



Tiny

TOWNSHIP OF / CANTON DE

Deputation Request to Appear Before Township of Tiny Council Schedule A to By-law 16-044

(If you wish your deputation to appear **on the Council agenda**, this form is mandatory)

Name of person or organization wishing to appear:

Scott Williams, Board member of FoTTSA

anedediotr

Contact Person: Scott Williams

Mailing Address: _____

Daytime Phone: _____ Email Address: _____

Council Meeting Date Requested: March 30^h, 2020

To view the Council meeting schedule, visit <http://www.tiny.ca/government/council>

Topic of Discussion: (Please be specific, provide details and attach additional information if required)

FoTTSA – Tiny Cottager Short Term Rental Survey – Highlights and Recommendations

395 respondents completed our online survey in November 2019, and we would like to share the information with Council (Powerpoint attached along with original survey results and 2 supporting documents)

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Requirements:

- All deputations will be in person and in public.
- The completed form must be submitted and received by 12 noon at the Clerk's Office on the Tuesday prior to the upcoming meeting or by 12 noon 4 days prior to the Council meeting in the event it is not held on a Monday.
- Each deputation will be limited to **10 minutes** regardless of how many people will speak.
- Council may seek clarification on the deputation. Please leave time for questions.
- PowerPoint presentations are limited to a maximum of ten slides.
- If you are providing documentation such as a PowerPoint presentation, you are required to submit the presentation by email or flash drive/memory stick with your completed deputation form.
- If your software requirements are not compatible with the Township of Tiny's software, you will be unable to use an electronic presentation.
- No Confidential/In-Camera requests will be considered - No deputations shall be permitted regarding litigation matters, tenders, RFPs, or other procurement matters, labour relations or employee negotiations or any other matter that is properly the subject of the open Meeting exceptions in the Municipal Act, 2001, as amended.
- Repeated deputations by the same individual or group on the same subject will be considered once every six months or at the discretion of Council.

To facilitate constructive and effective public engagement, the following information is provided.

- Direct your presentation to the Mayor or Presiding Officer.
- Do not expect an immediate answer. Your issue may be referred to staff for more information or to another meeting for further consideration.
- All communications and petitions intended to be presented to Council shall be legibly written, typed or printed; signed by at least one person, dated and include a contact phone number and address before being accepted.
- Your deputation may not be on the date requested due to prior commitments or staff resources.
- Your deputation is not confirmed until you are contacted by the Township of Tiny staff to confirm your place on the agenda.
- Provide the Clerk with any notes if they have been handed out.
- The name of the person or group delegating will be published in the agenda and in the meeting minutes which are available to the public and are posted on the Township website.
- Where an individual in making a deputation to Council does not adhere to the rules as outlined within these sections, the Mayor or Presiding Officer has the right to require the deputation to cease and has the authority to have the individual removed from the Council Chambers. Council may require that future deputations from the individual be in a written format only for a period of time that Council may determine.

Scott Williams

*Name of Delegate/Group Representative

February 20th, 2020

Date

The completed request form may be mailed or delivered to the Township of Tiny, Clerk’s Department, 130 Balm Beach Road West, Tiny, Ontario, L0L 2J0, faxed to 705-526-2372 or emailed to: lrussell@tiny.ca and swalton@tiny.ca

For more information about the deputation process, please contact the Township of Tiny Clerk’s Department at 705-526-4204.

FOR OFFICE USE ONLY

- Approved
 Declined
 Other

By (print name): Sue Walton

Appearance date (if applicable): May 25, 2020

Applicant informed of decision (date): April 28, 2020

By (signature): *Sue Walton* Date: May 19, 2020

Short Term Rentals:

The Tiny Cottager- FoTTSA Survey January 2020

- in November 2019, a Short Term Rental SurveyMonkey link was emailed to the Tiny Cottager mailing list and made available on social media and the Tiny Cottager website for approximately 3 weeks
- there were 10 multiple choice questions, 4 spaces for open comments as well as specific questions to be filled in exclusively by STR owners, renters and neighbours
- 395 readers filled in the survey (a 29% response rate from the mailing list) and there were over 130 written comments



44 STR owners (10%)

92 concerned residents (23%)

197 STR neighbours (50%)

- 80% of respondents agree that there is a big difference between 1- or 2-week renters, who return to the same properties every year, and STR visitors who come once, for 2 or 3 nights only

- one respondent noted the following:

A huge impact of Airbnb, which we have seen in other towns & cities and now Tiny is that Airbnb removes homes from the markets. I looked for 2 years to purchase [a property] within a certain price range and good condition. My intention is to live in the home and go back & forth from the city. In those 2 years. I made 3 offers - the latest one I purchased. The two others, I was a little outbid. I see that they are both up for Airbnb rentals. In addition, there were 2 other properties that I was planning on making an offer, but they went with another offer before I could visit. Both are up as Airbnbs.

It is not just noise, and usage (without pay) of services. They are taking homes off the market from people who want to live there full time or use as a beloved cottage (...) 4 of the properties I bid on or was intending to are all now being rented as Airbnbs. This will ultimately shift everything about neighbourhoods and the possibility of building community.

STR Owners:

- 50% only have regular renters that return every year
- 50% only rent for 7 days or more
- 67% have clear guidelines for their renters about respecting the property and neighbourhood
- 38% consider the income from STRs as essential
- 22% use websites to advertise their property
- 60% have a property that sleeps up to 8 people

"If I couldn't rent my property, I would have to sell it as I depend upon the income to pay the taxes, insurance and upkeep."

STR Neighbours:

46% are sometimes or often bothered by the STR next door

14% would not have bought the property if they had known there was going to be a STR nearby

7% are considering selling their property because of the STR nearby (18 respondents)

61% complained about **noise** – firecrackers, loud music and loud voices

32% complained about **inconsiderate/ aggressive/ rude behaviour**

25% complained about **overcrowding/misuse of the beach/shoreline**

21% complained about **constant partying** happening next door

21% complained about **overcrowding of the STR** itself – for example cottages that sleep 8 hosting 20 or more

More than 10% of comment writers complained about each of the following: trespassing, garbage and recycling issues, problems with cars and parking, loss of quality of life

Multiple respondents also complained about problems with fires, dogs and alcohol

Selected representative comments:

Renters think association rules do not apply to them. Fireworks late at night, animals on beach, burning leaves, etc. Owners need to ensure renters abide by local rules

They rent out places here for them to celebrate vacation when we live and work full time [here]. It's not fair to be listening to firecrackers almost every weekend in summer either. By the time a complaint is made it's too late at night. We are very tired and still need to go to work the next [day].

Could write a chapter but will keep it short. Two STR (Airbnb) properties within 100 metres from ours. The proprietors don't live there, don't know how to reach them. Large groups. Frequently, there are 5-7 cars and over a dozen people at each STR. Noise during the day and at night, even with windows closed it affects our sleep. This has been going on for a few years and like many other people, we really don't want to call By-law. But we are so exasperated with the situation that we have done so this summer. By the time By-law gets here, the sound level may have gone down, for ex., part of the group have gone for a walk. The people from these STR take up a lot of room on the local beach. Our summers are a lot less enjoyable.

And

Loud, inconsiderate, party central, rude, drinking and disrespecting noise laws

Occasional noise late into the night. They also don't understand the garbage or recycling rules and we have had to clean up after them many times.

Loud noisy after hours. Many renters all at once, at times we have counted more than twenty people I even felt intimidated by one large group of people ...walking by our cottage after we told them to turn down the music they had blaring outside while they were all inside. ..a lot of the renters don't realize that it is a quiet area and people call it home for a good part of the year. Not party central. That's why we don't have our cottage in Wasaga Beach.

Many strangers every weekend, sometimes as many as 20 go in on the STR which is a 2 bdr bungalow.

Mainly noise issues/on 2 occasions large numbers of renters overflowing into our private driveway & not respecting common courtesies on limited beach space.

And...

Unattended fires, fires during fire bans, fires when high winds, fire not extinguished overnight, fires begun at 8 am and fuelled all day. Noise, crowds of people & cars, fireworks. Unleashed dogs

My neighbour's STR is a small cottage, seem to have good renters. However, around the block is a huge house and the parties there can be heard for blocks.

The STR across the street from me sleeps up to 18 people and is rented almost every weekend of the summer. The renters are sometimes very loud. The worst part is they seldom have beach courtesy and park themselves in a large noisy group on the beach in front of beach owners' properties. They leave little room for full time residents

Tiny needs to deal with the issue at hand and stop burying their head in the sand. More and more Airbnbs are popping up. Bylaw does not work. How can they deal with constant complaints. They are not 24/7. Residents are left to deal with the issue on their own accord with no support.

37% of respondents are not at all familiar with the Noise by-law

79% are not at all familiar with the Tiny STR website page

Most STRs in Tiny don't seem to be bothering anyone - the owners do the things that make them good neighbours:

- know and/or vet their renters
- rent to repeat renters
- don't find renters online
- rent for 7 days or more
- have clear guidelines for their renters
- give their contacts to their neighbours
- use their own properties and are a part of their communities

A minority of owners are causing a serious drop in quality of life for all their neighbours because they:

- rent to anyone
- use essentially anonymous websites
- rent for just the weekend
- have no rules
- if they do have rules, there is no enforcement
- do not know their neighbours and cannot be reached in the case of a problem
- rarely or never use their properties themselves and consequently do not know or respect the neighbourhood

Recommendations for the Township - 2020

- create a new “**Short Term Accommodation By-law**” to govern all STRs renting for less than 7 nights
- require all STAs to register with the Township at no charge (supported by 40% of respondents)
- require that registration information include complete address and owner information and contacts, websites/companies used for advertising, number of beds and toilets
- update the existing **Tiny STR Owner/Neighbour** information brochure and send to all households with their 2020 tax bill
- draft a new **STA Guide for Guests** information page
- log all calls to the Municipal Law Enforcement Department about STRs and STAs; create a database of complaints by address and monitor compliance

Recommendations for the Township - 2021

- require all registered STAs to acquire an annual **Municipal STA Permit** (supported by 45% of respondents) - suggested fee \$250, based on one night's average rental price (based on a search of summer 2020 weekend prices for Airbnb, Cottages in Canada, Canada Stays and VRBO)
- hire an additional by-law officer
- require all STAs to prominently display the STA permit and a completed STA Guide for Guests information page inside the rental unit
- require all STAs to purchase (once) and permanently display a Township of Tiny STA sign outside the rental unit in a location visible from the road (supported by 25% of respondents)
- deny permits the following year to repeat offenders
- continue registering new STAs and monitor STA density

Tiny Township Short Term Accommodation

Guide for Guests 2020

Rental Property Address:	Emergency	911
	Hospital	705-526-3751
Owner:	Tiny Township	705-526-4204
Phone:	Animal Control	705-549-2289
E-mail:	Gas leaks	1-866-763-5427
Rental company:	Power outage	1-800-434-1235

Welcome to the Township of Tiny! We hope you enjoy your stay in our beautiful community. Please respect the following by-laws and be a good neighbour.

Keep it comfortable - guests

- the permit for this property allows for a MAXIMUM of ____ overnight guests.

Keep it down - noise

- the Noise By-law is in effect 24 hours a day
- loud music, yelling and shouting is prohibited
- fines range from \$180 to \$100,000 or a summons to appear in Court
- both the renter and property owner will be charged for any violations

Keep it safe - fire

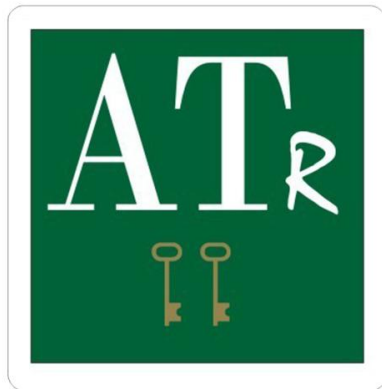
- a burning permit is always required, even on private property
- no open fire is allowed when a fire ban is in effect (to check call 705-526-4204)
- all fires must be less than 1 meter in diameter
- fires must be constantly supervised and put out before leaving

Keep it clean - recycling & garbage

- pick-up is every Monday morning, including holidays
- items must be at the curb by 7 AM
- garbage (2 bag limit) alternates with recycling
- 2020 garbage weeks are July 6, July 20, Aug 3, Aug 17, Aug 31 (recycling the other weeks)
- green bin is every week

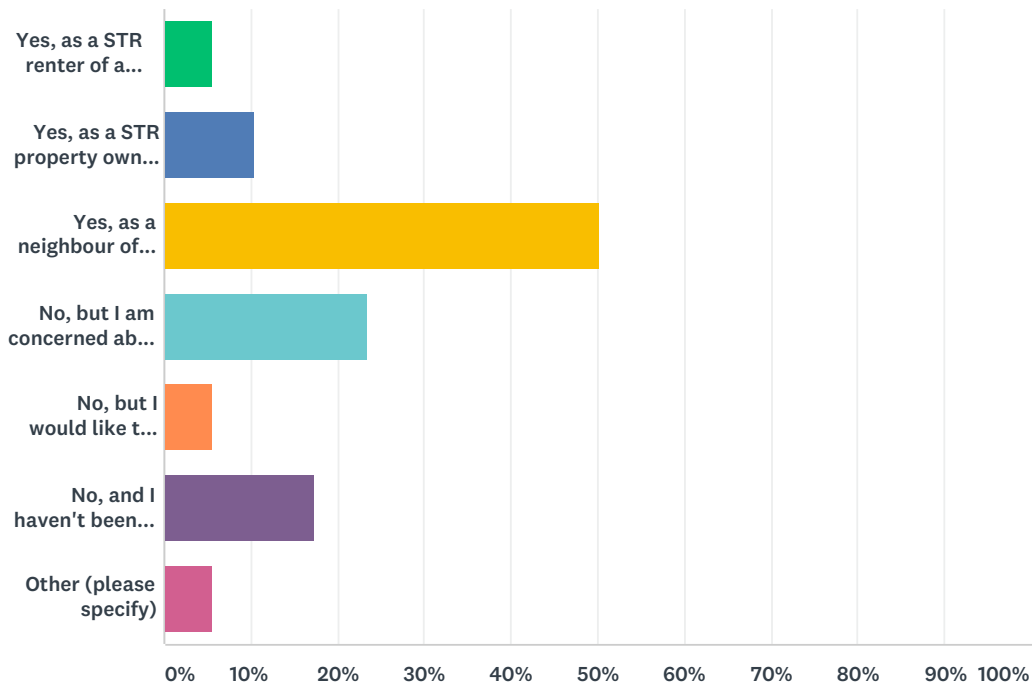
Questions? www.township.tiny.on.ca

Examples of STA and Rural Tourism Signs



Q1 Have you had experience with Short Term Rentals (STRs) in Tiny? (please tick all that apply)

Answered: 393 Skipped: 2



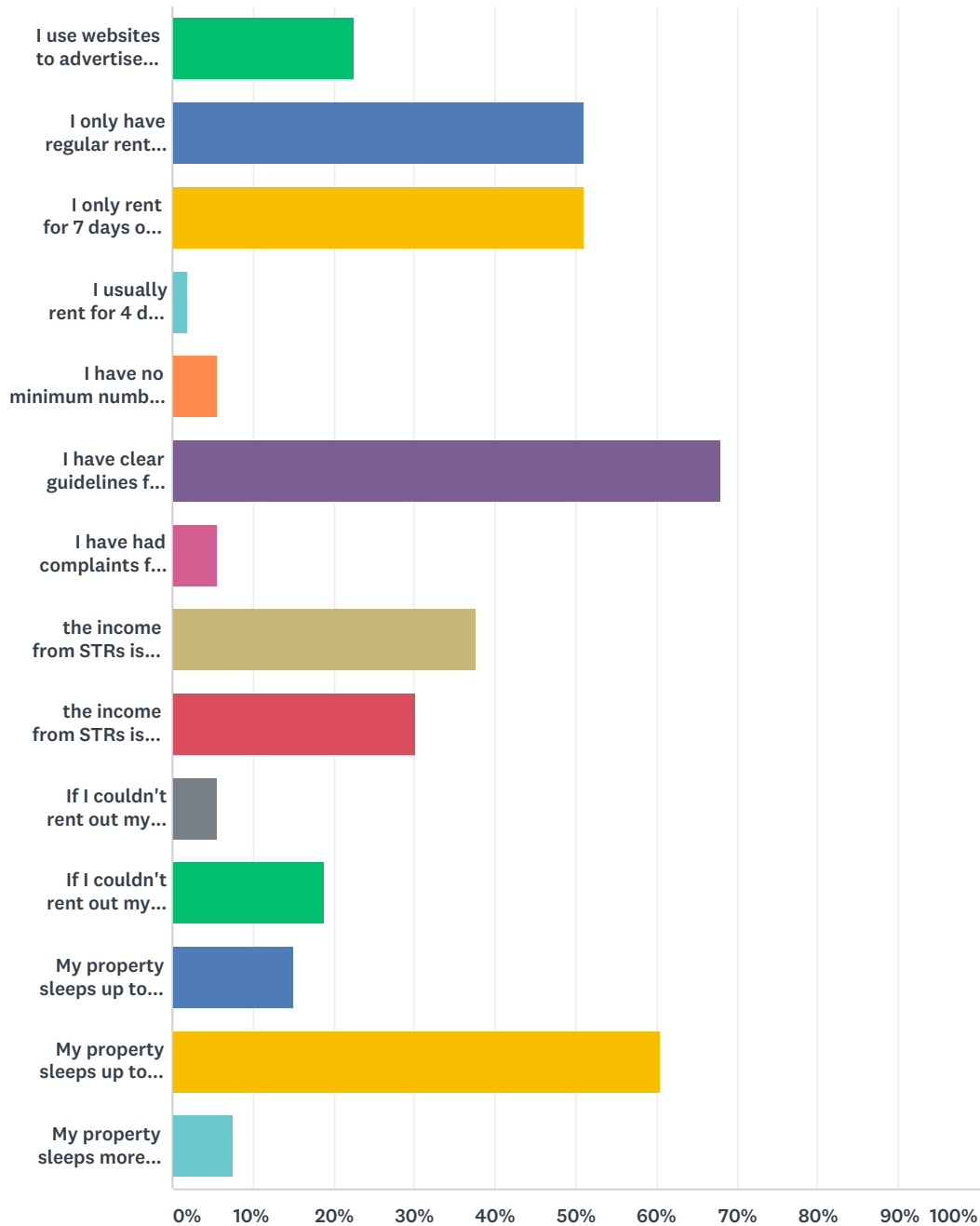
ANSWER CHOICES	RESPONSES
Yes, as a STR renter of a property in Tiny	5.60% 22
Yes, as a STR property owner in Tiny	10.43% 41
Yes, as a neighbour of a STR property in Tiny	50.13% 197
No, but I am concerned about STRs in Tiny	23.41% 92
No, but I would like to rent my property in Tiny for STRs	5.60% 22
No, and I haven't been aware of any changes near me related to STRs	17.30% 68
Other (please specify)	5.60% 22
Total Respondents: 393	

#	OTHER (PLEASE SPECIFY)	DATE
1	I have friends who live beside or near STRs and I hear about the 'new neighbours' all the time	12/5/2019 5:52 PM
2	I feels property owners have invested considerable sums in their properties. and it would not be desirable to have short term transient neighbours. For years any rentals by our association members were for a month or longer. I feel it worked then with very few problems. I would like to see it remain that way.	12/4/2019 8:56 AM

3	Hello, I'm writing here because I wanted to share a concern that is not addressed in this particular survey. A huge impact of air bnb, which we have seen in other towns cities and now Tiny is that air bnb removes homes from the markets. I looked for 2 years to purchase properties within a certain price range and good condition. My intention is to live in the home and sometimes go back/forth from the city. In those 2 years: 1) I made 3 offers - the latest one I purchased. The two others, I was a little outbid. I see that they are both up for air bnb rentals. In addition, there were 2 other properties that I was planning on making an offer, but they went with another offer the day before I could visit. Both are up as air bnbs/ My point being that it is not just noise, and usage (without pay) of services. They are taking homes off the market from people who want to live their full time or to use as a beloved cottage to visit during the year. There's definitely a place for rentals but think of it - 4 of the other properties I bid on or was intending to, (intention to use for personal use) are ***all now being rented as air bnbs. This will ultimately shift everything about neighbourhoods and possibility of building community,.	11/29/2019 4:15 PM
4	Only about three years ago until and rent manager took over and started vetting . Moot point now as the location was sold last year and is now owner occupied in the summer and sometimes winter months	11/27/2019 8:40 PM
5	how do we access a list of short term rentals	11/27/2019 1:49 PM
6	I don't rent out my cottage and neither do my neighbors but I know there are rentals on the park because of the varying foot traffic from week to week.	11/26/2019 5:48 PM
7	sold property that was a rental	11/24/2019 3:45 PM
8	The property across the street has been a rental property with cabins on it for quite a long time the owner is very very good about keeping the noise and activity down and quiet so it's not a problem. However I am very concerned about having rental properties around me as I have had trouble with neighbours in The past and present regarding noise at all hours of the night.	11/24/2019 3:15 PM
9	before we retired I rented the cottage to help with bills.	11/24/2019 3:15 PM
10	Would encourage STR /ABB	11/24/2019 2:50 PM
11	WWhere is aware of more people around Khawaja on the August long weekend that we're not regulars and wondered if this was due to Airbnb. I do not want my community to turn into an Airbnb centre	11/21/2019 2:02 PM
12	I feel that property owners have the right to rent their property out if they wish to do so. With the high costs of ownership these days, sometimes the income can be a real boost. Care must be made however to inform the tenant(s) of local bylaws regarding noise, fires and parking bylaws.	11/21/2019 2:12 AM
13	Cottage Association	11/21/2019 2:01 AM
14	N/C	11/20/2019 11:31 PM
15	str does not concern me	11/20/2019 3:51 PM
16	my family rented in Tiny for 3 year before buying in 1978	11/20/2019 1:51 AM
17	Local business owner	11/19/2019 11:49 PM
18	Members of our family have rented a nearby cottage when visting with us.	11/19/2019 11:09 PM
19	Senior former owner who would like to rent for two weeks	11/19/2019 2:56 PM
20	I am aware of numerous complaints and issues about short term rentals	11/19/2019 1:59 PM
21	Overcrowding on the beach, loud music and using nearby dunes for toilets as well as drinking and leaving mess behind	11/19/2019 1:44 PM
22	STR property owner but only for a portion of the summer	11/19/2019 1:15 PM

Q2 If you are a STR property owner, please tick all that apply. If you are NOT a STR property owner, please skip to question 3.

Answered: 53 Skipped: 342



ANSWER CHOICES	RESPONSES	
I use websites to advertise my property	22.64%	12
I only have regular renters that return every year	50.94%	27
I only rent for 7 days or more	50.94%	27
I usually rent for 4 days at a time or less	1.89%	1

Short Term Rentals in Tiny

SurveyMonkey

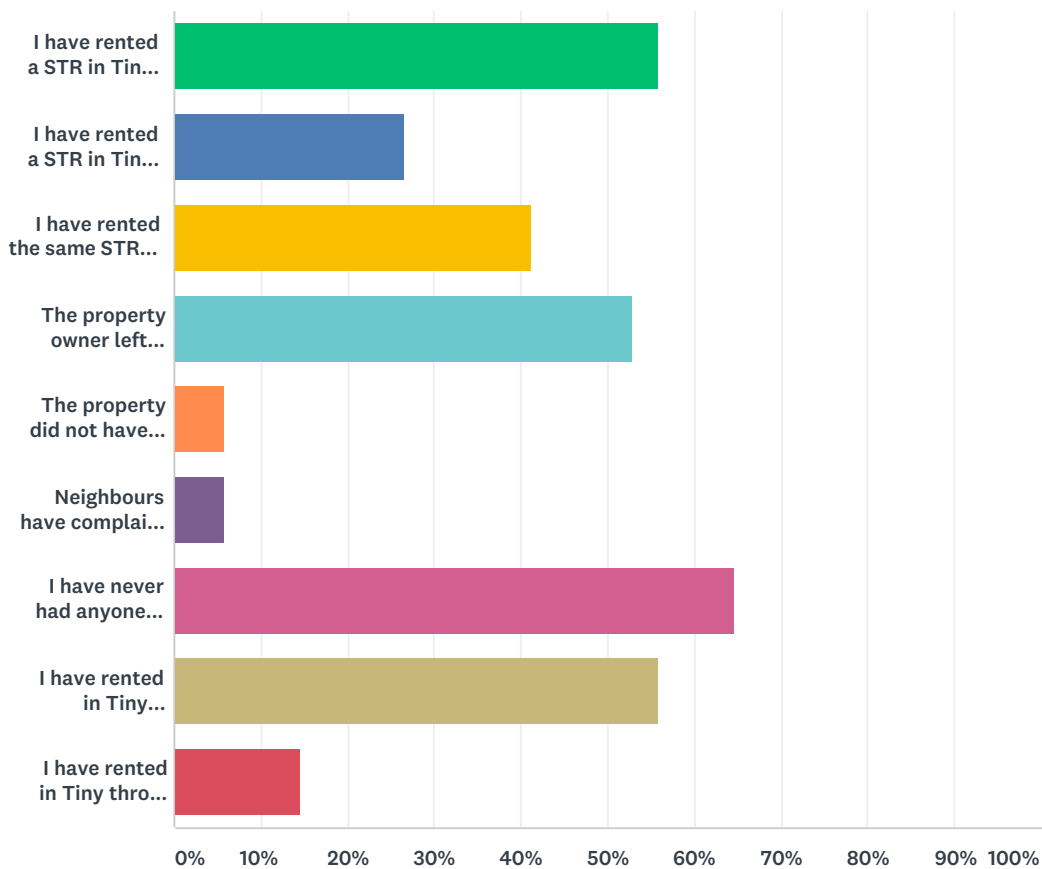
I have no minimum number of nights for rentals	5.66%	3
I have clear guidelines for for my renters about respecting the property and neighbourhood	67.92%	36
I have had complaints from neighbours	5.66%	3
the income from STRs is essential for me	37.74%	20
the income from STRs is helpful	30.19%	16
If I couldn't rent out my property for STRs, I would rent it out for long term rentals	5.66%	3
If I couldn't rent out my property for STRs, I would not rent it at all	18.87%	10
My property sleeps up to 4 people	15.09%	8
My property sleeps up to 8 people	60.38%	32
My property sleeps more than 8 people	7.55%	4
Total Respondents: 53		

#	ANYTHING ELSE WE SHOULD KNOW ABOUT YOUR EXPERIENCE AS A STR PROPERTY OWNER:	DATE
1	only rent in june, july, august	12/5/2019 4:06 PM
2	my extended family enjoy our little cottage most of the summer. if ever the decision was made to rent, it would only be to people we know, or who are known by our neighbours. nothing is more important that a congenial neighbourhood for us year round residents.	12/1/2019 8:51 PM
3	my property sleeps 6 , if I can't rent it I would have to sell it	11/29/2019 12:20 AM
4	at the moment we do not short term rent our property	11/27/2019 1:49 PM
5	We have a minimum of 3 nights stay and usually rent to families. We have an age requirement of 21. We scrutinize renters very carefully and our neighbours are very good about advising us if any issues arise.	11/26/2019 3:18 PM
6	I rent in the summer (weekly) and monthly for the balance of the year. I have repeat guests and thoroughly (and I mean thoroughly) "investigate" new guests. I have comprehensive rental agreements signed with specific rules & regulations. I also visit once during their vacation and speak with my neighbours to make sure everything is "good".	11/26/2019 2:01 PM
7	My renters love coming to the area and from their comments, I know they are spending money at local sites and businesses while they are here. The tourism dollars benefits not only Tiny but the surrounding communities. I have never had a noise complaint and am clear about the zero tolerance policy in my listing and in instructions to renters. I also provide clear instruction on beach use, garbage disposal, fire safety and parking. Not only have I not had a complaint, but renters regularly come t that they appreciate how hurt it is to stay at my place.	11/24/2019 6:43 PM
8	I have loaned my property to neighbours when they had weddings or other large receptions and needed overflow space for out of town family and friends. This was free to them.	11/24/2019 5:07 PM
9	If I couldn't rent my property I would have to sell it as I depend upon the income to pay the taxes, insurance and upkeep	11/24/2019 3:30 PM
10	The rental money was important as I was single at the time and carrying a house in the city also	11/24/2019 3:15 PM
11	n/a	11/24/2019 2:48 PM
12	no	11/24/2019 2:20 PM
13	Use an Agency who screens the renters for quality	11/24/2019 12:56 PM
14	We only rent to people we know... or know people we know. All of our renters have been very respectful of the neighbours... and have not had any complaints.	11/19/2019 3:41 PM

15	property owners who rent most likely screen all tenants to ensure there are no problems. from my experience the commercial cottage rental places are more lax in who they rent to and therefore, i believe are the ones responsible for the most problems relating to noise around Balm Beach and adjacent areas.	11/19/2019 3:33 PM
16	I strongly believe that everyone should be allowed to rent their properties within the regulations, and must be warnings before a fine or penalty is issued.- This is not a communist country.	11/19/2019 3:19 PM
17	It is occasional rental not full time. The odd time I had a problem, it was mine alone and never involved neighbours. Renters never made noise or were loud or ever had a complaint from neighbours.	11/19/2019 2:25 PM
18	I have rented for 20 years , my rate is low , the renters are friends or recommendations from friends . I keep my rent low to encourage repeats , two weeks and one family . I inherited this property when my parents passed away , if I can't rent I can't afford to keep it . My property sleeps 6 .	11/19/2019 2:16 PM
19	I rent for a minimum of 2 nights at a time	11/19/2019 2:06 PM
20	80% of the properties in our beach association have rentals; nobody uses AB&B as it is all referrals. Only full time residents don't rent. No other owners spend the whole summer at cottage anymore; no point in having vacant properties, particularly given soaring value/costs.	11/19/2019 1:57 PM
21	Only rent to friends or referrals from friends. No advertising other than word of mouth.	11/19/2019 1:46 PM
22	many cottagers depend as we do on str in order to sustain maintenance. It is the ONLY reason we rent and we rent to only friends and family who return season after season, most of them having grown up at Deanlea. We strictly follow the Deanlea Beach Association rules.	11/19/2019 1:42 PM
23	My family has rented our cottage for part of each summer, without problems, for 40 years. All of these renters are families, most of whom rent repeatedly. For the first time this year we also advertised it on Airbnb for use in June and September, to cover unexpected costs. We had two renters who caused no problems.	11/19/2019 1:05 PM
24	For decades I have been renting to regular renters for part of the summer and just started renting in the shoulder season using Airbnb. So far no problems.	10/28/2019 12:46 PM

Q3 If you have rented a STR in Tiny, please tick all that apply. (If you have NEVER rented a STR property in Tiny, please skip to question 4.)

Answered: 34 Skipped: 361



ANSWER CHOICES	RESPONSES
I have rented a STR in Tiny for 7 days or more	55.88% 19
I have rented a STR in Tiny for less than 7 days	26.47% 9
I have rented the same STR more than once	41.18% 14
The property owner left guidelines about noise, use of any waterfront, recycling and garbage pick-up, bonfires, parking, etc.	52.94% 18
The property did not have instructions or guidelines	5.88% 2
Neighbours have complained while I was a renter	5.88% 2
I have never had anyone complain when I was renting	64.71% 22
I have rented in Tiny directly through a property owner I know	55.88% 19
I have rented in Tiny through websites	14.71% 5
Total Respondents: 34	

#	TELL US WHY YOU COME TO TINY AND/OR ANYTHING ELSE ABOUT YOUR EXPERIENCE RENTING A STR IN TINY.	DATE
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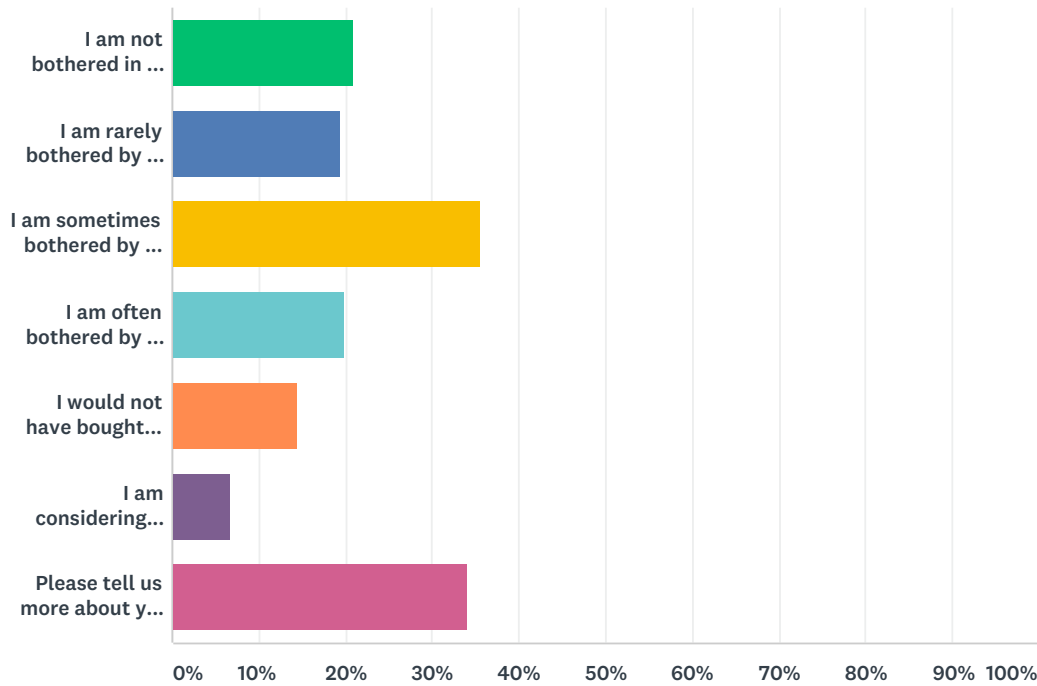
Short Term Rentals in Tiny

SurveyMonkey

1	I came to Tiny as a kid when my parents rented a cottage. They then purchased a cottage and my wife and I have built a home in Tiny. We don't rent it out.	12/5/2019 4:18 PM
2	Tiny Township has wonderful beach and many sight seeing places in town.	12/5/2019 11:12 AM
3	We are in Tiny because my husband likes the location	11/27/2019 1:49 PM
4	I live in Tiny and needed extra space for a family event.	11/27/2019 12:25 PM
5	Friends needed a place	11/24/2019 3:55 PM
6	The beaches and the lovely community	11/24/2019 3:30 PM
7	n/a	11/24/2019 2:48 PM
8	Love the area. Now own.	11/24/2019 1:19 PM
9	We rented before websites. We bought in 1979 after renting for three summers.	11/20/2019 1:51 AM
10	My father built our family cottage in Tiny in the 1950's after renting here for a few years. I bought a cottage of my own in Tiny back in 1986 and now that I'm retired spend 5 months of the year at it.	11/19/2019 11:09 PM
11	Wonderful Wymbolwood beach	11/19/2019 2:56 PM
12	We rented to see if we liked the area before we bought a property.	11/19/2019 2:24 PM
13	F	11/19/2019 1:57 PM
14	Love georgian bay	11/19/2019 1:46 PM
15	We were renting approximately fifty years ago and this of course eventually led to my owning a cottage.	11/19/2019 1:08 PM

Q4 If a property next door to you or near you is used for STRs, please tick all that apply (If you are NOT the neighbour of a STR, please skip to question 5):

Answered: 272 Skipped: 123



ANSWER CHOICES	RESPONSES
I am not bothered in any way by the STR nearby	20.96% 57
I am rarely bothered by the STR nearby	19.49% 53
I am sometimes bothered by the STR nearby	35.66% 97
I am often bothered by the STR nearby	19.85% 54
I would not have bought this property if I had known there was going to be a STR nearby	14.34% 39
I am considering selling my property because of the STR nearby	6.62% 18
Please tell us more about your experience:	34.19% 93
Total Respondents: 272	

#	PLEASE TELL US MORE ABOUT YOUR EXPERIENCE:	DATE
1	The cottage advertises as sleeping 14. It turns into a party house and they disrupt the beach area. Leave garbage etc	12/8/2019 2:12 PM
2	Tiny needs to deal with the issue at hand and stop burying their head in the sand. More and more airbnb's are popping up. Bylaw does not work. How can they deal with constant complaints. They are not 24/7 . Residents are left to deal with the issue on their own accord with no support.	12/7/2019 6:07 PM
3	Same renters for many years, always quiet and respectful.	12/6/2019 11:25 PM
4	repeated noise complaints with several calls to bylaw, no real changes	12/5/2019 11:33 PM

5	The people were respectful and as far as I could tell, respected and enjoyed the property and the amenities as if they were the owners.	12/5/2019 8:46 PM
6	Our neighboring property has renters frequently, 1 day, 2 days, long weekend, usually 7-8 individuals - and at the end of the weekend, garbage is in a disarray, the service people collect it as usual, we once had our blue bin in the wrong place and they didn't pick it up. I'm not bothered by this so much but people don't come to an Airbnb for a quiet weekend, they come to party and the party can be heard from a distance.	12/5/2019 5:55 PM
7	I have occasionally had to call the township with a noise complaint. They took care of it.	12/5/2019 4:18 PM
8	Loud music, lack of understanding that beach is private property	12/5/2019 4:06 PM
9	They rent out places here for them to celebrate vacation when we live and work full time.. it's not fair to be listening to firecrackers almost every weekend in summer either. By the time a complaint is made it's too late at night. We are very tired and still need to go to work the next name.	12/4/2019 2:14 PM
10	There is a STR property in our area that does not have a bathroom (they set up portapotties outside) and is consistently filled with people. The driveway is always overflowing and it makes the area look trashy. I know numerous other STR properties in the area are clean, have friendly families renting, and no noise problems. This one particular property is an eye sore. I don't know how they can be renting out a place to a group with several cars and one outdoor rental bathroom. It doesn't seem sanitary.	12/4/2019 2:06 PM
11	Renters think association rules do not apply to them. Fireworks late at night, animals on beach, burning leaves, etc. Owners need to ensure renters abide by local rules	12/4/2019 2:01 PM
12	Inconsiderate of private property and loud conversations	12/4/2019 10:50 AM
13	Late night noise - loud noise, loud music, loud voices	12/4/2019 2:34 AM
14	mainly noise issues/ on 2 occasions large numbers of renters overflowing into our private driveway & not respecting common courtesies on limited beach space	12/3/2019 9:18 PM
15	Having multiple renters who do not respect the neighborhood or beach is a concern	12/2/2019 7:45 PM
16	Loud party animal. Always Friday and Saturday nights and during the day	12/2/2019 12:10 AM
17	Self-entitled renter NOISE. No consideration of neighbours	11/30/2019 6:37 PM
18	Sometimes up to five families in the one house can be noisy, leaving too many bags of garbage and putting it curb side two days before pick up often being broken apart by wild life. What was a semi private beach is now especially on weekends very crowded, not knowing who belongs and who doesn't can be a concern.	11/30/2019 6:17 PM
19	I don't think my neighbour leaves instructions for garbage /separation , fireworks , bonfires ..bylaw rules	11/29/2019 12:20 AM
20	Noise, lack of manners, number of occupants in dwelling	11/28/2019 12:16 AM
21	as above , now owner occupied	11/27/2019 8:40 PM
22	I need to know address of STRs	11/27/2019 1:49 PM
23	Could write a chapter, but will keep it short. Two STR (AirBNB) properties within a 100 metres from ours. The proprietors don't live there, don't know how to reach them. Large groups. Frequently, there are 5-7 cars and over a dozen people at each STR. Noise during the day and at night even with windows closed it affects our sleep. This has been going on for a few years and like many other people, we really don't want to call By-law. But we are so exasperated with the situation that we have done so this summer. By the time By-law gets here, the sound level may have gone down, for ex., part of the group have gone for a walk. The people from these STR take up a lot of room on the local beach. Our summers are a lot less enjoyable.	11/27/2019 1:20 PM
24	loud, inconsiderate, party central, rude, drinking and disrespecting noise laws	11/26/2019 10:00 PM
25	The disrespect from holigans who rent is at times unbearable, we worry now that cannabis is legal because smoking drugs only fuels the stupidity and aggressiveness of people who rent!	11/26/2019 8:49 PM
26	2 rental properties having been nothing but bad renters who party all night, make excessive noise 24/7, overcrowd the rental property	11/26/2019 8:40 PM
27	loud noise all hours of the night (after 11PM)	11/26/2019 8:29 PM

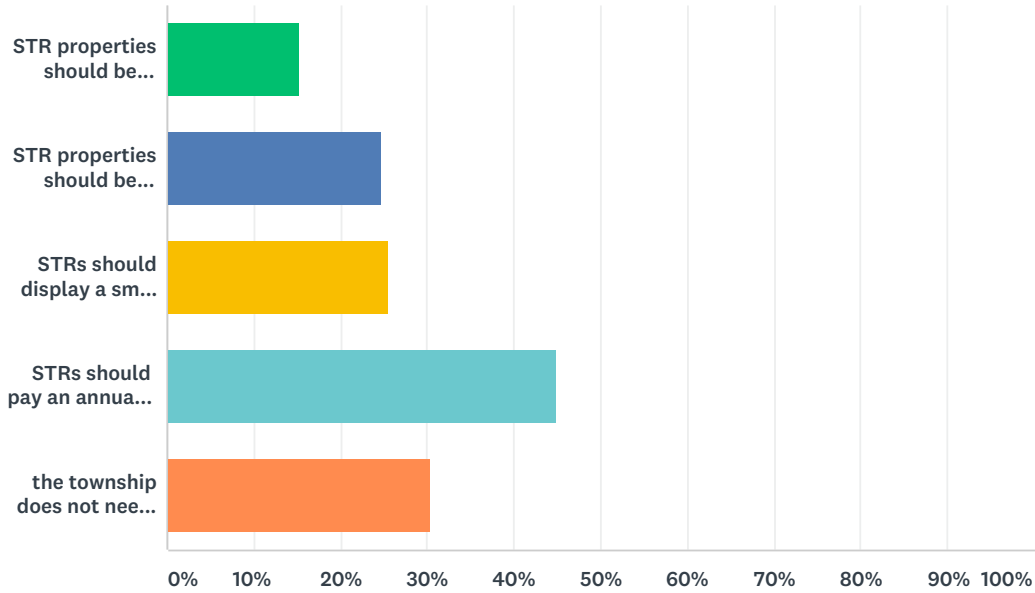
28	The property next to me was often rented out by the previous owners. It sleeps 12 so was often a weekend party place with noise and bad language into the small hours. This scared and disturbed my young grand-children	11/26/2019 4:39 PM
29	on occasion there seems to be large groups in a cottage near us with loud noise beyond 11pm	11/26/2019 3:19 PM
30	We have a neighbour behind us that seems to rent to young people that are disruptive and keep the noise level including loud music up high. Many of our neighbours have complained but this continues to be a problem.	11/26/2019 3:18 PM
31	Dogs off leash have bitten my dog on our property. When asked to leash their dogs they dont think they need to, even when the dogs run onto other peoples properties and children are afraid of strange dogs. They verbally assaulted us telling us to tell our dog to stop barking after their dog came off leash onto our property and bit our dog.	11/26/2019 3:14 PM
32	I know there is one STR that has caused my neighbours some grief. I gave them the township number to call and complain but noise continues.	11/26/2019 2:01 PM
33	One long term rental is disruptive at times. The other STR is not a problem as the owner is discriminating who rents the property and adheres to rules.	11/26/2019 1:16 PM
34	I was unaware that a breakup resulted in a decision to create a short term rental situation on our beach until I noted a neighbour placing larger boulders between his property and the next one - both high value properties. He did remove them but all to say the rental situation has created angst that was not there before.	11/25/2019 3:10 PM
35	Renters at the shared beach often do not follow the Beach Association's guidelines. We do not know if it is because they were not told or they were ignoring them.	11/25/2019 3:07 PM
36	STR lot has no parking. Renters/visitors park on road shoulder despite Tiny No Parking bylaw	11/24/2019 7:51 PM
37	toomany people for the residence	11/24/2019 4:12 PM
38	Loud noise after 11:00 p.m. into the early hours of the next day. Ignoring fire bans during high risk (dry, hot, windy) conditions. Ignorance of boating safety and etiquette; exceeding 10 kph limits near shore, operating a vessel in a dangerous condition near swimmers and stand up paddlers. Ignoring fishing regulations.	11/24/2019 3:41 PM
39	When the property started renting, the unit had, and has been rented to large groups. Sometimes 20 people or more. Council at the time did not want to address our concerns. I now work with the owner to address my noise complaints and he is ready to address my concerns. Other owners may not be as co-operative. Still we had suggested that Tiny adopt the By-laws of Wasaga. Written by tiny's chief by-law officer. We were ignored. Our current mayor was a councillor at the time and was sympathetic, but a loon voice.	11/24/2019 3:29 PM
40	Young people tend to play very loud music and make lots of other noise without regard for their neighbours.	11/24/2019 3:15 PM
41	renters believing that the beaches are theirs to do as they wish	11/24/2019 1:41 PM
42	Neighbour careful to who he rents to and most are repeats	11/24/2019 12:58 PM
43	Noise... and too many people in the home... makes for party central	11/24/2019 12:30 PM
44	Occasional noise late into the night. They also don't understand the garbage or recycling rules and we have had to clean up after them many times.	11/24/2019 12:28 PM
45	Noise and cars parked all over and garbage	11/22/2019 6:49 PM
46	we were here long before the STR. Problems with noise, late at night on beach, garbage left, urinating in the trees	11/22/2019 12:29 PM
47	A STR has existed on my road for several years. In addition to a number of occasions of loud noise, there are frequently very large groups of people and sloppy garbage disposal.	11/21/2019 9:29 PM
48	noise/frequent intrusions to our property/arrogant behaviour	11/21/2019 5:36 PM
49	Our vehicles were broken into, private property vandalized, abusive use of drugs and alcohol resulted in fear amongst the community. Bylaw officers do not show up in a timely manner and are not equipped to deal with the abuse from drunken disorderly renters. The renters are not invested in the community and therefore do not care about their actions, private properties or township properties. If they pay an annual tax to the township - then cottage associations should also be paid for the inconvenience and for hiring private security companies too!	11/21/2019 2:01 AM

50	Loud noisy after hours. Many renters all at once at times we have counted more than twenty people in the place all at once for the rental period. I even felt intimidated by one large group of people by the number of them walking by our cottage after we told them to turn down the music they had blaring outside while they were all inside. We are finding a lot of the renters don't realize that it is a quiet area and people call it home for a good part of the year. Not party central. That's why we don't have our cottage in Wasaga Beach.	11/21/2019 1:24 AM
51	Late night party nonise often. All night noise from speeding cars on our private lanec.mm NMMany speeders on the small private lane	11/21/2019 12:38 AM
52	some of the renters have not respected the beat properties and have come onto my beach and removed plants from the beach so they could play there. I pride my care of the beach and maintain it as a healthy ecosystem by maintaining the native plants. They had no right to damage my beachfront property. Apparently, the owners did not stress property boundaries to the renters.	11/20/2019 1:34 PM
53	I've had nothing but great experience with the renters	11/20/2019 1:26 PM
54	Noise, late night parties.	11/20/2019 1:00 PM
55	Noise and disregard for the neighbours as well as drinking on the beach	11/20/2019 12:26 PM
56	have seen more than 20 people in a 3 bedroom place	11/20/2019 4:25 AM
57	The people who rent the property across the road from us always ask if we would mind if they used our walkway beside our house to get to the beach. Happens all the time and we direct them to the public access six houses away.	11/20/2019 3:46 AM
58	Excess noise and no regard for my property. Damage to my property by their renters.	11/20/2019 3:09 AM
59	I've had more problems in recent years with my neighbour who lives there all year round than I have ever had with a str. It's about respect not the amount of time spent in Tiny.	11/20/2019 1:51 AM
60	Owners often leave garbage at other properties. If it is left or opened by coons the property owner does not come back and get it or clean it up. This has happened at my property. Also the septic system which is a peat system has not been changed in years and smells foul. This particular property is rented non stop. Fire wood has been taken from my property for beach fires and this is wood I use for my indoor fireplace heating in the fall.	11/19/2019 10:57 PM
61	Bylaws are in place. Officers should be available immediately to address concerns and owners as well as renter should be fined	11/19/2019 9:21 PM
62	Loud music and partying into the early am which keep us from sleeping, however owners always give us a heads up.	11/19/2019 8:28 PM
63	They use our private walkway to get to the beach instead of the public walkway 300 yards away	11/19/2019 8:08 PM
64	Partying, noise, lack of respect for fireworks regulations	11/19/2019 8:02 PM
65	Loud parties singing and arguing until 4am	11/19/2019 7:38 PM
66	many strangers every weekend, sometimes as many as 20 go in on the STR which is a 2 bdr bungalow	11/19/2019 6:58 PM
67	The renters were unaware of what a cottage experience is - they are more versed in camping which would include fires wherever they want, loud music and party hardy experience. I have seen 1 STR where there were 25 people at least in one house, so did experience over 20 people at one time in the water standing and 5 of the same party on the beach. That was in the 2019 summer when we had very very little beach front. This did disrupt any beach time for that rental let alone any owner, some that have been at Edmore Beach since 1947. Music comes down to the beach, food, very poor behaviour.... a really poor situation. I have been at the beach, with a chair and book, towel - gone into the water and a couple came and parked themselves between me and the water - this was in Sept, hence less people there. There was no one on the beach. They sat there. I am very unhappy with STR on my beach.	11/19/2019 5:32 PM
68	I have a neighbour cottage that is almost entirely rented out during the summer for a week or less at a time.It is rented to younger groups a people at a time with multiple cars. Lots of noise and road traffic all hours.	11/19/2019 4:56 PM
69	The STR closest to me is a large home The use of the beach is sometimes overwhelming Beach space was limited this year due to high water shoreline	11/19/2019 4:17 PM

70	short term renters using our common beach with no landlord present to police, noise, guns, garbage, broken glass on beach, cigarette butts, monopolizing of beach by renters, owner putting videocam that films common beach owners on beach, Airbnb has been known to be involved in human trafficking (article in Toronto Star)	11/19/2019 4:04 PM
71	The STR across the street from me sleeps up to 18 people and is rented almost every weekend of the summer. The renters are sometimes very loud. The worst part is they seldom have beach courtesy and park themselves in a large noisy group on the beach in front of beach owners' properties. They leave little room for full time residents unless they travel much further from the right-of-way area.	11/19/2019 3:55 PM
72	Our neighbours don't rent their property often, only 3 or 4 times per summer, but at least one of those occasions turns into a noisy, alcohol-fuelled party. On one occasion this past summer, someone called the OPP to investigate.	11/19/2019 3:54 PM
73	Unattended fires, fires during fire bans, fires when high winds, fire not extinguished overnight, fires begun at 8 am and fuelled all day Noise, Crowds of people & Cars, fireworks. unleashed dogs	11/19/2019 3:47 PM
74	There are a few STRs near us... and for the most part... they are very respectful... and treat it like it is their own. The landlords are also involved and ensure that they take in quality renters	11/19/2019 3:41 PM
75	i know my neighbours who rent and they respect the neighbourhood and therefore screen their tenants.	11/19/2019 3:33 PM
76	anybody's noise is tolerable up to certain point, and specially during normal hours, specially music should be OK.-	11/19/2019 3:19 PM
77	beach chairs taken, noise, speeding cars, huge numbers of visitors	11/19/2019 3:17 PM
78	Previously rented my cottage out to many families and no complaints	11/19/2019 2:56 PM
79	Renters burn a lot of firewood and that blows into my windows, but there is no law against anyone having a firepit whether used by the owner or a renters. This is supposed to be a free country, you can't micromanage everything in this world. Tiny should get real and spend time on more important things like not inflating our taxes so much.	11/19/2019 2:25 PM
80	Strangers started taking over common beach shared by back lot owners	11/19/2019 2:12 PM
81	STR often accommodate a large number of people and our beach gets crowded. They are often louder on the beach and spend all day there.	11/19/2019 2:12 PM
82	Loud music, cars in and out, no control on number of people occupying the unit, and non stop fireworks. They seem to think that they can come here and do everything they wouldn't think of doing at home. Basically just take over the roads and neighbourhood with no consideration for the people who live here.	11/19/2019 2:05 PM
83	Basically it is a disregard for other cottagers. Loud & noisy at all times of the day.	11/19/2019 2:03 PM
84	Occasional loud party a couple of nights per summer; less than the parties of other owners.	11/19/2019 1:57 PM
85	My neighbour str is a small cottage, seem to have good renters. However around the block is a huge house and the parties there can be heard for blocks	11/19/2019 1:57 PM
86	there is one STR on our beach and I know the neighbours are not happy about it and therefore I am not happy in case more appear.	11/19/2019 1:53 PM
87	There is much more traffic in our beach now with loads of new people on a daily basis.	11/19/2019 1:47 PM
88	I have to say that we've never been bothered by the renters, but have had some sleepless nights due to the OWNERS.	11/19/2019 1:42 PM
89	Excessive Noise at all hours!	11/19/2019 1:35 PM
90	Some noise concerns but mostly concerns about containing fires, respecting beach rules etc	11/19/2019 1:34 PM
91	Music loud enough to interfere with enjoyment of our property.	11/19/2019 1:31 PM
92	barking dogs, loud music, annoying parking	11/19/2019 1:26 PM
93	Leave garbage on the beach	11/19/2019 1:23 PM

Q5 In relation to the Township of Tiny, I would like to see the following:

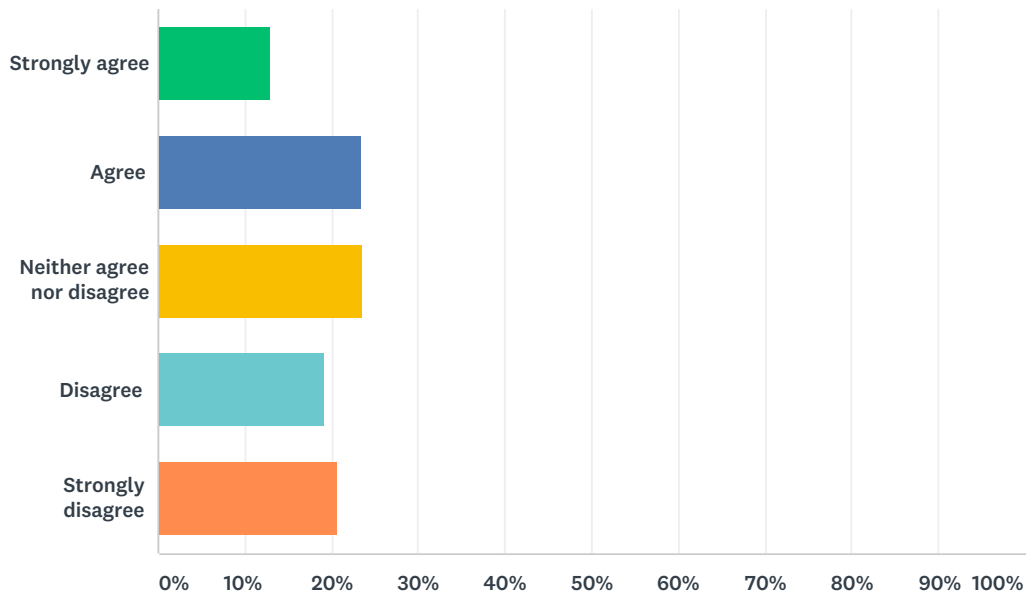
Answered: 373 Skipped: 22



ANSWER CHOICES	RESPONSES	
STR properties should be registered with the township for no charge	15.28%	57
STR properties should be registered with the township for a one-off fee	24.66%	92
STRs should display a small sign or logo	25.47%	95
STRs should pay an annual municipal accommodation tax to the township	45.04%	168
the township does not need to do anything	30.29%	113
Total Respondents: 373		

Q6 STRs are a plus for the township because they allow people to experience Tiny and bring revenue to the township.

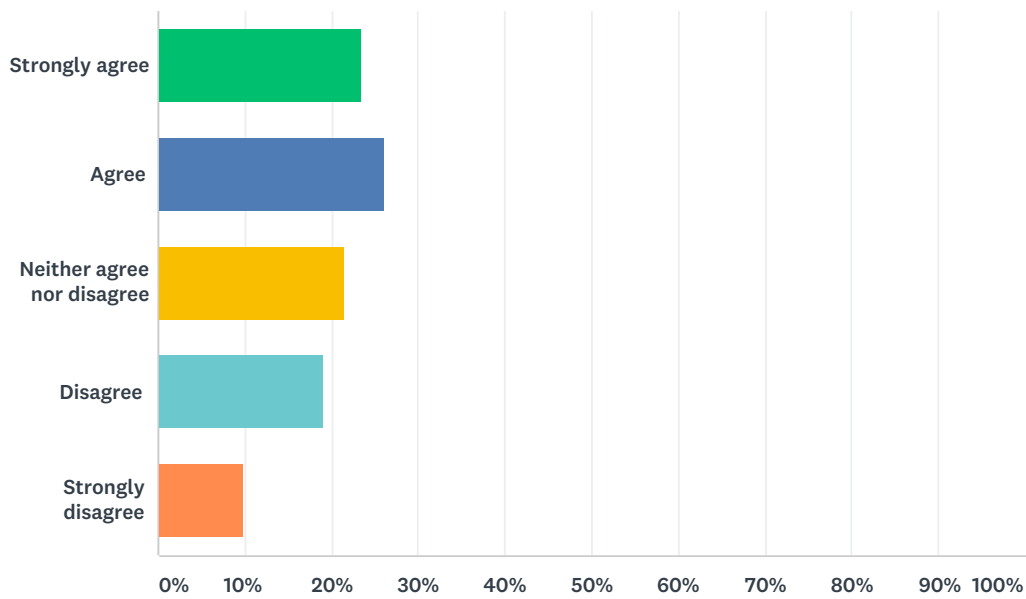
Answered: 393 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly agree	12.98%	51
Agree	23.41%	92
Neither agree nor disagree	23.66%	93
Disagree	19.34%	76
Strongly disagree	20.61%	81
TOTAL		393

Q7 STRs should be limited to the existing number because they only bring temporary visitors who do not contribute to the area.

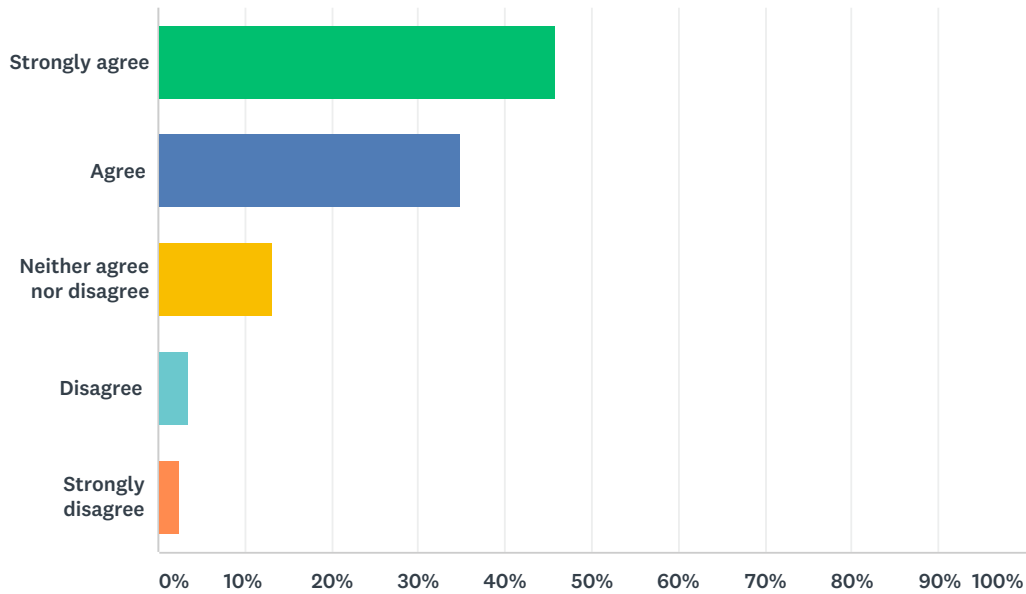
Answered: 389 Skipped: 6



ANSWER CHOICES	RESPONSES	
Strongly agree	23.39%	91
Agree	26.22%	102
Neither agree nor disagree	21.59%	84
Disagree	19.02%	74
Strongly disagree	9.77%	38
TOTAL		389

Q8 There is a big difference between 1 or 2 week renters, who return to the same properties every year, and STR visitors who come once for 2 or 3 nights only.

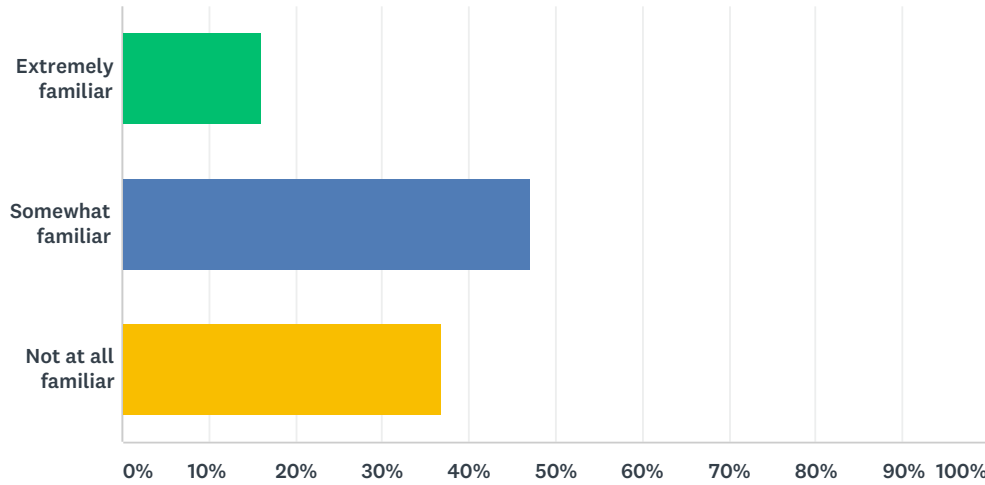
Answered: 387 Skipped: 8



ANSWER CHOICES	RESPONSES	
Strongly agree	45.74%	177
Agree	34.88%	135
Neither agree nor disagree	13.18%	51
Disagree	3.62%	14
Strongly disagree	2.58%	10
TOTAL		387

Q9 Are you familiar with the Noise By-law in Tiny which is in effect 24 hours a day, prohibits loud music and yelling, has penalties including fines from \$180 to \$100,000 or a Court Summons, and can lead to both owner and renter being charged.

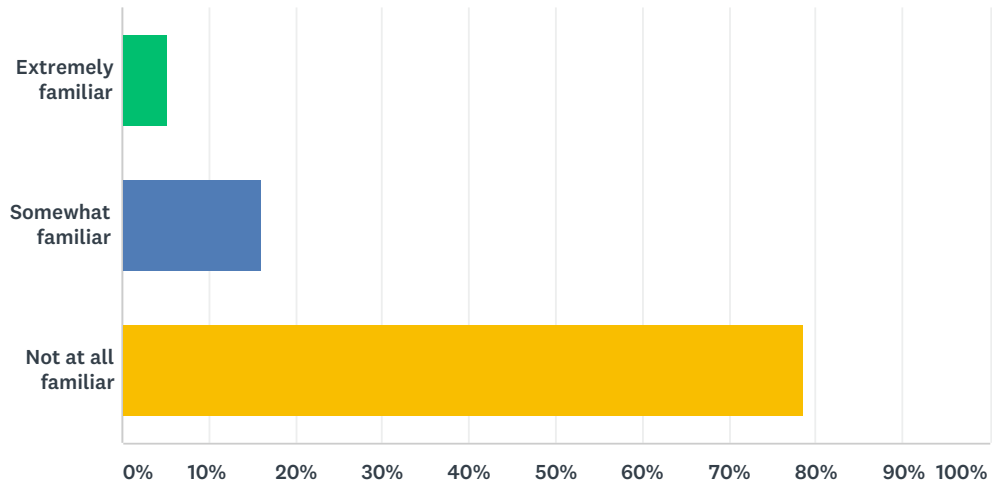
Answered: 393 Skipped: 2



ANSWER CHOICES	RESPONSES
Extremely familiar	16.03% 63
Somewhat familiar	47.07% 185
Not at all familiar	36.90% 145
TOTAL	393

Q10 Did you know about the Tiny STR website page?

Answered: 389 Skipped: 6



ANSWER CHOICES	RESPONSES
Extremely familiar	5.14% 20
Somewhat familiar	16.20% 63
Not at all familiar	78.66% 306
TOTAL	389