

Staff Report

2022-11 - Sustainability Department



To: Mayor Koetsier and Members of Council
From: Jennifer Schnier, Director of Sustainability
Date: December 13, 2022
Subject: Short Term Rental Policy and Proposed By-law/Short Term Rental Guide

Report Highlights

- A 2-4% transient accommodations tax could be collected by the Township starting in June 2023 for all persons who identify as an operator of a short-term rental.
- All short-term rental owners/operators must register their property with the Township by June 1, 2023.
- The accommodations tax can offset the cost of any staff required to manage the short-term rental program and assist in approved community projects to support tourism and the travelling public.

Recommendation

BE IT RESOLVED THAT Council direct staff to move forward with the creation of a By-law to begin the enforcement of licensing of short-term rentals in the Township of Georgian Bay by June 1, 2023; and

THAT Council direct staff to begin the consultation process with short term rental providers in the community for education and awareness; and

THAT Council adopt a ___% Transient Accommodations tax to be known as the Municipal Accommodations Tax (MAT) as endorsed under the Municipal Act; and THAT Council approve the hiring of a full-time employee in the By-Law Department to assist in the education, administration and enforcement of this By-law; and

THAT Council understand that additional resources may be required for both the Building and Finance Departments to assist in the administration of this By-law.

Background

In 2020 staff engaged in a Short-Term Rental Survey for residents to provide feedback on how and where short-term rentals in any capacity were causing concern to residents.

Staff summarized the findings of the Sustainability Report 2020-21, and Council endorsed staff to present a report to Council to review short-term rental considerations in the Township of Georgian Bay.

Attached to this Report is a draft Short-Term Rental By-law to assist staff in the administration of short term rentals in the Township of Georgian Bay. As well, staff have created a guidebook that will assist with the promotion and education of Township approved short-term rentals among our neighbours, owners, operators, landlords, and guests in understanding everyone's role in ensuring a safe and respectful community.

Analysis

The intention of this Report is to hold the landlord/owner/operator accountable to existing by-laws, while at the same time presenting a Municipal Accommodation Tax (MAT) with considerations and taxes to strengthen community projects and fund additional staffing that would be required to administer and enforce the new By-law.

Should Council wish to license Short Term Rentals in Georgian Bay, staff are recommending the implementation of a Short Term Rental Bylaw, to require operators and owners of any Short Term Rental (defined as renting an accommodation to the same individual or individuals for 28 consecutive days or less) to have an accommodation license with the Township prior to the high season of June 1, 2023 and further to administer the Municipal Accommodation Tax (MAT).

The By-law also includes a \$1,000 surcharge that can be imposed should an owner/operator participate in short-term rentals and has not obtained a license after June 1, 2023. If after three months of a surcharge an additional \$5,000 surcharge will be added to each month that the owner/operator chooses to operate without a license. Operating a short term rental without a license will also include months where an operator/owner/landlord can be found on any rental platforms or any marketing regardless of occupancy.

This By-law would require promotion, education and enforcement by the By-law Department, and additional support staff will be required. This will be reviewed in the financial implications of this report. At present there are established by-laws to support many of the considerations presented to the Township through the Short-Term Rental Survey that was administered in 2020 regarding Noise, Fireworks, Clean Yards, Feeding Wildlife and Parking. However, should there be a need to further legislate short-term rentals, this Report proposes the Short-Term Rental By-law.

Further, this By-law will require landlords/owners/operators to submit their application for a Short-Term Rental License thirty (30) days prior to June 1, 2023. As an incentive, the application can be submitted to the Township at no cost to the operator/owner and the license will be valid for a three-year period. However, the license is not transferable to new owners/operators or landlords.

Staff would be issuing licenses and reviewing and establishing maximum occupancy of the dwelling based on the following considerations as well as others yet to be determined:

- The septic system (if applicable) and the original approvals from when the septic system was installed.
 - There needs to be a mechanism in place to confirm septic loads and have a clear understanding of the occupancy of a rental in relation to what the septic system can handle.
- Number of legal bedrooms.
- Number of occupants in bedroom (no more than 2 persons above 2 years of age in a room), infants and toddlers are exempt.
- Emergency exit plan.
- The Ontario Fire Code contains specific requirements for the installation and maintenance of smoke alarms and carbon monoxide alarms. As an owner, it is their responsibility to ensure that your listing meets those safety requirements. When utilizing your home for Home Sharing, you will be considered a landlord and are subject to landlord responsibilities under the Ontario Fire Code.
- Agreement to abide by and be aware of existing by-laws in place as it relates to Noise, Fireworks, Clean Yards, Feeding Wildlife, Noise, Parking, and the new Short Term Rental By-law.
- Signing off of the owners/landlord/operators and Renters Code of Conduct (ATT2).
- Attestation of an Emergency Services Standard for properties that do not have road access, and/or do not have year-round maintained roads.
- Attestation for payment of fees collected under the Municipal Act.
- There is further opportunity to add any other considerations within the By-law, before a license is issued.

Highlights of a proposed Short-Term Rental By-law are:

- Occupancy of guests must match the septic approval obtained from the Township at the time of install.
- No more than two-persons per legal bedroom over the age of 2-years (infants not included).
- Three strikes you are out clause and license will be suspended for 30/60/90 days and possible revoking or non-renewal of license, with clear language supporting vexatious or unfounded complaints.
- Income must be reported to the Township with verification from online provider (example: Bookings.com Airbnb, VRBO).
- Landlord/operators/owners must be available by phone or email for the duration of the rental period 24/7.
- Enforcement and entry into premises for inspection and considerations regarding licenses.
- Revoking of licenses.
- Committee of Council regarding licensing committee.
- Fire protection regulations must be in place.

- The license is valid for three years from June 1, 2023 and is non-transferrable to new owners/operators or landlords of the newly purchased dwelling.
- An enforceable fine of \$1000 per month for non-compliance of operation is included in the By-law.

While the MAT will now be applied to short-term rentals, hotels, motels and cabins, including those on Airbnb and other online platforms, college/university dorm rooms, hospitals, long-term care facilities, shelters and accommodations rented for less than four hours or over 28 consecutive nights are exempt from the legislation.

Other exemptions include:

- Accommodations that are provided on a property owned by the Crown or was forfeited to the Crown.
- Accommodations that are paid for by employees of the Crown receiving a "government rate" for the accommodation.
- Accommodations that are provided in a property owned by a school board as defined in the Education Act.
- Accommodations that are paid for by employees of the school board receiving a "school board rate" for the accommodation.
- Lodgings provided to students by a university, college, or post-secondary while the student is registered at and attending the institution.
- Hospital referred to in the list of hospitals and their grades and classifications maintained by the Minister of Health and Long-Term Care under the Public Hospitals Act and every private hospital operated under the authority of a license issued under the Private Hospitals Act
- Long-term care home as defined in Subsection 2(1) of the Long-Term Care Homes Act, 2007, retirement home and hospices.
- Accommodations provided as emergency shelter or through Airbnb.org.
- Treatment centers that receive provincial aid under the Ministry of Community and Social Services Act.
- House of refuge, or lodging for the reformation of offenders.
- Charitable, non-profit philanthropic corporation organized as shelters for the relief of the poor or for emergency.
- Tent or trailer sites supplied by a campground, tourist camp, or trailer park.
- Accommodation supplied by employers to their employees in premises operated by the employer.

Concerns of staff regarding the implementation of a Short Term Rental By-law and Municipal accommodations tax include, but are not limited to:

Sustainability and Communications

- A survey was conducted in 2020 where findings had limited yet quite valid concerns regarding short-term rentals, and the relationship with neighbours, and the community.
- There has not been an opportunity to discuss a proposed By-law and a MAT tax with operators in the Township.

- Education and creation of a renters code of conduct that can be implemented with each rental as it relates to non disturbance of neighbours; compliance with applicable Township By-laws and adherence to the provision of the By-laws.

Fire and Emergency Services

- Education regarding operators/owners/landlords in creating fire plans and exit strategies.
- Enforcement of the By-law including the ability to lay charges for not being in compliance with the fire code (smoke alarms that do not work)
- Addition of open air burning language needs to be added to the By-law.
- Staffing and administration of this By-law.

Building Department

- Understanding of the staff time required to view applications regarding septic approvals, and occupancy.
- Additional staffing as it relates to confirming compliance with the provisions of the By-law.
- Entry into buildings for enforcement
- Setting of fines that could be charged under the Provincial Offences Act.
- Determination of the location of permitted zones for Short Term Rental accommodations.
- Creation of criteria for site plans, floor plans of premises as well as septic systems (re: age, approval, current state).
- Creation of site requirements such as parking.

Corporate Services and Financial Services

- Administration of the By-law.
- Additional taxation demands on staffing.
- Creation of application requirements.
- Creation of a licensing committee of Council, if required.
- Creation of language around frivolous or vexatious complaints about Short-Term Rentals.
- Collection of fines.
- Collection of unpaid fines.

Financial Considerations

In Muskoka there are 300+ property listings and 17 pages of content. The average price per night is \$279. There are estimated 60 Short Term Rentals on Airbnb in Port Severn, Honey Harbour, Inland Lakes and MacTier. This does not include platforms like Booking.com, Expedia, VRBO, Jaynes cottages, cottage rental.com.

Conservatively, staff are suggesting that an additional 30 Short Term Rentals, including established hotels, motels and cabins are considered in the example below.

It is not uncommon for hosts to be present on multiple platforms.

If we could break down average incomes of those with STR properties, this conservative table below would have even the highest revenue generating owner/operator paying \$2400 in additional Municipal Accommodation taxes.

This is a very conservative analysis of proposed municipal accommodation taxes that could be collected based on 90 Short Term Rentals in the Township for annual rental income.

Estimated Rentals	Average Income	Total Income	4% MAT	3%MAT	2%MAT
10	\$10,000	\$100,000	\$4,000	\$3,000	\$2,000
20	\$20,000	\$400,000	\$16,000	\$12,000	\$8,000
20	\$30,000	\$600,000	\$24,000	\$18,000	\$12,000
20	\$40,000	\$800,000	\$32,000	\$24,000	\$16,000
10	\$50,000	\$500,000	\$20,000	\$15,000	\$10,000
10	\$60,000	\$600,000	\$24,000	\$18,000	\$12,000
90		\$1,800,000	\$120,000	\$90,000	\$60,000

Proposed income for 2023 would be \$120,000 divided by 40% as there would be no income collected from January 1, 2023 to June 1, 2023 leaving an estimated \$72,000 in collected fees for 2023.

Expenses

One seasonal MLEO for 2023 estimated to cost around \$93,000, including benefits, with an additional training and equipment budget of \$4000.

This would be in addition to resources for the Building Department, Clerks Department, Finance Department as required to determine the eligibility of the license, collect taxes, fines, and create criteria as it relates to the operation of a Short-Term Rental.

What can income from the Municipal Accommodations Tax be used for?

- Administration and enforcement of the short-term rental policy and By-law.
- Supporting local festivals and events such as Honey Bee Festival, holiday parades and support for specific calendar days such as Remembrance Day, Canada Day and Truth and Reconciliation Day.
- Sustainable projects such as:
 - Food Cyclers or other composting solutions,
 - Subsidy for plant sales available for residents from GBB or SSEA,
 - Streetscaping (signage, lighting, sidewalks), and
 - Support for environmental projects and agencies.
- Projects that reduce impact of the travelling public such as:
 - Improved signage,
 - Stronger support for community groups, and

- Infrastructure support (dog parks, playgrounds).

Report Supported By

Strategic Plan:

- Protect and Preserve Our Natural Environment
- Transparency Within Government
- Municipal, Fiscal and Resident Responsibility
- Sustainable and Responsible Development
- Well Managed Infrastructure

Climate Action Plan

Deliver a collaborative environmental education program that will offer programs to educate and inform residents on why and how to reduce the GHG contributions of their community, household and themselves.

Develop a program to advocate for seasonal and local eating to reduce the demand for out of season produce, reducing GHGs associated with growing and transportation, and the support growth of the local food economy.

Prepare information for municipal land managers and landowners on methods for maintaining and enhancing their treed areas in response to projected weather and climate impacts, promoting tree protection on municipal and residential properties by developing an ecological services evaluation standard.

Relevant Background Report

- [Sustainability Report 2020-21](#)
- [Resolution C136-2021](#)
- [Short Term Rental Guidebook](#)

Attachments

- [ATT1 Draft Short Term Rental Guidelines 2023](#)

Reviewed By

Approved By:

Julie Bouthillette, Director of Finance / Treasurer
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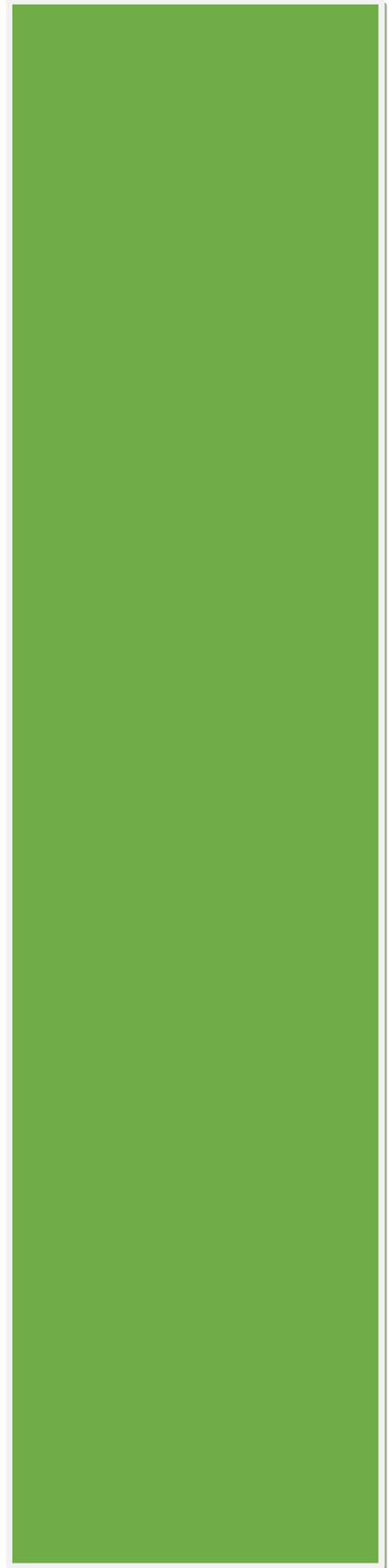
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Township of Georgian Bay Short-Term Rental Guidebook

December 2022 Draft



1. Introduction and Background

What is the objective of this guidebook?

The Township of Georgian Bay is in the process of introducing a Short-Term Rental By-Law in preparation for the 2023 season. In the meantime, staff are releasing this guidebook to promote and educate best practices for Short-Term Rentals.

There are three main areas this guidebook will focus on:

The Host: Should be using a reputable company or person that verifies the identity of the guests and has appropriate channels for conflict resolution between the host, the community, and the guest.

The Guest: Should be renting a facility that is safe, has the capacity to host the number of guests and has provided consumer protection to their facility such as: smoke alarms, CO₂ monitors, fire extinguishers, safe appliances and Building Code approved structures throughout the facility.

The Community: Should be protected from damages to the character, amenities, and overall quality of the community where the Short-Term Rental is located.

What is a Short-Term Rental?

A Short-Term Rental is an occupancy of a guest in all or part of a dwelling unit where a rental charge is collected. This can include Bed and Breakfasts (B&B's) and includes hotels, cabins and motels.

Short-Term Rentals are stays 28 days or less of consecutive days in the same location with the same paid tenants and guests.

The qualifier of a Short-Term Rental being determined as a "rental" is the exchange of money, or services to offset the rental fees.

Exceptions to the Short-Term Rental By-law

While the MAT will now be applied to short-term rentals, hotels, motels and cabins, including those on Airbnb and other online platforms, college/university dorm rooms, hospitals, long-term care facilities, shelters and accommodations rented for less than four hours or 28 days or more for consecutive nights are exempt from the legislation.

As well:

- Accommodations that are provided on a property owned by the Crown or was forfeited to the Crown
 - Accommodations that are paid for by employees of the Crown receiving a "government rate" for the accommodation
 - Accommodations that are provided in a property owned by a School Board as defined in the Education Act
 - Accommodations that are paid for by employees of the School Board

receiving a "school board rate" for the accommodation

- Lodgings provided to students by a university, college or post-secondary while the student is registered at and attending the institution
- Hospital referred to in the list of hospitals and their grades and classifications maintained by the minister of Health and Long-Term Care under the Public Hospitals Act and every private hospital operated under the authority of a license issued under the Private Hospitals Act
- Long-term care home as defined in subsection 2(1) of the Long-Term Care Homes Act, 2007, retirement home and hospices
- Accommodations provided as emergency shelter or through Airbnb.org.
- Treatment centers that receive provincial aid under the Ministry of Community and Social Services Act
- House of refuge, or lodging for the reformation of offenders
- Charitable, non-profit philanthropic corporation organized as shelters for the relief of the poor or for emergency
- Tent or trailer sites supplied by a campground, tourist camp or trailer park
- Accommodation supplied by employers to their employees in premises operated by the employer

Are Short Term Rentals advertised only online?

No, a rental can occur between two parties in an agreement. Any time a rental takes place for less than 28 days, this is considered a Short-Term Rental.

What is an Online Travel Agency (OTA)

Bookings.com, VRBO, Airbnb, Jayne's cottages, Home-to-go, Cottages in Canada, Ontario Cottage Rentals, etc. are Online Travel Agencies (OTA). These OTA's market, solicit, book and receive payment on behalf of the home owner who has listed their property for rent. Short-Term and Long-Term Rentals can happen in an OTA.

What are Short Term Rental Operators?

These are people/agencies renting their homes or rooms on a short-term basis for a period of 28 consecutive days or less. These operators often pay a fee to the OTA to have their listing accessible for view on platforms like Bookings.com, VRBO, Airbnb, Jayne's cottages, etc.

What is Airbnb.org.

This is a subsidiary company to Airbnb that works with communities impacted by disaster. During COVID-19, and again during the Ukraine crisis, Airbnb encouraged hosts to open their homes for free or for a reduced cost to those who were in need.

This guidebook identifies that communities want to help others, and when there is an opportunity to host a family in crisis or in need, the Township offers their heartfelt gratitude and encourages hosts to communicate with their community on how collectively they can assist during natural disasters or other emergencies.

In 2020 and again in 2021 there were periods of time where Short-Term Rentals were forbidden due to COVID-19, and hosts were able to make their homes available at often no cost to front line workers or those who needed accommodations to serve communities affected by COVID-19. This occurred again in 2022 with the crisis in Ukraine. Hosts on Airbnb can also identify themselves as an Airbnb.org host if they choose and qualify.

Are Short-Term Rentals a problem in the Township of Georgian Bay?

The Township of Georgian Bay conducted a survey in 2021. There were 121 participants, and the survey was open to respondents for 2 months for June and July 2021

In general, Georgian Bay Township residents do not have issue with Short-Term Rentals, as it has been determined through public consultation, that renting for a portion of the high season (May to October) can make cottage ownership affordable and can help offset costs.

However, there are some concerns where occupancy and load of use for present septic systems have been reported to the Township. Neighbours have complained about rude behaviour, noise, lack of education for the guests of the environment they are renting in, as well as excessive campfires, drinking and occupancy.

The Township By-Law program, like the vast majority of By-Law programs across Canada, is complaint based, and in circumstances where complaints have been received, be it about a failing septic system, or noise, By-Law department staff have visited properties and spoken to homeowners.

What is happening to Short-term rentals in 2022 and 2023?

Staff have presented options to support all who are engaged with and affected by Short-Term Rentals in the Township of Georgian Bay at Council on December 12, 2022.

A By-Law that will mitigate issues specific to Georgian Bay Township associated with Short-Term Rentals will be implemented. This would be enforceable on a complaint-based system.

This By-law imposes the necessity for operators/owners/landlords to have a licence to operate that will be valid for three years from date of issue.

Within the By-law is a Transient Accommodations Tax, that can be collected by a municipality under the Municipal Act Section 7, 400.1-400.6

The tax will be collected by the municipality and used for staffing to enforce this and other By-laws and will also support community-based projects that are sustainable and enable greater community support for residents and the travelling public.

The following items could be funded by the MAT.

- Staffing and staffing related function
- Supporting local festivals and events such as Honey Bee Festival, holiday parades and support for specific calendar days such as Remembrance Day,, Canada Day and Truth and Reconciliation Day
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- Sustainable projects such as:
 - Food Cyclers or
 - Increased compost deliver
 - Subsidy for Plants from GBB or SSEA
- Streetscaping (signage, lighting, sidewalks)
- Support for environmental projects and agencies.
- Projects that reduce impact of the travelling public such as:
 - Improved signage
 - Stronger support for community groups
 - Infrastructure support (Dog Parks, Playgrounds)

How can a neighbour of a Short-Term Rental support this By-law?

If a neighbour is participating in a short-term rental arrangement, and you have concerns, about the operation of the rental unit, the occupants or the hosts, an opportunity to report a concern can be submitted on the Township website [here](#).

This report may solicit a review of the complaint.

All Short Term Rentals must be licenced by the Township of Georgian Bay to operate after June 1, 2023 and this licence is valid for three years but is not transferrable to new owners/operators or landlords.

The By-law can be reviewed [here \(not linked yet\)](#), however here are some highlights:

1. Occupancy of guests must match the septic approval obtained from the Township at the time of install. (If applicable)
2. No more than 2 persons per legal bedroom over the age of 2 years. (infants not included)
3. Three strikes you are out clause and license will be suspended for 30 days, 60 days and consequently 120 days upon confirmation of a valid complaints that are in contradiction to By-law supports already in existence within the Township.
4. Income must be reported to the Township with verification from online provider (example: Bookings.com Airbnb, VRBO).
5. Landlord/Operators must be available by phone or email for the duration of any rental period 24/7.
6. Fire protection regulations must be in place
7. The license is valid for three years from June 1, 2023 and is not transferrable to new owners/operators or landlords.

8. An enforceable fine of \$1000 for non compliance per month of operation is included in the By-law.

How can an operator/landlord/owner obtain a licence to operate a Short-Term Rental in the Township of Georgian Bay?

- A licence can be applied for on the Township of Georgian Bay website under Short-Term Rentals [here.\(not linked yet\)](#)
- Upon receipt of the application, a By-law officer will review the document and supporting information prior to issuing the licence.
- An application is submitted and complete IF:
 - If the facility being applied for is on a Septic system, a copy of the approval MUST be included in the application.
 - An emergency plan of exit, including additional language if the facility is not on a year round maintained road.
 - An attestation of installation of smoke detectors, carbon monoxide detectors and fire extinguishers are in the facility.

How can an operator/landlord/owner remit Municipal Accommodation Tax?

- To upload the Municipal Accommodations Tax (MAT) remittance form for Short Term Rentals click [here.\(not linked yet\)](#)
- Remittance forms must be uploaded by February 1, of each year with supporting documents including documents from online portals such as Airbnb/VRBO/Bookings.com etc.
- Payment for the remittance amount is due on February 1 of each year
 - Option 1:
 - Submit remittance form and forward payment to payments@gbtownship.ca with the passcode STR.
 - Option 2:
 - Mail completed form to:
 - Municipal Accommodations Tax Administrator
 - Township of Georgian Bay
 - 99 Lone Pine Road
 - Port Severn, ON
 - L0K 1S)
 - Make cheques payable to the Township of Georgian Bay
 -

10 things to know about Short-Term Rentals in Georgian Bay Township

1. Short-Term Rentals are allowed in Georgian Bay. There is now a Municipal License that must be obtained from the Township to operate a Short-Term Rental after June 1, 2023.
2. Condominium boards and Home Owner Associations (HOA's) may restrict rentals less than 30 days, and owners of condo properties MUST contact their HOA or Condominium board for approval, regardless of licensing conditions in the Township.
3. People who operate Short-Term Rentals shall not discriminate against people based on race, place of origin, ethnic origin, citizenship, sex, sexual orientation, gender identity, gender expression, age, marital status, family status, or disability.
4. People who are Short-Term renting their homes cannot refuse service to any person with a disability. This includes a person accompanied by a service animal.
5. Your host must always provide you with the contact information of a person available during your rental period in the event of an emergency.
6. An exit plan with a diagram of all exits from the building where a Short-Term Rental is located should be clearly posted inside the rental unit.
7. Be a good neighbour and respect rules around noise, parking, garbage, and recycling. This should be clearly outlined in the hosts documents.
8. Hosts should clearly communicate that any community complaints due to poor behaviour of the renters will result in forfeiture of the security deposit.
9. Hosts who are on a septic system, must review original approvals from when the septic bed was installed. Host must confirm septic load and have a clear understanding of the occupancy of their rental in relation to what the septic can handle.
10. Call 911 only for emergencies such as reporting a fire, reporting a crime or for emergency medical assistance.

2. By-Laws that are already in place.

You are not alone in your concerns about STR's. There are many By-Laws in place that can assist you in formalizing a concern if you cannot find resolution with your neighbour. A full list is available [here](#), and a few below are highlighted

Method	Timing	What does it cover?
By-Laws		
Fireworks By-Law 2022-09	On-going	Speaks to two types of fireworks, Display (licensed professional) and Consumer (average citizen). Consumer fireworks are permitted on Holidays listed within the by-law and two days before and one day after. Display fireworks must obtain a permit and permission from the Fire department.
Animal Control By-Law 2017-26	On-going	Provides for maintaining land in a clean and clear condition. This by-law addresses concerns such as long grass, unsafe or hazardous conditions, litter/debris, waste disposal, compost, and derelict vehicles.
Clean Yards By-Law 2018-91	On-going	Provides for maintaining land in a clean and clear condition. This by-law addresses concerns such as long grass, unsafe or hazardous conditions, litter/debris, waste disposal, compost, and derelict vehicles.
Feeding Wildlife By-Law 2020-05	On-going	Prohibits the intentional feeding or providing attractants to wildlife within the Township.
Noise By-Law 2018-18	On-going	To provides for the regulation and prohibition of noise that may or is likely to disturb the public peace and for the prevention of public nuisances in the Township. Within this by-law there are general prohibitions that prohibit certain types of noise, and limitations by time where certain type of noise (construction, music, etc) is permitted during certain hours.
Parking By-Law 2017-25	On-going	Regulates and controls parking within the Township. This by-law addresses such offences and concerns such as parked where prohibited, parking in a fire route or accessible space and parked obstructing traffic along with several others. Officers have the authority to ticket and tow vehicles parked in contravention of this by-law. Consolidated in 2021.

**Township of Georgian Bay
Short-Term Rental
Code of Conduct
One of Two pages.**

The Guest/Renter

The Township of Georgian Bay is comprised of three urban areas, these being MacTier, Honey Harbour and Port Severn, as well as smaller communities that can be found around inland lakes or along the waterways of Georgian Bay. You are presently located in or alongside the world's largest Freshwater Archipelago, the Mnidoo Gamii (Spirit of the Water), Georgian Bay Biosphere. Our Township neighbours the Moose Deer Point First Nation and the Wahta First Nation, and we have many Metis members in all of our communities.

Our community is based on the principle of sustainable communities, economies, lifestyles, heritage and tourism and we have so many attributes for you to explore. We respect and honour the history of the lands we are on and who the original inhabitants were. We strive to ensure that our children's children will be able to enjoy this space as we all do today.

You are in a rental facility in our community, and we welcome you. Please accept our respect and thanks for visiting us. To ensure you are safe, our hosts are safe and our communities around you are safe, we ask you to be mindful of the following:

- Please do not exceed the occupancy limits set out by your host and the licence administered by the Township of Georgian Bay.
- Be mindful of where you park and the signs and rules to guide you to safe and appropriate parking.
- Be sustainable in your thoughts, conserve where you can, turn off lights and water taps.
- Be considerate of your neighbours – please no excessive noise or disturbances at any time. As well, be mindful of our Noise By-Law, where all noise must cease by 11:00 p.m.
- Actively participate in waste diversion programs provided for you by your host.
- Be mindful and follow the burning rating as it changes regularly.
- Clean up after your pet on all private and public properties.
- Fireworks are not permitted on this property.

While you are here, we encourage you to visit the Georgian Bay Island National Park, the National Historic site of Lock 45 along the Trent Severn Waterway, visit Six Mile Lake Provincial Park, explore the McCrae Lake Conservation area, and enjoy our many beaches like Stewart Lake in MacTier, or Port Severn Park in Port Severn. We also recommend a visit to Honey Harbour to shop, eat, dip your toes in the water and enjoy the scenery.

As your hosts, we encourage you to reach out to us at any time so we can help make your visit to Township of Georgian Bay the best it can be. We hope you enjoy your visit and that you will be back again.

**Township of Georgian Bay
Short-Term Rental
Code of Conduct
(Must be posted inside facility in a conspicuous location)**

Two of Two pages.

The Owner/Landlord/Operator

- The owner/operator/landlord must post a valid Township of Georgian Bay Short-Term Rental License in a conspicuous place within the facility.
- The owner acknowledges that the following information is to be provided on site for the Short-Term Rental business
 - Owner/Operator/Landlords phone number that will be accessible 24/7 during the rental period
 - An alternate emergency contact number for the owner/landlord/operator.
 - Approved Emergency plan include location of fire extinguishers, smoke detectors, carbon monoxide detectors.
 - Approved and posted Emergency Exit Plan in a conspicuous location.
- Where the Short-Term Rental is not on a year-round maintained road or does not have road access (Island location) the owner/operator/landlord is to ensure the following EMERGENCY SERVICES STATEMENT is posted conspicuously within the facility.

“DUE TO THIS SHORT-TERM RENTAL NOT BEING ACCESSIBLE BY A YEAR ROUND MAINTAINED PUBLIC ROAD, OR ANY ROAD, EMERGENCY RESPONSE TIMES MAY BE DELAYED TO THIS LOCATION. ”

Owner and Guest Acknowledgements.

- The renter/tenant/guest acknowledges that their actions if in contravention of any municipal By-law may result in a complaint against the Owner/Operator/Landlord of the premises and may cause the licence to operate a Short-Term Rental to be suspended, revoked and/or not renewed.
- The renter/tenant/guest acknowledges that continued non-compliance with any By-law may result in enforcement measures being taken against themselves of the owner/operator/landlord.
- Consider some examples below
 - Noise contrary to the By-law
 - Allowing dogs(s) off leash, on private or public property contrary to By-law
 - Parking on the road or premises contrary to By-laws
 - Leaving garbage on premises that creates nuisances or odour
 - Outdoor burning contrary to the By-law.