for the behavior of those they choose to rent their property
- 33 Unfortunately, it's other people's excessive and loud company, 5th wheel trailers that remain weekend after weekend and extra seadoos etc. brought by company that is a problem....although they're not really renters!
- 34 A short term rental to family members should be allowed but I am not in favour of commercial renters where renting is the primary usage of the cottage property. There are a few pre-existing rental properties on the lake but would not like to see this increased.
- 35 The late night partying which might be seasonal residents is annoying to us property owners who are trying to enjoy nature at it's best.
- 36 None at this time
- 37 Those who rent should have to pay higher taxes as rental incomes.
- 38 Short term rentals are the worst Fireworks go off every night with renters. Constant loud noise. Overcrowded rentals. They do not care about or respect the lake, bylaws and residents. They also have no boating/jet ski manners. Always too close to shore, too fast, huge waves in 'no wake' zones. The lake is in danger of losing its peaceful, calm aura of the past. Will likely sell if it persists.
- 39 I believe what ever measures you try to put in that it is a waste of time and money. With online platforms present and more looming..controlling this will never happen. Regardless of effort
- 40 Renters have no vested interest in the rented property and most believe they are paying too much rent and therefore have a very negative impact.
- 41 If you rent there should be a safe procedure put in place with regard to garbage, septic rules, noise and respect for surroundings. Large fines for any non compliance. Some questions asked I was not sure of like increase in rentals, etc. Impact on property values, etc.
- 42 I think you need to target the rentals that receive ongoing complaints. We all know who they are because each weekend a new group is on the beach (which is perhaps not natural) or dock with loud music playing. Happy friendly people, but it can't be enjoyable for the folks who live next door or across the river/bay.
- 43 My neighbours use their cottage as a short term rental through the summer for the weeks they can't come up. They are a young family and without the rentals would not be able to provide the cottage experience for their family. Their renters are always respectful and do not impact our enjoyment of our property
- 44 I think the renters can be controlled by having noise, maximum number of renters bylaws rather than banning renting. There are organizations like Cottage Dreams that provide a good service which could not operate if we banned renting.
- 45 ban them short term
- 46 The township must maintain strict controls and fine owners/renters who violate the bylaws. As full time residents we should not have to put up with idiots.
- 47 Rent to family only!
- 48 Noise issues late at night would be a problem. The rental we have nearby has never been an issue.
- 49 Summer short term renters have no connection to the community. Lack of connection can translate to lack of care and concern.
- 50 That should be allowed with strict guidelines and rules that are rigidly enforced.
- 51 Dont rent to younger kids.

- 52 What about requiring them to get annual permits to help pay for increased services, permit costs could vary with occupancy load (or could be denied if septic can't handle it), previous year's infractions at the location could affect price. There are lots of responsible renters and irresponsible owners so it's not just renters causing problems. Deal with the issues specifically. We are so concerned with the renters yet we allow cows and farms to pollute the lake even though the water testing PROVES year over year that they are causing dangerous ecoli levels - just because 'they've always been there'. When are we going to deal with that??
- 53 One time users of the natural space, like renters, have no incentive to be respectful regarding noise, water pollution, fire regulations or anything else. They're here for a good time, not a long time. It is up to the residents and the town council to ensure they take responsibility for their actions while visiting our lake.
- 54 Renters have no long-term investment in the community or the environment.
- 55 I think offenders should be fined and the property owner should be held financially accountable for all confirmed complaints of disturbances, damage, etc either on land or on wate by renters by way of fines on an escalating basis collected through their taxes if necessary. 1st couple of offences get a warning, 3rd offence gets a substantial fine (maybe \$1000.00) and with each subsequent offence the previous fine is doubled. ie \$1000 to \$2000 to \$4000 to \$ 8000 etc. This would help ensure that property owners don't keep renting to offenders and if they do it will quickly cut into any profits they were expecting to make. If there are no further offences for period of 3 years, then they get to start back at the beginning. Renters aren't the only offenders, many property owners are just as bad, sometimes worse.
- 56 Your questions are leading and preferential to those who medal into other owners business. If you didn't know your neighbor rented their cottage, you wouldn't have an opinion. Stop becoming big brother and developing un-enforceable laws and concentrate on infrastructure and economic development.
- 57 Renters are unknown people - security concern. Who are they? Have they vetted properly by the property owner? One should be able to allow family members or friends use/rent your cottage for a short term (1 or 2 weeks).
- 58 Rental of properties for over one month at a time, is not a concern. Weekly rentals for more than 4 weeks during the summer seems like a commercial endeavor and a source of stress on the community.
- 59 I strongly oppose cottage rentals and hope that a bylaw is passed restricting rentals under zoning regulations.
- 60 Renters bring money into the community supporting local businesses. We ourselves wouldn't have bought a cottage on the lake had we first not rented. McKellar council should do something positive and progressive with cottage renting and not squander an opportunity to show some leadership.
- 61 While allowances should be made for infrequent renting of one's cottage to family and friends etc., those owners posting their cottages on sites such as AirBNB or travel trade shows, should be licensed including paying a property tax surcharge.
- 62 Septics and garbage. A rental should be reported as such, and water testing should be done at that location on a regular basis. Since this will increase that cost it should be passed on to the landlords. OPP can control boaters, by-law officer can control noise - no one is controlling septics. A few years back we voted against a time share development - it at least would have been controlled, landlords are not. And it opens up a whole other kettle of fish - definition of a landlord is "a person that rents LAND, a BUILDING or an APARTMENT to a tenant. I can see garages rented out, small camp grounds on additional land....our lake is at capacity now. When I hear that they will vote onto council a person in favour of rentals I shudder. The only qualification they are looking for is that? Wow
- 63 No persona; watercrafts
- 64 renters are fine. And if they are bad they are gone in a few days or weeks. Not a big deal
- 65 If done respectfully, allowing rentals is a good thing. It supports the local economy. I should have the right to rent out my property. Any issues that occur should be dealt with. (Deal with the bad rental that has noise instead of painting all rentals with the same brush!!!) We have noise bylaws lets use them rather than throwing the baby out with the bath water!
- 66 why was there not a question on what economic benefit renting would have for the lake?
- 67 I believe a system should be in place that allows for rentals but it has to put the onus for these rentals on the property owners. Valid complaints against your property, you're the one paying the fine, and a stiff one at that. That being said, no enforcement, no reason to have the laws. While I'm here, when do we get signs and enforcement of the current boating/waterway speed limit laws?
- 68 Not acceptable
- 69 Rental beside us has at least 6 bedrooms in the house and I don't know how many above the garage making for more cars, louder and they go on into the night.
- 70 Township should lay out guidelines for owners who rent their properties (etiquette, boat safety, garbage, etc.), make them responsible for their renters, and set a special property tax designation and stringent rules & building code requirements for those who rent their properties as a business.
- 71 A renter has no investment in the community, and no incentive to be considerate of their neighbours or their environment. There is often no understanding of how noise travels near or on water, while they are using the property and often very little understanding of how to use the water without endangering others or just simply being a nuisance on a seadoo doing endless circles in front of your cottage. Renters are often unaware of the noise pollution they are producing. By law officers, unless on site, are never able to deal with these situations as they occur. It is this kind of activity that is changing the nature of the lake and making residents rethink whether the lake can provide the relaxing environment that they have invested in. Measures to limit these situations are definitely needed if we are to keep the status of our lake. I cannot count how many conversations we have had about this issue among other cottagers who are unhappy with this situation. Any measures to curb this situation are definitely needed. Also running a ski-school

- from a cottage on the lake has become an outlet for just providing a wake for seadoos to do endless passes across the ski school boat wake and is turning the lake into a water race course with the accompanying noise levels.
- 72 People that rent a cottage have no vested interest in the area and they do not respect the rules.
- 73 Renters cars were parked on my property. Renters do not have boat licenses; renters using boats have driven towards me and my family while we were swimming. Renters have fires in NO BURN periods thereby threatening property and lives of residents. Weekly rentals of properties from May to October is a commercial operation; yet these owners pay residential taxes. Noise is an issue; a huge party every weekend. Renters feed the ducks and the raccoons; wild animals should not be fed. Renters leave their garbage in garbage bags at the side of the road; McKellar doesn't have curb side garbage pick-up.
- 74 Thank you for asking our input.
- 75 Responsible renting, will Allow more people to purchase a cottage on the lake which would increase property value if more people are able to buy on the lake. Renting also allows families to enjoy a Cottage life style without the cost of ownership and allows the owner to help cover the costs to maintain the cottage. The Focus should be on responsible renting. Not banning rentals.
- 76 i believe the majority of renters (not all) but usually they have too many people party all the time and don't respect our property and children in the area.
- 77 My only problem with residential rentals is that renters do not consistently follow watercraft laws. This is also true of many residents.
- 78 These rentals are NOT permitted by the zoning by-law. They are tourist commercial establishments. They should be prosecuted but McKellar refuses to act. If allowed through rezoning they should pay commercial tax. McKellar seems to overlook that these rentals are located on private roads which makes them an issue respecting liability for accidents, etc. The Township has no standards for private roads respecting maintenance, etc to allow for emergency vehicles.
- 79 I think it is ridiculous to think that owners would be able to remain onsite during short term rentals.
- 80 The people who use a rental property are usually up to partying until all hours of the night. We constantly witness unsafe boating practices. They have no respect for the neighbor's property and privacy.
- 81 Residential rental properties in our area are very expensive compared to other areas. Those that choose our area are paying a hefty price because the love and respect the area and want an enjoyable family vacation. Many of our guests have either grown up in the area and have moved away and come back to visit, others vacationed on the lake growing up. True some are new, but new is great. We ourselves are a prime example of "renters" who turned into property owners. When we were "renters" we never caused issues as we are respectable people and have an appreciation for the area. If guests are well qualified I do not see an issue with this. Having said that if any renter or seasonal and / or resident for that fact, is breaking bylaws of any sort being on land or water I would expect them to be accountable and yes property owners have a responsibility in that as well. These families that come and go throughout the season spend more revenue than we do. We do not golf every week nor do we visit the local merchants every trip, but I can bet you that our guests do. I am in favour of residential rentals and do not feel it should be of concern to anyone else unless they are being disruptive. The area I am in has 4 residential rental properties on the same road. We have been there when the owners were not and have never been disrupted or even noticed a difference.
- 82 No problem with quiet family rentals. It's the party folks who like to sing and shout in the middle of the night. How about restricting the number of cars to a residential rental?
- 83 I am one of many who rely on a couple of weeks of rental per year. My renters have never been a problem and I regularly check in with neighbours to ensure that I have good people at the lake. They all also spend a good deal of money in the area when they are there (rentals, food, gas, lcbo, etc)
- 84 I believe renters aren't the problem it is sometimes people in general who don't show respect to residents. Full time resident beside us when friends come up they will sometimes carry on till 3-4 in morning.
- 85 I believe that residential rentals provide a positive economic impact on the area both from a point of view of a major increase in spending in the area and from a bolstering of property values (and hence the tax base) from the ability of buyers to support their property purchase with rental income.
- 86 Renters tend to be uncertain or less interested in following proper and safe activities. Such as boating, campfires, fireworks, drone usage, water pollution and noise.
- 87 Is this just the associations way of making \$?
- 88 Renters should be subject to the same noise, water use and environmental conservation rules as all residents and be apprised of such as a condition of rental
- 89 Rentals should be regulated and the township has to be involved with maintaining the policy. Rentals should pay a fee to township to offset costs.
- 90 Over the 30 plus years we've had a cottage the cost to maintain it has soared. We on Taites island are paying big taxes now without getting anything more than 30 years ago so out of necessitie we have to rent to cover these costs
- 91 You can't outright ban this however there should be some regulations in place.
- 92 The bi laws are ignored and not enforced. This sets a terrible example. If it must continue, set the rules for 1 month minimum as they do in many places in Florida.
- 93 I think that there needs to be a recognition of the different levels of rental. For example a family renting their cottage a couple of weeks a year to good friends of the family or relatives is a completely different situation that someone running a bunch of Air BnB rental properties that are renting dozens of times a year continuously. We should allow for some limited, short-term rentals and

- ways for current owners to recover some limited costs, we should not be allowing months of rentals and investment properties. Our community needs to be for residents and owners - not interlopers who have no vested interest in anything long-term or permanent.
- 94 I believe there should be a maximum and minimum amount of time to rent. Not less than a week and not more than a month
- 95 I understand there are some cottage/residence never actually used by the owners. I don't think that should ever be allowed as "residential" rental.
- 96 I am not against rentals per se - but the owners need to be responsible and to understand that they are devaluing their own property when others misuse or abuse the lake or the area. There should be limits on the number of people allowed to stay in a rental property - just as there are in hotels. I also have concerns about the safety of some using the lake. We have had occasion where a young man from a nearby rental property on Mary Jane Lake was not positioned correctly in the canoe and toppled into the water. Luckily we were on our dock and we were able to assist him. Had no one been around who knows what might have happened. There ought to be an obligation to tell first-time cottages/lake visitors about the possible dangers. The last thing we would want is a visitor to be badly hurt or to die on our lake. The bottom line is the locals and the council know who the repeat offenders are - punish them not those who are doing the right thing.
- 97 township implement a permit at renters cost, that if the renter or rentee does not comply to established outlined guidelines permit is lost and permission denied to renter. Should include a cash holding that can be lost decided on the reports supplied by the by-law officer
- 98 We need additional enforcement IF rentals are to be permitted as I have resisted to call for municipal enforcement but am getting frustrated that my enjoyment of my property has been ruined by non-existent property owners renting out their cottage to noisy people who feel they have the right to make as much noise as the like. I understood that it is NOT permitted to rent out lakefront homes.
- 99 Ban
- 100 WE have covered this in the above questionnaire.
- 101 Possible case for registering rentals to create quick contact info for trouble spots.
- 102 After hours phone # for concerns/issues/complaints - nuisance etc. beyond resorting to contacting police.
- 103 I am strongly against renters
- 104 need to enforce clean yard by-laws. Some properties are "dumps" and have been that way for several years now. There is even watercraft in the water and left there over winter and we have to believe this impacts the marine life with gas and oil seepage into the lake; XXX* Burnetts Road is a prime example and the Township needs to do something about this and other similar properties on the lake.
- 105 It appears that renters for the most part do not care about the cottage they rent as the owner would. I also appears renters discard garbage along the roadways.
- 106 Rules/Bylaws should be established and posted in all rental properties. Owners of properties should be held accountable and warned and then fined if bylaws are violated.. Rental privileges should be revoked if violations are excessive.
- 107 I feel that overall residential rentals have a positive impact. Rentals allow more visitors to come and enjoy this beautiful area, boosting tourism. Rentals also bring more customers to local businesses, e.g. The Ridge, the McKellar store, Tait's Landing, etc. Yes, there may be problems from time to time with rentals, but certainly no more on a percentage basis than with owners. And as mentioned in an earlier response, it is the owner's responsibility to resolve any issues with their renters as quickly as possible.
- 108 they need supervision and renters should be carefully vetted before they rent so there must be some regulation by the owner and the council
- 109 None
- 110 Many cottagers who rent their properties are very responsible. Many are not. By Laws should be put in place to protect people, the environment and make sure we can all enjoy the Lake. If they are broken not only should the renter be held accountable so should the cottage owner.
- 111 please stop rentals
- 112 Although some renters are respectful as owners, there are also many disrespectful situation that could be avoided
- 113 We would have to sell if we couldn't rent for 4 weeks to help cover taxes and maintenance costs
- 114 I'm not opposed to some rentals, it is a good way to generate income to pay the expenses on a cottage property. However, noisy, rude and disrespectful renters can be a problem, as it was for us last summer. Had the owner been on hand or readily available I don't think it would have been a problem. Also, if the city had a right to evict disruptive renters, with a no money back policy would also discourage disruptive renters.
- 115 Noise restriction and fireworks restricted from 9 * 11 pm only
- 116 No
- 117 I believe owners that rent their properties should be responsible for any damage caused by renters.
- 118 I do not think it is the role of Council to regulate or mandate rentals vs. no rentals. If it is a property used as a full-time rental, they should be licensing as a business, and therefore are subject to different regulations. If need be, that can be enforced, but getting involved in blanket policy conversations about rentals or no rentals seems to be over-stepping their mandate.
- 119 It appears the rental community has no respect for noise and the environment. There has been an increase use of fireworks on any given weekend, ATV,s on residential streets, loud music and high speed on water vessels against shoreline laws. Any town or city

- would not put up with this "Wild West" behaviour. McKellar must increase law enforcement with our hard earned tax dollars. People should be migrating to lakes and nature to appreciate the environment, not destroying it. Thanks.
- 120 If an owner rents their cottage or home for a week or two when they can't be there, that may be ok if inspected to ensure the septic system can handle it. And owners must be held accountable for those who ignore fire conditions and related bans. But I can't support full time rentals.
- 121 JUST SAY NO!!!
- 122 There should be enforcement of the noise bylaw. Maximum of 2 or 3 rentals per household per year.
- 123 I would assume some people may not be able to afford to stay and hold 2 households without renting. If renting isn't allowed then how is one house close to us able to have several families tents and loudspeakers with large fires and not so much as a bylaw officer coming by... I'm talking 100 people and 1 house on a specific weekend in July? But if they aren't "renting" it's ok. This survey seems to want to point fingers at renters but often they are families just like the rest.
- 124 I do not believe renters are any more disruptive or negligent as residents are. People visiting may swim, fish, shop and party a bit more but are renting a place to enjoy themselves. Perhaps residents have forgotten how to fully enjoy the lake.
- 125 who started this? Names please , where is the evidence that this is a "contentious " issue ? how many charges and fines by bylaw officers and police officers have been laid ? easy to prove and if they are a number statistically outside the norm for residential areas maybe it should be looked at , other than that stop and go fishing and get on with your lives and let others do so also
- 126 We rent through an agency that vets ALL renters and have never had a complaint. Renters help support the local economy of McKellar by using services and retail during the weekdays when we would otherwise not be at the lake. The income we gain from renters goes back into beautifying and renovating our property, which has only increased its value, and quite frankly, the value of our neighbour's property.
- 127 I am not opposed to owners renting their residences to family, friends and even strangers. Converting homes to large rental units with no intention of the owner occupying them and having them constantly rented out to large numbers of renters at the same time is something that should be restricted by the township.
- 128 It brings in tourist dollars, employment opportunities and helps bring property values up because there's income to improve the home.
- 129 Rentals have a tremendously negative impact on the enjoyment of the area. Family to family rentals are no issue as the renters have been screened and respect the area. In addition to excessive noise i have also been threatened by the renters with golf balls being shot at me and my daughter because we complained about the noise.
- 130 Rental helps businesses in the area. Its tough enough doing biz in the off season.
- 131 Some residents act worse than renters. We all need to respect each other regardless of status.
- 132 some renters become residents
- 133 Too many people, no understanding of the the laws on the lake, no consideration with loud music
- 134 They are welcome to set reasonable enjoyment bylaws but frankly have no business getting involved in how people use the home/property they legally own.
- 135 Clear, concise regulations governing residential rentals in McKellar would go a long way to alleviating the tension between owners and renters with all involved knowing what's acceptable and what is not. There also needs to be an effective, well communicated complaints process in place to address undesirable behaviours.
- 136 I thought there was (is) a bylaw preventing rentals, and, that privately zoned properties are not to be used as commercial enterprises.....my neighbour has a website for his cottage, and it is available 52 weeks per year.....clearly a commercial enterprise. It has been this way for the last 5/6 years.
- 137 Renters do not have the same values or responsibilities as owners do concerning neighbors, noise, littering, fish conservation, etc.
- 138 Property owners should be allowed to rent out their property for additional income if needed to help pay taxes & hydro especially if it's a second property.
- 139 There should be a set of bylaws to govern rentals. Then a complaint could be acted upon by the authorities!
- 140 We have a rental property across the river that holds a lot of people and sometimes they are loud but they are out having fun with their families. This rental is nonstop rental property. We rent to friends and family for a couple weeks of the year. People need to know how to treat cottage life when they come up North, and respect their neighbours. We have on the other side of us renters all the time as well and they are pretty quiet and keep to themselves.
- 141 Unsafe boating by renters on the lake.
- 142 I rented on lake for 10 years before buying a property. I hear this story over and over again. People like to try before they buy. Renters bring money to area and are potential residents in the future. We rent out cottage when we can't use it. I have never had any issues with the neighbors and rent to lovely families who love their time on the lake. I would never have bought here if i thought the policies would be so restrictive. If people misbehave then pursue them - resident or rental. Dont make blanket rules for everyone or people will move off the lake and prices will go down. I use rental money for cottage improvements which goes directly into hands of locals who then feed their families.
- 143 Don't allow it or at least regulate it and make sure renters are aware or we the residents will call the bylaw officer
- 144 Owners should have to apply for a license to rent their property. There should be a limit to renters based on number of bedrooms ie 2 people per bedroom. Rental properties should be required to comply with commercial building standards relating to septic,

electrical etc. There should be a hefty fine for noncompliance and loss of rental license. The impact on our beautiful lake from people who really don't care ie tossing cans and garbage into the lake and no respect for the wildlife could be a major problem. This is a sign of the times and McKellar needs to get on board to do responsible stewardship for keeping this area as clean and healthy for all of us to enjoy!

- 145 I believe rental in McKellar is a different matter and has less of an impact on the lake and surroundings than rental on the lakes.
- 146 It's my property and I will do with it what and how I see fit
- 147 There should be rules and regulations! And if not abided then both the owner and the renter should be charged a sum of money.
- 148 Regulations are required.
- 149 I feel if done responsibly then the impact of offering rentals is beneficial to the community and businesses. It will increase money spent at local events. Consider this if I've gone to the market once already in the summer would I go again? If I'm a cottage owner am I renting equipment from the outpost or taits? Am I playing multiple rounds at the ridge or dining at Jimmy's, Tait's or the Ridge often? Likely not. However having "tourists" come they likely would as it's something new or a treat.
- 150 I would like to see council restrict the number of times an owner can rent in the 2nd and 3rd quarters of the year.
- 151 The cottage beside me is sometimes rented out. I don't like it but I have had no problem. I think the owner must screen people carefully. They obviously show respect to the property. However, I think it would be unfair to neighbours if a cottage was rented a lot because it would be discomfoting having strangers constantly around. I think when you purchase a property and pay taxes, you are entitled to the peace and quiet, and privacy you have paid to have, especially at today's prices.
- 152 It needs to be stated that not all noisy parties and reckless boating is due to renters. I understand from conversations with the by law officer that the majority of offenses are committed by renters who are unaware of regulations and by law's or who choose to ignore them.
- 153 rentals must adhere to specific rules re bonfires, noise unleashed dogs, fishing regulations, garbage disposal
- 154 There is both an increase in noise and activity and an increase in sustained activity across a longer time period each day. There is a loss of quiet and solitude
- 155 I believe owners should be able to rent their cottages however they should be careful who they rent to and lose the privilege if there are multiple complaints.
- 156 1). Any owner should be able to 'occasionally' rent out their seasonal if needed. 2) The owner should be held responsible for ensuring they rent to responsible adults and held accountable for safety, noise, and pollution, including fines. 3) My suggestion is to review what 'property wordings' Property Insurance Companies have in place for privately owned seasonals (not listed in company names or numbers), for guidance. Insurance companies have already done their homework around this - to ensure they cover only 'occasional' rental with limitations. 4) Safety - Last summer we had young jet-skiers nearby who paid no attention to water rules - doing donuts, racing close to shore & our docks....I believe rentals should have tight restrictions around water "toys". And, as any cottage could abuse water toys; complaints should be made promptly for police to take quick action- from warnings to fines. 6) Noise (parties after midnight should be addressed by police as in any residential area.
- 157 We believe that being a responsible owner of a rental property in McKellar does not impact the safety of residents any more or less than seasonal cottage owners. However, it can actually helps the local economy especially during the summer months.
- 158 Long-term rentals should be permitted, such as for a whole summer or longer. Many families have successfully rented the same cottage year after year and respect their neighbours and the rules of the lake. But short-term rentals of a weekend, or a few days, or even a week, have caused tremendous misery for people on this lake, and should be prohibited.
- 159 Although I'm supportive of cottage rentals in principle (as a child, my parents did not own a cottage but would rent from time-to-time) I do believe that the Township (or District) should consider reasonable regulation and enforcement to ensure rental guests take as much care for the lake, property and general environment as we would expect from owners. This is not a simple thing to implement for several reasons, including (a) cost of enforcement and (b) actually identifying properties that are being rented out versus "loaned out" to friends.
- 160 You are trying to limit personal freedoms! Not sure how anyone can regulate the use of personal property? Should that become a Municipal exclusion, then people would be forced to circumvent the laws regardless. You are also limiting one's ability to maintain financial stability. I do not think this is any business of the association and / or the Municipality! You can be assured there would be numerous court cases that would be costly for both the Association and McKellar council! In closing, you cannot regulate what owners choose to do with their personal property! Just not going to happen! I think you are walking on a very slippery slope.
- 161 Very few families can afford a cottage property on their own in today's market. Offering the cottage for rent on weeks when owners are unable to be there allows for more families to enjoy owning a cottage property and giving their kids the chance to experience cottage life. Rentals also have a positive impact on the economy in McKellar - renters shop locally and spend their money on the weeks that cottage owners aren't doing this.
- 162 I think excessive noise and late partying generated by renters should be dealt with through the owners in the same manner as anywhere else.
- 163 I think it makes more sense* to punish bad behaviour, not an entire group. Places like The Ridge, The Farmers Market, Tait's Landing and Glenwood could all benefit from more customers than just full timers and cottages, especially with rising costs due to minimum wage hikes. So they don't go the way the Red Door Bakery did. The official plan basically caps the potential for new properties on lakes. So without renters, businesses have no reasonable hope of growing their customer base.

- 164 Very difficult to restrict property owners from renting out their cottage periodically. On the other hand if the property is strictly an income property they definitely should be direction and tax income for Mckellar
- 165 Most rentals create no problems and by laws are already in place to deal with noise issues. It would be a mistake to prohibit this just because of a few bad apples. These rentals are important to our local economy and tourism is a key remember generator.
- 166 Limit number of renters to design capacity of septic system Stricter controls on noise, fireworks and other bylaw infractions. Double fines after one or two infraction
- 167 It brings in revenue to the community as tourism, provincially and federally for those that have it set up as a legitimate business. It employs local people - cleaners, handy men, snow removal, etc. Improvements are made to properties which improves MPAC values and supplies are purchased locally.
- 168 Some questions refer to residential rentals, which I see as long term residential occupation. I think they "problems" cycle around short term vacation rentals.
- 169 We haven't had any issues when our neighbors have rented their cottages. We think that cottage rentals are good for the local economy.
- 170 Rentors MUST supply Noise Bylaws and other Rules re garbage disposal, washing directly in lake with soap, etc. to all renters. As well, MOT Rules re speed limits for boats, and courtesy & safety considerations for swimmers, canoers, kayakers, sailors, etc.
- 171 There should be some regulations as to the number of people allowed per cottage, tied to the size of the septic. And rental agreements should have usage and noise restrictions in them
- 172 Cottage rentals purely as a business should not be allowed at all. And the township should enforce with strong fines.
- 173 Have noticed that some very large homes are being used as rentals on the lake. Worried about overloading of septic tanks and weeping beds, shampoo and phosphates in our lake, irresponsible boating by inexperienced renters, and illegal fireworks.
- 174 I believe in today's society, there are too many rules and regulations that inhibit people from fulfilling their life's dreams. Why are we stopping people from trying to achieve their goals in the ways they know how. I believe people should be allowed to manage, live or share their properties the way they choose. They after all are the ones paying 100's of thousands, if not millions of dollars for these properties.
- 175 We understand and have no issue with resort rentals -- which we knew were in place and knew the location of before we joined the community. What we didn't know, and still don't know how we could have learned about, is the number and location of the Residential Rentals. We are closely watching the Residential Rental issue and are giving serious consideration looking at relocating where we spend our summer season dollars to a community that does not permit these uncontrolled rentals. We have delayed making additional investment in our current property due to the negative impact of these rentals on our enjoyment.
- 176 Residential rentals should be banned altogether with stiff fines for owners and renters.
- 177 I believe allowing reasonable rentals on the lake is positive over all. However I would not like to see rentals of weekend or short stays of less than 2 weeks. The owner must be accountable for poorly behaved renters with the possibility of removing rental privileges if they consistently rent to poorly behaved renters.
- 178 In the city of you want to put your home on Airbnb you can. It's our property and we should be able to do as we please. Commercial renting should not be allowed however. The owner must prove that they are there a certain amount of time within bylaws
- 179 Obviously very much against it.
- 180 We approve of rental to family & friends but the use of rental agencies does not allow for proper control.
- 181 Licensing them, and regular septic system checks as well as the bylaw officer being aware of them, and making both the renter and owner responsible for behaviour and costs.
- 182 Renters have no vested interest in the rented property and, generally, do not treat the property with the same respect that they would treat their own property.
- 183 Responsible owners limit guests to cottage and septic specifications. Responsible renters do the same.
- 184 I think there should be fines for renters (and the owner of the property) when excessive noise is being made at the property. I don't think this should disrupt peoples enjoyment of being up here, after all they are here to have fun and let off some steam but if the noise continues and gets louder into the later part of the night fines should be given out.
- 185 There are probably more important issues like lowering property taxes.
- 186 Would recommend rental properties be rezoned commercial and specific by-laws be implemented limiting the number of guests, establish health and safety standards, and a requirement that guests have boating licences, etc.

Notes:

“*” Denotes comment has been edited to fulfill the commitment to not collect any personally identifiable information.
The views expressed in the comments are those of the survey respondent and not those of MLCA.