

Staff Report

A26-019



To: Mayor and Members of Council
From: Alison Gray, Director of Corporate Services/Clerk
Michael Mayer, Deputy Clerk
Date: 20 May 2026
Subject: Short Term Rental Licensing

Report Highlights

- Public meeting held on April 30, 2026 regarding potential short-term rental licensing
- Staff seeking Council direction as to whether to maintain current regulatory by-law practices, with recent policy change and implementation of AMPS or proceed with implementation of a licensing system.

Recommendation

THAT Administration Report No. A26-019, dated May 20, 2026 regarding Short Term Rental Licensing be received;

THAT staff bring forward the updates to the Noise and Burning by-laws to the June 3, 2026 Council meeting;

AND THAT Option # _____ be approved.

Background

Between 2019 through 2021, the Township implemented an Interim Control By-law (ICB) to prevent new Short Term Rentals (STRs) and conducted an extensive review with public consultation on the issue of STRs within Severn. This review concluded in Fall 2021 with Council deciding to pursue regulation through the implementation of 'Good Neighbour By-laws' rather than short-term rental licensing.

In 2022, these by-laws were implemented, (noise) and/or updated as needed (burning, clean & clear, property standards), with an additional review conducted in 2025.

At the September 3, 2025 Council meeting, Council passed Motion C2025-083 to direct staff to bring back a report on what has been done on short-term rentals since 2022 in Severn as well as what practices have been implemented with other municipalities.

As a result of that direction, at the November 19, 2025 Council meeting, Council received Administration Report [A25-032](#), and after discussion the following resolutions were passed:

Motion C2025-132

Moved by Councillor - Ward 3 Phil Brennan

Seconded by Deputy Mayor Judith Cox

THAT Administration Report No. A25-032, dated November 19, 2025 regarding Short Term Rentals be received;

AND THAT staff proceed with updates to the By-law Complaints & Violations Policy (Option #1).

Motion C2025-133

Moved by Councillor - Ward 3 Phil Brennan

Seconded by Deputy Mayor Judith Cox

THAT staff report back on the implementation of an Administrative Monetary Penalty (AMP) System with current 'Good Neighbour' regulatory by-laws (Option #2).

Motion C2025-134

Moved by Councillor - Ward 5 Jim McIntyre

Seconded by Councillor - Ward 2 Dan Janssen

THAT a public meeting be held in Spring 2026 regarding protentional short-term rental licensing by-law prior to Council rendering any further decisions.

Since the November 19th, 2025 meeting, Council approved updates to the By-law Complaints & Violations Policy, as a result of Administration Report No. [A25-037](#), to specifically include a section addressing short-term rental complaints.

Further, at the more recent March 18th, 2026 Council meeting, Administration Report No. [A26-09](#) was approved which will result in the implementation of an Administrative Monetary Penalty System (AMPS) that will result in a change to how penalties are imposed and processed for by-law enforcement violations. This system is anticipated to come into effect for January 1, 2027.

The public meeting on potential short-term rental licensing was recently held on April 30th, 2026 (presentation with public comments attached), and staff are seeking final direction as to whether Council would like to pursue licensing as a regulating mechanism for short-term rentals.

Analysis

In 2025, as noted in the November 19th report there were approximately 137 unique rental units in Severn. While this number may vary depending on time of year, staff note that when compared to many other municipalities who have implemented short-term rental licensing, Severn has a modest number with the majority of STR's operating with no complaints ever being received by the Township.

While there are some that do not want STR's operating within Severn at all, cottage rentals in the area have been part of the historical landscape of the area and are not likely to go away anytime soon. Based on anecdotal feedback and informal reports, the primary complaints related to rentals are:

- noise, parking, traffic and garbage-problems
- septic concerns
- burning/fire

- party houses
- trespass issues
- impact on existing neighbourhoods, and the resulting tensions between STR owners and their neighbours
- other safety issues

The Township's existing regulatory by-laws cover issues such as noise, parking, burning, garbage/property cleanliness, as well as property standards.

In terms of Land Use Planning, the Township of Severn generally views STRs as a residential use of land where such use is legally permitted under the Township's Zoning By-law 2010-65, as amended. This view is based upon past legal advice obtained by the Township regarding Zoning By-law 2010-65, as amended, and is consistent with the current practice of other local municipalities.

Building on the legal advice received on the Township's Zoning By-law 2010-65 noted in the paragraph above, STR's are generally seen as a residential use, but are based upon a municipality's specific wording and definitions in their zoning by-law. This can vary between municipalities. Further the Township's solicitor advises that:

"STR's and residential uses are separate and distinct uses of land, differentiated by their purpose and the way persons occupy units. There is a legal basis to regulate STR's in zoning by-laws to mitigate their use characteristics that represent a more commercial use of land (Hodgart et al.v. Toronto (City), 2019 CarswellOnt 19437). The characterization depends on whether the property is the operator's principal residence: When a dwelling unit serves as the principal residence, the use remains residential, with the unit primarily functioning as a place of residence for residents and only secondarily as accommodation for visitors. Dedicated STR's (not associated with a principal residence) exhibit characteristics of commercial use and therefore would not normally be considered as residential uses." As Council has previously advised that they do not wish to proceed with planning regulations, timelines, options, and costs associated with planning regulations have not been included in this report; however, if planning regulations are being considered, Council should give consideration to Planning Report No. [P26-019](#) respecting the recent decisions respecting the Township of Oro-Medonte's STR regulating framework as well.

The Township can pass a licencing by-law pursuant to the Municipal Act and establish a licencing regime. The Township's solicitor advises that:

"A municipality is not currently required under the Municipal Act, 2001 to hold a formal public meeting on a draft licensing by-law affecting STR's, as the provision previously requiring such meetings (subsection 150(3)) was repealed by the Municipal Statute Law Amendment Act, 2006, S.O. 2006, c. 32, Sched. A2."

Licencing by-laws have flexibility with respect to their content as noted at the April 30th public meeting such as:

- Owners being required to sign a code of conduct
- Provision of a renters' information package and renters code of conduct
- Need to have owner or responsible person who will be available 24/7 and able to attend the property within one hour after they are contacted by telephone or email by the owner
- Inspection by Building, Fire and the provision of a floor plan identifying what part of the property is being used as part of the short-term rental, such as, number of bedrooms, parking, entrances/exits, smoke/carbon monoxide detectors, fire extinguishers, etc.
- Demerit point system or administrative monetary penalty system for violations.

Implementation of STR licensing varies, with some municipalities not pursuing licensing but rather having pursued the use of strong regulatory by-laws paired with an Administrative Monetary Penalty System (AMPS). Most municipalities that have implemented STR licensing by-laws have a substantially higher number of STR's than Severn or have particular concerns that resulted in the implementation of the system such as septic or water issues. It is important to note that, Severn actively manages the majority of septic systems through the Septic Reinspection Program, and if a complaint is received, it is promptly investigated by the Building Department.

Should Council proceed with the implementation of short-term rental licensing, enforcement will be done through the newly approved AMPS processes, and this is the most common practice for those that have implemented a licensing by-law. As the AMPS process will be in place, a demerit point system is not recommended.

A public meeting was held on April 30th, 2026, and comments received generally held to the following themes:

- given the smaller/limited number of STR's in Severn, individuals questioned if licensing is warranted given the cost
- is licensing a disproportionate response when considering the number of good operators versus problematic ones
- number of complaints received regarding STR's versus regular enforcement matters when considering the scope of issue, and are the complaints received fully reflective of the scope of the problem
- what potential licensing fees may be, and potential revenues with concerns expressed over the cost/benefit of licensing
- need for a clear definition in a licensing by-law of what is a STR
- noise concerns due to behaviour of renters, and large parties
- parking congestion from renters obstructing roadways
- issues with garbage left by renters at the end of their stay that is not managed by property owners
- neighbourhood security & safety concerns due to renter behaviour and how may this be managed
- potential to manage capacity of STR's through licensing based on number of bedrooms
- need for strong enforcement tools and effective response to address bad behaviour from renters and ensuring property owner is penalized in a timely manner
- would existing owners be grandfathered, and is there a way to differentiate between owners residing on-property versus not
- impact of bad STR operations (by renters and owners) on character of Severn neighbourhoods
- whether many issues may be addressed through regulatory by-law versus licensing.

Additional correspondence received since the public meeting is attached to this report.

With respect to the scope of STR complaints received when compared to other by-law complaints, staff provide the following information:

Infraction/ Complaint	2024	2025		2026	
	ALL	OTHR	STR	OTHR	STR
Noise	15	7	2	2	0
Open Air Burning	55	47	3	5	0
Barking Dogs	40*	6	0	4	0
Dogs Barking & Running at Large	* see above note	17	1	15	0
Clean and Clear	24	17	2	12	0
Property Standards	20	34	4	16	0
Parking	60**	10	2	16	0
Animals	8	11	0	9	1
Dumping	3	9	0	19	0
Short Term Rentals	21	20		0	

Notes on the table:

2024 statistics do not indicate STR vs Other Properties

* 2024 barking dogs numbers includes dogs running at large

** 2024 parking numbers include parking tickets, including community events versus 2025 where community event parking tickets were tracked separately

With respect to noise, parking, garbage and other general issues. As previously noted, these are generally addressed through existing by-laws as follows:

- Parking By-law 2025-03 - you cannot park a vehicle on a sidewalk, in front or within 2 metres of a driveway, anywhere in excess of 48 hours, in a way that impedes traffic, etc.
- Noise By-law 2025-04 - excessive noise is not permitted, noise outside of permitted hours is prohibited, 'hooting, hollering, yelling or similar noise' is not permitted. Permitted hours currently means "from Monday to Thursday between the hours of 2100 one day and 0700 the next day, and from Friday to Sunday including Statutory Holidays between the hours of 2300 one day and 0900 the next day"
- Fireworks By-law 2025-22 - consumer fireworks may not be discharged/set off except on specific days, and not after 11:00 p.m. (except New Years).
- Open-Air Burning By-law 2021-33 - must have a permit and adhere to requirements of permit (size, types of materials, etc.), and not create a nuisance.

Staff heard the concerns raised at the public meeting particularly regarding the noise and open-air burning by-law and recommend that amendments be brought forward to the noise and open-air burning by-laws to introduce penalty provisions for both renter/individual causing the offence and property owner, outside of any decision respecting the implementation of a licensing system. This will give staff more enforcement tools and penalties to apply when required. Traditionally municipalities, including Severn, have approached enforcement from an 'education-first' mindset where by-law attends the property, talks to the individual(s), tries to gain compliance first and only if compliance is not obtained then issues a fine. With the recent change to the By-law Violations & Complaints Policy respecting STR's, upon receipt of a complaint, staff would attend and for these issues, when warranted, a fine/penalty would be issued to the renter and property owner to be followed by proactive enforcement. The proposed new penalties may also be done, particularly as it relates to

the property owner, in a graduated format without need of a licensing system. With direction from Council, staff will update their operating procedures that any STR renter/person permitting offence would immediately receive a penalty rather than the 'education/warning-first approach', and a penalty would also be sent to the property owner.

It is important to note that by-law enforcement officers are not peace officers, such as the OPP. They are not provided with the same protective equipment (i.e. vests, asps, etc.) or training (i.e. police communications, use of force), and as a result would not attend a property in the late evening with a loud party going on. This would be a response within the jurisdiction of the OPP, as it would be too significant a liability as well as health & safety risk for by-law enforcement staff to attend.

Following the public meeting, staff held a meeting with the local OPP Detachment Commander, Inspector Todd Landon to see if there are different approaches that may be taken respecting enforcement and communications. While neighbours do not want to submit complaints, both OPP and by-law enforcement rely on those confidential complaints to determine where resources, patrols, and enforcement are conducted. Staff will be working with OPP communications to send out some joint messaging through each of our media channels, as well as providing information to local community groups and organizations so residents know who to contact when needed. Further, staff have requested that should the OPP attend a property for any by-law regulated issue (i.e. noise, etc.) that the occurrence report be provided to staff so that by-law staff may use that information to lay the appropriate penalty.

With respect to existing operators, whether they are local/live on-site or live out of town, neither would be grandfathered in a licensing system. The Municipal Act, 2001 that sets out the provisions to permit licensing, does not include the ability to grandfather operators. Further, it is important that operators are reviewed and treated equally in a licensing by-law. The Township's solicitor advises:

"A municipality cannot use a licensing bylaw passed under the Municipal Act, 2001 to limit the density of STR's on a particular street or impose proximity controls between STR's. Section 153(1) of the Municipal Act, 2001 expressly prohibits municipalities from refusing a business licence based solely on location. The licensing power does not extend to controlling where a business is located (Tiny Township Association v. Township of Tiny, 2025 CarswellOnt 6104). However, a municipality-wide cap on the total number of STR licences that does not discriminate based on location may be within municipal authority (Tiny Township Association v. Township of Tiny, 2025 CarswellOnt 6104)."

As a result, if Council pursues a licensing program, and a property complies with all requirements of the licensing by-law, the Township is obligated (must) issue the licence. Licensing is intended to regulate a business, not prohibit it. Further, as previously noted in the report, per the legal opinion, licensing cannot be used to stipulate separation distances between STR's; however, zoning could be used to stipulate distances, provided the necessary Official Plan policies being in place. As Council advised that they did not want to pursue planning regulations, staff and the legal opinion have focused on licensing.

Following the public meeting, staff reviewed the matter and have the following three options for Council's consideration:

Option 1 - No STR Licensing

Maintain current regulatory by-laws, with any needed amendments, that will be enforced through the updated By-law Complaints & Violations Policy as well as new Administrative Monetary Penalty System (AMPS).

Current set fines will continue to apply until the new AMPS process is in place, and even then, depending on the nature of the offence the Township maintains the ability to pursue a more substantive court action. Option 1 provides the Township with the opportunity to gauge the success of the AMPS process in addressing enforcement compliance prior to initiating an additional licensing system. Following a few years of the AMPS process in operation, licensing could be considered at a future date.

Option 2 - Proceed with STR Licensing with No Inspections

Council may choose to proceed with a STR licensing system with no inspections. This system would include:

- Code of conduct for property owners/licence holders
- Code of conduct for renters, with requirement for information package on property of Township's regulatory by-laws
- Requirement for a 24/7 contact person who would respond within one hour
- Licensing fee to be set based on occupancy limit which would be based on the number of bedrooms, as well as sewage system capacity where applicable) at 2 persons per room

No property inspections would be conducted under this system. By not conducting inspections as a requirement of a licensing system, staff would only attend upon a complaint being filed. This would also focus enforcement attention solely on operators generating complaints, leaving good operators alone.

It is proposed that any licensing be tied to the number of approved bedrooms, with a maximum occupancy capacity of 2 persons per bedroom which is based on the Ontario Building Code. If a property is on a septic system, the capacity approved would also be tied to the septic system approval on file with the municipality. If the property is on Township services (water & sewer), then capacity would be 2 persons per bedroom; however, the Township would have no way of confirming the number of bedrooms as we do not maintain building permit files permanently. Council does have the option to ensure consistency and fairness with respect to capacity by imposing a total cap on the number of approved persons regardless of how many bedrooms are at a location, regardless of their servicing.

Occupancy capacity limits would come into effect to align with the Township's noise by-law timing restrictions (i.e. Sunday to Thursday 9:00 p.m. to 7:00 a.m., Friday & Saturday 11:00 p.m. to 9:00 a.m.). In addition, as noted in the legal opinion, Council can impose a cap on the total number of licenses issued, but cannot regulate density and location through licensing.

To implement this system there would be a requirement for one additional by-law enforcement/licensing officer to manage this program, liaise with property owners/licensees, etc. as there is no extra capacity within the current staff complement.

Timeline

- May 20 - final report on STR review, and direction from Council
- June 3 - updates to noise and open-air burning by-law (new penalty provision only coming into effect with POA approval)
- June 24 Special Council Meeting - draft Option 2 licensing by-law and fees presented and approved by Council.
- Anticipated 'go live' August 1st, 2026; however, this would be contingent on software implementation, and the hiring of an additional by-law enforcement/licensing officer.

Any shift or delay in dates would further result in a delay to an undetermined date. In addition, this timeline has been established with the understanding that Council accepts the prioritization of this program above any other project commitments (i.e. delay in implementation of AMPS potentially to end of 1st quarter 2027). Further, any delay past mid-August would result in a full delay of the implementation of this system until the end of 2026 due to staff time constraints related to the municipal election, council orientation and inaugural.

Software Solution - As noted in the November 19th report, the use of the Granicus software system will be required for address identification. The operations of a licensing system will be managed through the recently approved Citywide software system.

Licensing/By-law Enforcement Officer - A STR by-law and other municipal by-laws have a number of provisions that staff anticipates will result in increased enforcement of the new by-law rules, increased enforcement coverage, increased time in investigations and address public concerns with sufficient enforcement. Further, this Officer would act as a Licensing Officer and carry out the following tasks: answer phones, respond to emails, and general inquiries, provide public education, and assist with the licensing process and assist applicants, monitor the Granicus software solution and coordinate next steps, providing and reporting analysis of activities, issue licenses, track penalties, etc. In general, they would be the main point of contact for all Short-Term Rental licensing activities. Considering the current workload in the By-law Department, there is no capacity to add this amount of additional work to the existing employee compliment. In addition, it would be necessary to add an additional vehicle (SUV) to the fleet due to the hiring of a third officer.

Option 3 - Proceed with Full STR Licensing.

Should Council wish to proceed with a full, more traditional, licensing program (all aspects of Option 2 but including staff inspections) the following steps would need to be undertaken:

- report to Council on what measures Council would like to see included in a draft by-law (i.e. types of inspections, limitations on scope of inspections, etc.)
- report to present the draft by-law and approval of the implementation of a licensing by-law including software, licensing fees and additional staff costs,
- passage of the by-law with an implementation date that gives consideration for the creation of program details.

Timeline

- May 20 - final report on STR review, and direction from Council
- June 3 - updates to noise and open-air burning by-law (new penalty provision only coming into effect with POA approval)
- August 5 - report to Council on what measures Council would like to see included in a draft by-law,
- August 20 - report to present the draft by-law and approval of the implementation of a licensing by-law including software, licensing fees and additional staff costs.
- Anticipated 'go live' is January 1, 2027, if the draft by-law is approved on August 5. The January 1, 2027 date would also allow for the launch of the licensing system alongside the implementation of the AMPS process.

There are a number of staffing implications and costs associated with a full licensing system, such as:

Software Solution- As noted in the November 19th report, the use of the Granicus software system will be required for address identification.

Licensing/By-law Enforcement Officer - A STR by-law and other municipal by-laws have a number of provisions that staff anticipates increased enforcement of the new by-law rules, increased enforcement coverage, increased time in investigations and address public concerns with sufficient enforcement. Further, this Officer would act a Licensing Officer and carry out the following tasks: answer phones, emails, general inquiries, public education, assist with licensing process and applicants, monitor Granicus program and coordinate next steps, provide reporting and analysis of activities, issue licenses, track penalties, etc. In general, they would be the main point of contact for all Short-Term Rental licensing activities. Considering the current workload in the By-law Department, there is no capacity to add this amount of additional work to the existing employee compliment.

Fire Inspector/Prevention Officer - A STR by-law would include regulations confirming compliance with the Ontario Fire Code (OFC) and violations related to non-compliance. The list of tasks required to implement, enforce, and confirm compliance with the OFC and the STR by-law would include:

- Creation of a property inspection file.
- Creation/modification of a property inspection file within our fire department software program.
- Licensing application review (our areas of responsibility).
- Site inspection (booking, travel time, inspection, data entry/filing, fire extinguisher annual inspection/servicing records, education regarding smoke/CO alarm requirements and test/inspection logs)

Any deficiencies or circumstances that require a re-inspection of the property will consume more staff time and will be charged at the rate specified as per the Township Fee Schedule By-law. It is anticipated that this licensing process could have numerous applications that would result in a substantial increase in the number of fire inspections with preliminary estimates, based on other municipal experiences, of 25% or more having compliance issues.

Considering the current workload in the Fire Department there is no capacity to add this amount of additional work to the current staff complement.

Further, the impact on general administration staff, including finance and customer service, who are already working at full capacity, should be considered when discussing Options 2 or 3 as additional support staff may be required.

Final Thoughts & Considerations

When considering a decision on this matter staff recommend consideration of:

- the fiscal and operating impact of licensing
- licensing can be used to ensure someone is available to deal with problematic renters
- balanced with the limited number of complaints received
- the lower number of operating STR's in Severn compared to others operating a licencing program
- a licensing program will not eliminate those who still operate without a licence
- some issues such as parties, and trespass issues cannot be regulated through licensing as they are outside the Township's jurisdiction and are under the authority of the Ontario Provincial Police
- many STR rental platforms such as AirBnB, VRBO have complaint systems and controls over those with rentals advertised on their platforms.
- If a by-law is enacted, there will be a need to plan for legal and contingency costs associated with implementation.

- if a by-law is enacted, as has been the experience with other municipalities, an application may still be brought to Superior Court to have the by-law quashed under the Municipal Act and this will directly impact the implementation of a licensing system.
- the Township cannot impose licensing restrictions based on age of renters as this would be discriminatory; however, age restrictions may be placed by the rental platforms (i.e. AirBnB has age restrictions on minors)
- Implementation of licensing programs requiring a 24/7 designated point of contact with a mandated one-hour response time has proven highly effective in ensuring rapid complaint resolution and maintaining community standards
- While licensing can effectively regulate compliant short-term rental operators, it has been reported that non-compliant operators continue to operate without a licence by using unmonitored licensing platforms. In these instances, the Township would continue to successfully mitigate community impacts by enforcing regulatory by-laws, such as noise and open-air burning, to address violations as they occur.

Financial Considerations

Township Operating Costs - Licensing

Costs associated with the implementation of a licensing system are:

- Software solution - Granicus \$18,737
- New Licensing/By-law Enforcement Officer - \$112,000 *
- New Fire Inspector/Prevention Officer - \$112,000*
- Prosecution, Legal and Contingency - unknown
- Purchase of an additional vehicle for by-law enforcement - \$40,000.

* estimate for positions include salaries and benefits

All costs noted are annual costs, and based on current estimates. As noted above, depending on the option selected, there may be a need for additional support staff. However, this need cannot be determined until the system is operational, at which time any related costs would be reported back.

Potential Licensing Fes/Revenue

Should Council wish to implement a licensing system, it is proposed that licensing fees be attached to the number of bedrooms and approved septic capacity (if the property is on septic).

While Council would need to still set Severn's licensing fees, in order to provide an estimate of revenue staff have utilized Orillia's 2026 fees using an estimate of 150 STR's all with 4 bedrooms (as the average ranges from 3 to 5 bedrooms).

2026 Orillia STR Fees (subject to a 2% automatic increase):

- STR rental accommodation - \$680 per bedroom (maximum fee of \$2,040)
- Amendment to licence \$41

4 bedroom STR would be \$2,720 but Orillia caps their fee at \$2,040, so staff have used \$2,040.

$\$2,040 \times 150 \text{ 4-bedroom STR's} = \$306,000$

It is anticipated that operating costs may be recovered through licensing; however, based on the experience of others that have implemented licensing full cost recovery is not occurring.

Further, when considering the implementation of a licensing system, with all the operating costs, Council should have consideration for the information recently provided in Finance Report No. [T26-003](#) respecting already existing 2027 Budget Pressures, as any licensing system will add additional pressures going into the 2027 Budget.

Report Supported By

Strategic Plan:

- | | |
|---|---|
| ☐ Economic Development | ☐ Infrastructure to Match Growth |
| ☐ Customer Service Focus | ☐ Does Not Impact Strategic Plan |
| ☐ High-speed Internet | |

☒ Council Directed/Requested

Relevant Background Report

[A25-032](#)

[A25-037](#)

[A26-09](#)

Attachments

[Short Term Rentals Public Meeting Presentation - April 30, 2026](#)

[April 30, 2025 Short-Term Rental Public Meeting Comments](#)

[Carol and Paul Heckendorn](#)

[Chris Granger](#)

[Donald and Deborah Ford](#)

[Ed Grills](#)

[Erichsen Lamont](#)

[Jan Veitch](#)

[Jeremy Walker](#)

[John and Julie Wood](#)

[John Niddrie and Shirley Sophie](#)

[Katherine Granger](#)

[Kathy and Ronn Frank](#)

[Louise McNeil](#)

[Michelle Smith](#)

[Mike Barrington](#)

[Nadine Shaddock](#)

[Nancy Croft](#)

[Paul and Lynne Robb](#)

[Rob and Diane Purdy](#)

[Robert Hopkins](#)

[Ronn Frank](#)

[Sue and Dave Daniel](#)

[Sydney, Kent and Vanessa Weale](#)

[Ted and Carolen Allen](#)

Reviewed By

Andrew Plunkett, Director of
Finance/Treasurer

Status:

Approved - 12 May 2026



— Township of —
SEVERN

Short-term Rentals & Severn

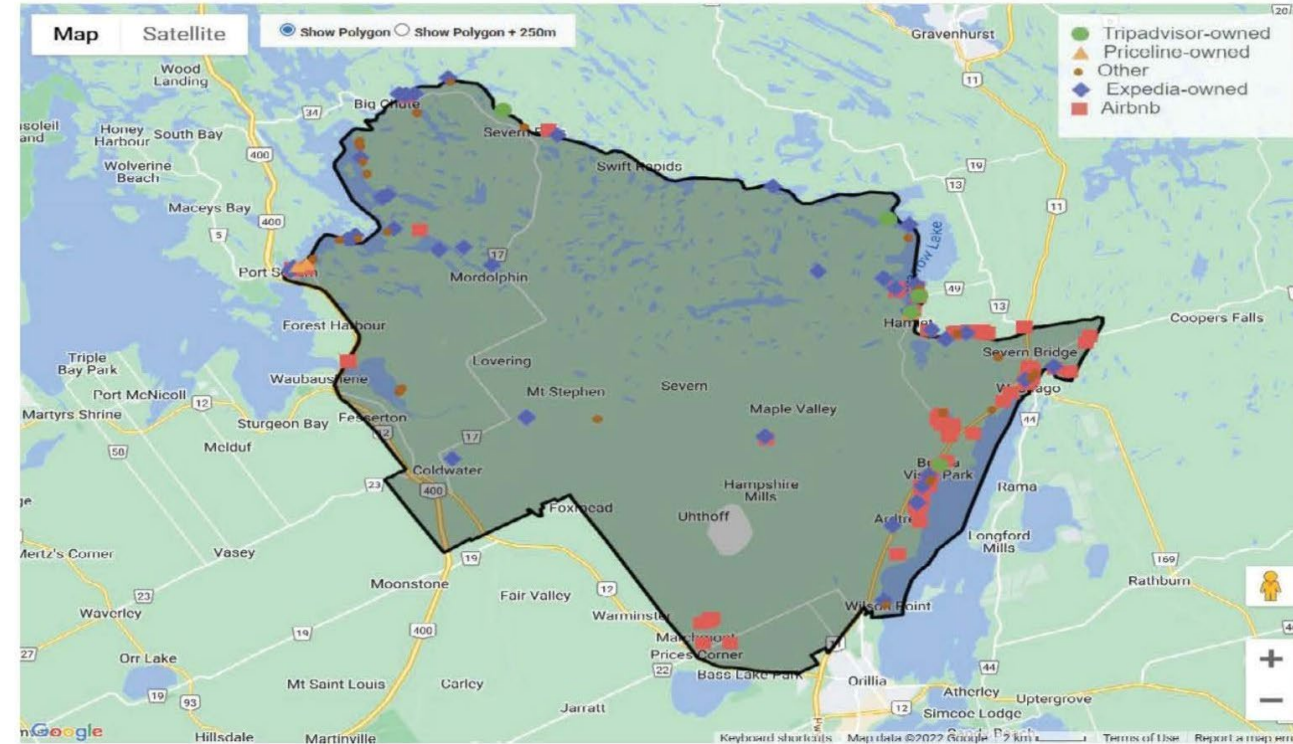


Short-term Rentals Recap

A large, stylized, light green illustration of trees and a building is positioned on the right side of the slide. The trees have a geometric, leaf-like pattern. The building features arched windows and a decorative roofline.

Where we are today

- Last review of short-term rentals conducted 2019-2021, which included a public consultation process
- Result of last review was implementation of 'Good Neighbour' regulatory by-law rather than licensing (Motion SC2021-051)
- In early 2022, a new Noise By-law was implemented and the existing regulatory Parking, Property Standards, Littering, Clean & Clear, Fireworks and Burning by-laws were updated.
- An additional review was conducted of the regulatory by-laws January through March 2025.



Where we are today



Complaints generally about 2-4 properties per year, many resolved after initial complaint with a few properties receiving multiple complaints

Year	Total Number of Complaints	Total Number of Properties subject to complaints
2023	2	2
2024	21	4
2025	20	9 Note: 6 properties only received one complaint and subsequently came into compliance. Only 3 had multiple complaints.

November 19, 2025 Council Report & Direction



Administration Report No. A25-032 provided six options for Council's consideration.

1. maintain status quo with updated By-law Enforcement Complaints Policy
2. implement Administrative Monetary Penalty System (AMPS) on existing regulatory by-laws
3. Implement Licensing system with AMPS
4. Implement Planning regulations
5. Implement Licensing system and Planning regulations
6. Defer the matter to the new Council term for consideration in 2027

Outcome

Council resolutions passed to proceed with:

- Updates to by-law complaints & violations policy (Option #1)
- Implementation of Administrative Monetary Penalty System (AMPS) (Option #2)
- A public meeting on potential short-term rental licensing by-law prior to rendering any further decisions

Council direction that the Township will not pursue planning regulations or restrictions (i.e. zoning)

Actions since November 19, 2025 Council



- **December 10, 2025 – Updated By-law Enforcement Complaints Policy approved**
 - New Section 3.1 added “In the event that a complaint is received respecting a Short-term Rental, and staff confirm it’s use as a Short-term Rental, then a Municipal By-law Enforcement Officer will proactively inspect and monitor the property until such time as the ownership changes.”
 - Allows for proactive enforcement on STR’s upon receipt of one complaint.
- **March 18, 2026 – Report with timeline as follows on implementation of Administrative Monetary Penalty System (AMPS) approved**
 - Spring 2026 – enacting of AMPS By-law, preparation of policies & forms, appointment of screening officers
 - Summer/Fall 2026 – agreement with service provider, installation of software to operate system, recruit hearing officer, start of communications plan to public on changes
 - Winter 2026/2027 - training and final transition to AMPS, AMPS to start January 1, 2027
- **April 1, 2026 – Planning Report with update on Oro-Medonte STR regulations, no change in direction. Planning regulations (i.e. zoning) not part of consideration at public meeting.**
- **April 30, 2026 – Public meeting for Council to receive input on whether to proceed with licensing of STR’s.**



Licensing

Options & Things to Consider

Licensing – Items to Consider



Regulatory by-laws area already in place for burning, noise, clean & clear (includes garbage), property standards, and long grass. Majority of issues related to STR's may be addressed through enforcement of existing by-laws.

When there are septic concerns, the Township has a septic re-inspection program to deal with any septic complaints.

Severn has significantly fewer STR's than other municipalities that have implemented licensing (137 as of September 2025)

- Town of Blue Mountains – 360
- Township of Tiny – 95 issued with approximately 195 pending
- Town of Huntsville – 198
- Town of Bracebridge – 49 with approximately 150 pending

Licensing – Items to Consider



Items often required or included in a licensing by-law:

- Owners to sign a code of conduct
- Need to have owner or responsible person who will be available 24/7 and able to attend the property within one hours that they are contacted by telephone or email by the owner
- Inspection by Building, Fire and provision of a floor plan identifying what part of the property is being used as part of the short-term rental, number of bedrooms, parking, entrances/exits, smoke/carbon monoxide detectors, fire extinguishers, etc.
- Provision of a renters' information package and renters code of conduct
- Demerit point system or administrative monetary penalty system for violations

Administrative Monetary Penalty System, already approved for implementation, will result in efficiencies within the enforcement processes, faster issuance of penalties, and allows graduated penalties.

Licensing – Items to Consider



Things that licensing **will not resolve**:

- Trespassing onto neighbours' properties
- Other nuisance issues (Party Houses, OPP issues)
- Building Code already regulates how many occupants are permitted in a home if it is operating on a septic system, as the system is designed for a specific number of users.

Court decisions – short-term rentals are permitted in residential areas

Cost and resources to implement licensing to address a few bad operators versus the majority of operators (i.e. software, staffing, etc.). Licensing systems do not cover their operating costs regardless of licensing fees.

Timeline to implement licensing (i.e. Lake of Bays & Tiny – 3 years and Tiny is still before the courts)

Licensing does not mean that you will not have illegal, unlicensed operators.



Next steps:

- May 20, 2026 final report to Council
- No further public meeting to be held on this matter prior to Council decision
- Written submissions may be emailed to agray@severn.ca no later than Friday, May 8, so the comments may be included in the final report



Thank you

Public Meeting Comments on Short-term Rentals – April 30, 2026

Michelle Smith, 3261 Muskoka Street. Ms. Smith advised that she was interested in number of STR's in Severn and noted that given the number of complaints this appears to be a small percentage of STR's overall. She noted that in her opinion that licensing would be a disproportionate response and believes that there is a need for more targeted enforcement through existing regulations. She has a concern with the cost-benefit analysis and the cost of a licensing system which would include software, staff, and additional administration. She inquired as to how many STR complaints are received compared to regular by-law enforcement volumes and inquired as to whether problems are being created where they do not exist.

Sean Francoz, 2799 Lakeside Drive. Mr. Francoz inquired as to what the potential licensing fees would be and where he could get a list of them. He noted that he is concerned about the cost-benefit analysis of a licensing system.

Debbie Silverthorne, 3947 Uthoff Line. Ms. Silverthorne inquired as to what the definition of a STR is and agreed with the comments made by Ms. Smith respecting the cost-benefit analysis of a licensing system.

Antonio Pelligrino, 257-7777 Weston Road. Mr. Pelligrino noted that he concurred with Ms. Smith's comments, particularly noting that he wants to ensure municipal finances are being allocated responsibly. He also expressed concerns about mortgage costs and noted that operating a STR is a way to help with those costs.

Paul Robb, 1665 Peninsula Point Road. Mr. Robb noted that he does not think that the number of complaints received is indicative nor reflective of the issues neighbours living near STR's are dealing. He advised that they are seeking regulation and control, as well as solutions to require proper behaviour from renters.

Kathy Frank, 3953 Lauderdale Point Road. Ms. Frank advised that AirBnB describes Severn as a boutique market that is well positioned listings with STR revenues trending upwards and Severn being an operator-friendly environment. She requests that the Township implement licensing and regulations of STR's and highlighted the neighbouring municipalities that have implemented licensing systems. Ms. Frank noted that while noise and garbage may be addressed through current by-laws that density and occupancy are not, and the most common guest capacity in Severn is more than eight guests, while the surrounding licenced communities limit two occupants per bedroom to a maximum of eight occupants. In addition, she advised that the revenue from rentals is outpacing any charges or penalties levied and so penalties do not act as a deterrent. She further commented that while there are family-owned cottages, many are not being operated as such but rather as a commercial business. Ms. Frank advised that the control of density is important and expressed concern regarding the health & welfare of their community. She commented that generally licensing provides positive options such as inspections, 24/7 response, the ability to create a safe environment, and noted that regulation should not be an issue for a responsible host as licensing provides a cohesive solution. Ms. Frank remarked that the issue is not going

to go away and that impacted residents need Council to be proactive in addressing the matter. In conclusion, she requested that Council enact a licensing system to control density and/or occupancy and which would eliminate bad operators if they violated the rules.

Rob Purdy, 1687 Peninsula Point Road. Mr. Purdy inquired as to whether any member of Council have any rental properties and how they address that conflict when dealing with this matter.

Chris Granger, 3575 Lauderdale Point Road. Mr. Granger commented that the Township's 'Good Neighbour' policies not working with STR's as the operators not their neighbours. He noted that if you stayed at a hotel that your behaviours would be regulated by hotel, and that neighbours should not be responsible for regulating or reporting problematic STR's. In particular, he advised that the problem is repeat bad behaviour, and owners who need to be held responsible through the application of consistent STR standards that are fair to neighbours, with escalating fines and which address density and number of occupants. Mr. Granger advised that the number of STR's are past the saturation point in some areas leading to constant noise issues and many renting above advertised capacity. He requested graduated licensing fees which would result in full cost-recovery for a licensing system, and that licensing fees be scoped depending on their operating period or number of bedrooms to make it fair to the operators. In conclusion, he commented that the problem is not going away and with AirBnB encouraging operators to setup in Severn due to a lack of regulation that a fair and comprehensive licensing system is needed as the Severn lifestyle is being threatened.

Kelly Erickson, 3193 Shoreview Drive. Ms. Erickson advised that she concurs with Ms. Frank's comments. She noted that she has dealt with abusive STR renters, and the OPP have done nothing when called. She remarked that the noise issues are out of control, and the neighbours are dealing with a constant stream of strangers and unpredictable behaviour. Ms. Erickson noted that living on the lake is a dream to retire to; however, they are now dealing with daily stress and decreased home values as most renters have no respect for the neighbourhood, and efforts to resolve noise concerns result in threatens to neighbours. She noted that operators do not care about penalties and that the Township needs to hit them with higher fines.

Debbie Martin, 3020 Lakeside Drive. Ms. Martin advised that she is a STR operator who runs hers strictly and quietly. She inquired as to how STR's will be regulated as they are not policed now and asked if current operators would be grandfathered. She commented that the Township needs to regulate operators and do enforcement, and renters need to be respectful. Overall, she advised that she rents to supplement her income and lives onsite to monitor renters; however, she believes that Severn needs to have proper regulation.

Vito Binetti, 3921 Treeline Drive. Mr. Binetti commented that STR's are eroding the quality of life in neighbourhoods, and while they promise tourism and flexible income that they are putting a substantial ongoing burden on those that live in the surrounding

neighbourhoods. He noted that the STR rental platforms have departments to deal with complaints; however, the issue is about the safety and integrity of neighbourhoods which is being jeopardized by renters that are not concerned about noise, garbage, parking, and their behaviour. He advised that he has had to call fire a few times due to renters leaving fires unattended. Mr. Binetti expressed particular concerns respecting neighbourhood safety, and noted that unlike hotels which are regulated, that STR's currently operate without oversight with enforcement and complaints being required from neighbours who worry about retaliation from STR operators and renters after complaints are filed. He further commented that STR's also impact housing availability, and that the issue is about balance where a community should not have to sacrifice peace and safety for an unregulated business to operate in residential areas. In conclusion, he remarked that residents deserve to feel at home in their neighbourhood, rather than fearful, and that leadership should prioritize residents over short-term profit.

Sheila Miles, 1908 Marchmont Road. Ms. Miles advised that there are two STR's near her home and she has not an owner in over a year. She noted that her concern is about the number of STR's and density. In addition, she advised that she has complained to the owners in the past with no response, as well as the Township regarding dogs and fires.

Jan Veitch, 3939 Bennet Avenue. Mr. Veitch inquired as to how a licensing fee would not cover the cost of a licensing system. He noted that he lived next to a STR in Bracebridge and never knew what he was coming home to. Mr. Veitch advised that the Township needs to look into 24-hour by-law enforcement as it is not fair that neighbours should have to wait for OPP to respond, and that enforcement is needed on weekend evenings when parties are occurring. He noted that if operators are charged enough, it should support the program. Overall, he advised that there are responsible and irresponsible owners, and that residents should not have to put with irresponsible owners.

Debbie Ford, 3284 Driftwood Lane. Ms. Ford advised that as a STR operator that they do everything in their power to screen STR renters, they meet with the renters when they arrive, provide a house manual with code of conduct, supply contact information and have never had a complaint. She requested that not all STR owners be labelled as bad operators, and that her renters do contribute to local businesses when they stay, and often STR operators hire a local business to manage the property. Ms. Ford questioned whether licensing is the correct solution to ensure STR's are respectful while still profitable and noted that there need to be a way to penalize bad operators who are only about 2% of the total operators. In conclusion, she requested that if the Township proceeds with licensing that there is a way to differentiate between the big versus small operator and noted that she is concerned that a licensing system penalizes good operators.

Ian Mulholland, 3254 Rockcliffe Court. Mr. Mulholland advised that he lives next door to a STR that has a high turnover and high occupancy. He noted that from his experience

renters bring nothing to the community, and that as a result of the STR that he has had to add security to his property, and they cannot sit outside enjoying their property. In addition, he commented that almost all surrounding municipalities do STR licensing with minimum number of days, fireworks restrictions, and parking restrictions. M. Mulholland remarked that the Township should limit the number of STR licences with penalties for those in non-compliance. Further, he noted that where STR limits are in place and enforced this tends to result in more long-term rentals. He expressed his concerns about retribution from renters when complaints are filed, noting that the Township is not responsive enough when complaints are filed. In conclusion, he noted that he has no issues with good renters, rather the issue is bad renters and operators who are treating STR's as a commercial operation.

Jake Daub, 4346 East Shore Road. Mr. Daub noted that he operates a STR and while many are noting the noise issue, he is regularly dealing with noise issues from his current neighbours who are not STR's and questioned the need for additional regulations above the current noise by-law. He advised that they need to operate a STR pay for their mortgage and taxes and inquired as to who decides the licensing costs and the need for licensing even though he is a good neighbour with no violations. Mr. Daub advised that as an operator he vets his guests, and many platforms have guest ratings and any problem guests would get a zero rating resulting in them being recommended for removal by a platform. As a result, if these tools are being used, what benefit would there be from new regulation.

Josepie Shult, 3879 Treeline Drive. Mr. Shult advised that he has a STR, does everything he can to be a good operator, and does not see the need for licensing which he believes is nothing but a cash grab as it does not equate to good operators. He questioned what licensing will resolve that regulator by-laws cannot and recommended that the existing rules be enforced. He further noted that he has neighbours that call for malicious reasons but will always have someone for neighbours to call if there are issues. In conclusion, he wants the ability to rent when he is not using his cottage to assist with costs and noted that licensing will not resolve the issues.

Sandra Pizzale, 3384 Beachwood Drive. Ms. Pizzale advised that she is five star rated STR operator who lives on property, ensure renters are vetted, maintains her property and runs her STR properly. She commented that she sympathizes with the neighbours dealing with problem properties, but issue are owners who do not live locally and are ruining the peace of these neighbourhoods. In conclusion, she noted that Council need to look at intent of AirBnB versus what people are dealing with and that bad operators need to be penalized.

Robert Green, 1659 Peninsula Point Road. Mr. Green advised that he has many STR's near him and not all are bad operators, only some. He noted that he has been scared of some renters, and has issues related to parking and density. In addition, he commented that STR's are a business and should have to pay a business tax.

Ron Frank, 3593 Lauderdale Point Road. Mr. Frank advised that any regulations need to address density. Further, he noted that in his opinion that the only way to address density is with licensing, which needs to also have strong enforcement.

Sharon Mascarin, 1825 Peninsula Point Road. Ms. Mascarin commented that it is important to understand that people have concerns with STR, but noted that they are not looking to shutdown good operations and just want to deal with bad operators. In conclusion, she noted that Council has the opportunity to do something and support the taxpayers.

From: [Alison Gray](#)
To: [Alison Gray](#)
Subject: Severn Bridge: STR's
Date: May 7, 2026 2:26:12 PM

On May 7, 2026, at 12:21 PM, Paul Heckendorn [REDACTED] wrote:

We are residents of Severn Bridge who live on Lauderdale Point Crescent.. Unfortunately we could not attend the council meeting last Thursday. We wish to add our concerns to those already provided.

We are surprised that a building permit could have been issued to such a big building. It is completely out of place on our street. To establish a perspective, this building is akin to placing the Toronto Union Station in Orillia, Ontario. Such a large building like Union Station attracts many people and we have no way of determining their credibility. We have unknown people walking and driving around. We do not wish to unfairly accuse people of any wrongdoing but with the variety of temporary residents in our area the likelihood of problems occurring rises. I am concerned that complaints from our area to the police may not result in a timely response unless there is danger to the well being of people. A new parking lot on our street is established when the building is rented out. We have found that our yard is used by their pets as a convenient toilet.

The lighting systems on both the front and rear of the building, when left on during the night, provide illumination that is distracting. There have been occasions when partying has lasted into the wee hours of the morning. Our bedroom lies close to their backyard. We are both in our mid 80's and rest is important for us and our health.

We are aware of instances when men have urinated against the building.

It is our hope that the council will respond to the concerns of the residents in our area and establish rules that govern the activity of STR's.

Thank You
Carol and Paul Heckendorn

From: [Chris Granger](#)
To: [Alison Gray](#)
Subject: Short Term Rentals
Date: May 5, 2026 11:42:52 AM

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Good day,

My name is Chris Granger and I reside at 3575 Lauderdale Pt Crescent. I would like to make some further observations concerning the upcoming vote on STR licensing. Licensing is required to ensure that the property owner becomes responsible for their renters behavior and relieve adjacent property owners from the onerous task of continuously monitoring and reporting bad behavior let alone having to endure it on an ongoing basis with no end in sight. We should let the property owner deal with his renters and eventually with escalating fines to the property owner, they will ensure compliance. Penalizing the renter with fines from the township does nothing to alleviate the problem with the next renter in a few days time.

The next issue is group size. As you are aware , AirB&B is promoting our township as an ideal location for STR's due to its lack of regulations and the returns on investment for large group STR's. 78% of their STR's are in the 8+ listings. The cumulative effect of living beside or near to one of these absentee property owner STRs is devastating. It has forced us from being a lover of our property and its natural beauty to having become indoor dwellers. We can no longer sit outside and enjoy ourselves. We are forced to close our windows, run AC all night to cool the house instead of opening a window. These houses are built adhering to single family building codes and once they pass regulations are turned loose as party houses. They need to be regulated to control the number of (guests).

Density is also a major issue. Our neighborhood is already oversaturated. Other than some form of lottery to see who would get a license in a dense neighborhood I don't see it getting better any time soon. So, I'd like to address what might make it better in the future. For instance, If a property operating as an STR at present is sold the new owner would need to be in compliance with density regulations in order to operate an STR. In other words , if some form of grandfathering is adopted then it should only apply to the current property owner and not the property. This would provide for a lower density of STR's for oversaturated neighborhoods, albeit over a substantial amount of time. Also if some form of licensing suspension or revocation is adopted in a plan they should apply to both the property owner and the property. This to ensure that the STR isn't simply listed under another "co-owner" and reopened.

The last issue is safety. With my knowledge of the problems in our neighborhood and the councils statement of few complaints, I can only conclude that people are afraid to report problems. It is not a stretch to imagine that someone might be afraid to report a problem concerning 20 drunken people next door, not knowing what form of retaliation might occur. If people know that filing a complaint will have the result of bringing the STR into compliance within a short time they will be more likely to lodge these complaints. And the number of complaints will shortly decrease substantially.

Again , thanks for listening to my concerns.

C.J. Granger

From: [Debbie Ford](#)
To: [Alison Gray](#)
Cc: [Debbie Ford](#)
Subject: Short Term Rentals & Severn
Date: April 30, 2026 2:33:55 PM

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To :Township of Severn

April 30,2026

From: Donald and Deborah Ford
3284 Driftwood Lane
Coldwater
[REDACTED]

We, Don and Debbie Ford ,hold our permanent residence in Severn Township at 3284 Driftwood Lane.
We have a STR property and have operated this property for the past 6 years.

ECONOMIC BENEFIT TO SEVERN TOWNSHIP

-We provide employment to Severn business through the employment of a house cleaner, lawn care company, pest control operator and snow removal services.

-Our renters frequent restaurants, local shops & grocery stores in Orillia and Coldwater.
In addition many use the Gloucester Pool boat rental business.

ENSURING RESPECTFUL RENTALS

- We screen all incumbent renters to ensure demographics support our requirements. We review lifestage and number of intended occupants. We are Super Hosts on AIRbnb.
- We meet with new renters upon their arrival and frequently check in during the week.
- We supply a house manual with instructions on Code of Conduct, Garbage disposal, Burn restrictions and Quiet Times.
- We supply our 2 cel phone numbers and emails should there be an emergency.
- We are accessible 24/7 within 30 minutes

TRACK RECORD

We have been engaged in STR for 6 years and not one time have we had a problem or complaint. Our neighbours have supplied letters of confirmation should you require.

We are pleased and proud that our fellow Canadians have chosen Severn to spend their summer vacations .

Given that currently less than 2 % of STR have issues we support the ongoing STR guidelines in place in Severn now in lieu of costly options to monitor and control the process.

Respectfully

The Fords

From: [Ed Grills](#)
To: [Alison Gray](#)
Subject: Proposed STR regulations
Date: May 7, 2026 11:23:23 AM

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Hello, my name is Ed Grills and have been hosting an Airbnb for the past three years. I live at 5085 Black River Road, Washago. My BNB only allows for 2 guests and I myself live on site. There have been zero complaints and I am on friendly terms with my neighbors. I believe my situation is at a very low risk of any municipal violations. The income I receive is a modest amount.

I am writing this in hopes that if there is a licensing fee it would take into consideration the risk factor. Perhaps a graduated fee that takes into account the number of allowable guests as advertised in the listing. I strongly suspect that statistics would show that the more guests, the more problematic the situation.

Thanks for any understanding and consideration you give to my situation and suggestion.

Ed Grills
[REDACTED]

From: [Erichsen Lamont](#)
To: [Mark Taylor](#); [Mike Burkett](#); [Judith Cox](#); [Dan Janssen](#); [Phil Brennan](#); [Wanda Minnings](#); [Alison Gray](#)
Subject: STR Rental Feedback
Date: May 1, 2026 9:46:42 AM

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Dear Councilors,

I listened attentively to the public hearing on STRs in Severn this morning (unfortunately, I couldn't attend the Chamber yesterday) and I wish to make a few points regarding the licensing of short-term rentals in Severn.

As a Severn resident and an STR owner, I rent my property to help offset my cost of ownership. I know all my neighbors well, and I am very concerned about whom I rent to, how many people will be staying, and for how long. I vet these individuals ahead of time and assess the purported purpose for their stay to reduce the risk of issues. However, I am not clairvoyant, and despite my best efforts, there is always a risk of accepting a booking that will not turn out well.

Regulating my activities with a licensing fee will not change this risk, nor will it increase my diligence in vetting potential renters – I am already doing everything that I can. It will simply add administrative costs to the township, divert revenue from my STR to fund the bureaucracy, and put me at risk of losing the revenue I use to fund my property should I host a bad actor. The core of this issue is not the property owner or the idea of subsidizing housing costs with STRs, which I will add, has a very material benefit to local business. The core of this issue is the bad actors themselves and managing and controlling these individuals requires real, active, and meaningful enforcement.

Noise and fireworks regulations are municipal mandates. They are drafted in council specific to a community and they are enforced through bylaw fines. When a situation escalates to the point where a neighbor is forced to call the OPP—as one resident expressed in council—and nothing is done, or only a warning is issued, requiring the OPP to reattend, this is unacceptable. We should be mandating that bylaw offences are enforced and should I, as the property owner, be found to be promoting activities such as advertising to host large parties, or by providing means for guests to make excessive noise then yes, I too am guilty of violating bylaw and should receive a fine. No new law is required here; what is required is simply a mandate for officers to enforce what is already in place, at the time the offence occurs.

To this end, Councillor Minnings made a point at the end of the public hearing that she felt it would be unsafe for a bylaw officer to attend a residence at night where a bylaw infraction was actively occurring (ie. noise, fireworks etc). However, what STR licensing will do, where my very ability to rent **my own** property is placed in jeopardy, is force me, the property owner, to do exactly that – attend a potentially unsafe situation in an effort to enforce municipal and provincial law and protect my license. But - I am not a law enforcement officer. Law enforcement is the responsibility of the Township and the Province, and unless I have purposefully facilitated illegal behavior, the guilty party is the guest, not the host.

Lastly, the municipal fines and existing protocol (warn first, fine possible) is insufficient. If

renters clearly understand that significant penalties exist for violating the bylaw, this deters the behavior. If a violation occurs and active enforcement takes place, the behavior stops immediately. Further, the existing penal system is progressive. Hosts that continue to facilitate gatherings that violate bylaws, such as advertising to host bachelor parties or corporate events, are subject to increased fines including court appearances. This addresses residents' concerns about the effectiveness of fines for an Airbnb host charging \$1,500.00+ per night.

It is true that my rights as a property owner should permit me to do what I wish on my property so long as those activities do not violate law or infringe on the rights of my neighbors in the enjoyment of their property. But when a clear framework already regulates disrespectful or illegal behavior, why is the Township looking to add yet another layer of bureaucracy and added cost that fails to address the core issue?

Regards,

Erichsen Lamont

3187 Maclean Lake North Shore Rd

Short-Term Rentals (STRs) in Severn: Observations and Suggestions from Jan Veitch

Enforcement ideas and potential bylaw approaches

Thanks for trying to work on this tough problem. I can vouch for how bad it can be, having lived next to an STR in Bracebridge where we experienced excessive noise, parking disputes, garbage and litter, and property damage. Thankfully, the Condo Act allowed our condo board to put a stop to it after several weeks because it violated condo rules.

I have also experienced bad non-STR neighbors in Severn making noise, burning garbage, leaving fires unattended, and so on. So, I think allocating more resources to bylaw enforcement in Severn would help this and the STR problems.

Licensing fees and revenue

- If there are 147 STRs in Severn and each paid a \$2,000 licensing fee, that would be \$294,000 in revenue which would help cover additional bylaw capacity and potentially a contract with private security.
- As an owner, I don't see the licensing fee as onerous. We make only enough to cover some of our family's cottage expenses so the \$2,000 would come out of our pockets, but it's a small price to pay if it makes Severn a better place to live.

Broader bylaw enforcement benefits

- Better STR enforcement would have the side benefit of improving bylaw enforcement across the board.
- A friend at the meeting told me about a neighbouring chronically barking dog for which bylaw visits lead to only temporary compliance. We've had issues at our cottage with noisy neighbours and neighbours burning refuse, and would welcome stronger enforcement.

Enforcement and identifying STRs

- Some municipalities (Tiny was one) spent a lot of money on third-party STR reporting companies. But a simpler approach would be to search the platforms directly and ask citizens to report issues, then have bylaw follow up.
- Listings don't typically show an address, but the general location and photos can often identify the property.

Taxation: Transient Hospitality Tax (THT)

- Consider implementing the Transient Hospitality Tax.
- This might not initially make existing resorts happy, but since 50% must go to a promotional organization for Severn, resorts could collaborate on an organization that promotes them. And, they would, in effect, be subsidized by the STRs.
- The other 50% would go to Severn and could support enforcement.

Proposed policy tools

- Licensing, at the least, may make STR owners more accountable and simplify contacting them for Severn staff and agents.
- Pass a bylaw restricting rentals to anyone younger than 25. This would help STR owners who don't want to rent to younger groups but feel pressured by platform dynamics. Airbnb will remove a listing if you "discriminate" based on age.
- Severn needs 24x7 municipal enforcement or, at minimum, inspection and incident recording to support later penalties.
- Consider hiring private security to cover weekends. Some gated communities in Severn already do this, why not the township? When not responding to incidents, enforcement could patrol parks and other public areas.
- Differentiate license fees by risk. As there appears to be a difference between the care and control exercised by owner-occupied STRs (or STRs with neighbouring owners) versus absentee-owned properties, consider a lower licence fee for those who rent a room or unit that is part of their full-time home.
- The municipality should require owners to collect identification from all renters.
 - Platforms like Airbnb, VRBO, and Booking.com deliberately severely limit what renter information is visible (even full names, email addresses, and phone numbers), which can make it hard for owners to identify guests.
 - As a result, many STR owners don't even know the names of the people renting the property, let alone have contact information.

- This effective anonymity likely makes renters more likely to be irresponsible. Requiring owners to collect this information would mean renters don't have anonymity.
- A points-based, demerit, approach could be effective. Other municipalities seem to have successfully implemented this.
 - Fire unattended: 1 demerit + \$200 fine
 - Noise complaint: 2 demerits + \$500 fine
 - Second warning for anything: 3 demerits + \$1,000 fine
 - Five demerits: \$10,000 fine + loss of licence
- Base fines on property value. For example, if a property is assessed at \$1.5M and rents for \$1,200/night, make the fine \$12,000. If it's assessed at \$300K and rents for \$250/night, make the fine \$2,500.

Other important points

- Contrary to remarks at the meeting, giving a renter a bad review is ineffective. They can use another identity or have someone else book next time. More importantly, it doesn't fix the problem during the rental. Also, owners are hesitant to give bad renters a bad review since they often retaliate with a bad review which is very bad for a property owner.
- Licensing fees and stronger enforcement would make renting more expensive and complicated. But it would likely make Severn a better place, weed out the bad operators, reduce inventory, and (over time) support higher prices and more discretion in who we rent to.

From: [Jeremy Walker](#)
To: [Alison Gray](#)
Subject: Responsible Short-Term Rental Management: A Collaborative Approach to Tourism, Community Safety, and Economic Growth in Severn
Date: May 7, 2026 8:42:40 PM

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Good evening Mayor and Council,

Thank you for the opportunity to speak regarding short-term rentals in the Township of Severn.

First, I want to acknowledge that concerns surrounding short-term rentals are real. Noise complaints, parking issues, overcrowding, and irresponsible guest behavior can negatively impact residents and surrounding communities. However, these issues are not unique to Severn, nor are they issues caused solely by the existence of short-term rentals themselves. In many cases, they are the result of poor management, lack of accountability, and the absence of practical enforcement tools directed at the individuals actually causing the disturbances.

As municipalities across Ontario continue to discuss regulation, it is important that we avoid creating systems that punish responsible owners, professional operators, and local businesses through excessive licensing fees or restrictive policies that may not effectively address the root causes of nuisance behavior.

Professional property management companies create structure, accountability, and oversight within the short-term rental industry. Responsible operators implement guest screening procedures, occupancy monitoring, strict house rules, parking controls, noise monitoring technologies, and rapid response systems to ensure that properties operate safely and respectfully within the community. Professionally managed properties are significantly less likely to generate repeated complaints because there are systems in place to proactively prevent issues before they escalate.

It is also important to recognize the economic value that tourism brings to Severn and surrounding communities. With the Ontario Northland passenger rail expansion expected to include a stop in Washago, tourism traffic into the area is likely to increase substantially in the coming years. This creates opportunities for local businesses, restaurants, marinas, tradespeople, cleaners, landscapers, maintenance staff, and many other service providers who benefit directly from tourism-related spending.

Short-term rentals support this local economy in meaningful ways. Operators and property managers hire locally for cleaning, maintenance, repairs, snow removal, landscaping, pest control, and property upkeep. Guests are also encouraged through listing guides and recommendations to support local restaurants, shops, attractions, and businesses throughout their stay.

Rather than focusing primarily on licensing fees as the solution, consideration should also be given to enforcement models that directly target misconduct. For example, municipalities could implement systems where guests themselves may face fines for verified violations relating to noise, illegal gatherings, fireworks, trespassing, parking infractions, or repeated nuisance behavior. This approach places accountability on the individuals responsible for the disruption rather than broadly penalizing all operators regardless of performance.

Property managers and owners can work collaboratively with the Township by incorporating municipal bylaws and potential penalties directly into guest check-in procedures, rental agreements, and arrival instructions. This creates clearer expectations for guests before arrival while strengthening compliance and community awareness.

Responsible operators want safe, respectful, and sustainable tourism just as much as residents do. We all benefit from maintaining peaceful neighborhoods, protecting property values, supporting local businesses, and preserving the reputation of Severn as a desirable destination.

The goal should not be to eliminate short-term rentals, but to encourage responsible operation, effective enforcement, and cooperation between municipalities, residents, owners, and professional managers.

Thank you for your time and consideration.

From: [John Wood](#)
To: [Alison Gray](#)
Subject: FW: Message to Council re:STRs
Date: May 8, 2026 6:11:32 PM
Attachments: [image695443.png](#)
[image917293.png](#)
[image998699.png](#)
[image846599.png](#)
[image903732.png](#)
[image305557.png](#)

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Further to Rob Purdy's email attached I would add that in order to administer the program the OPP should be involved in reporting of incidents where they have to respond to complaints as this would verify and legitimize the complaint. It may also assist the officers when dealing with the renters when they (the renters) are aware of whatever fine will be passed down to them by the owners. The key aspect to this is the fines need to have some teeth so that operators and renters will abide by the rules. I would hope and suggest that owners who have been fined would pass this cost on to their renters in the form of a damage or complaint deposit to be charged up front and returned after a successful stay. This should act as a deterrent which is what we and the owners all want. If owners operate responsibly there should be no cost to them. There should be a reasonable licensing fee and then escalating fines, with teeth, to be determined by you, and a limit on the number of incidents, determined by you, before the license is pulled for an assigned period, again determined by you.

I believe that your existing bylaws can address the issues of excessive occupancy, parking, septic adequacy, etc, if they are enforced.

I realize that this will be additional work and cost, and hopefully the above suggestions assist with that cost. I also realize that the offending STR's represent a small percentage of the whole but I would remind you that all of our laws and their enforcement are there for exactly that reason. We can't have the few offenders seriously affecting the enjoyment and safety of our homes or cottages that we have worked so hard for. The emotional stress and anxiety that many of my neighbors in this region have endured by personally dealing with these issues should be something that you should seriously consider when making your decision regarding this.

Sincerely

John and Julie Wood
1671 Peninsula Pt. Rd.

Severn Bridge ON
P0E 1N0

John Wood
Senior Insurance advisor
Westland Insurance Group Ltd.



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From: John & Julie Wood [REDACTED]
Sent: Tuesday, May 5, 2026 9:55 PM
To: John Wood [REDACTED]
Subject: Fwd: Message to Council re:STRs

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Hello Council and Administrative team.

Thank you for having a public forum on STRs and giving us a chance to voice our concerns. As you heard, there are many concerns with unlicensed and unregulated STRs, and that's why I feel licensing is the way to go

My thoughts as to how it would work is that in order to operate an STR, a license must be obtained. Same as any business in our area. The fee should be whatever it would be for any other business. The cost of the license is not as important as the cost of fines that would be associated with infractions.

The licensing would trigger inspections for fire safety and occupancy determination based on septic size and available parking.

Once licensed, the STRs would be allowed up to 4 legitimate complaints. The first one would be free, the second to fourth should have a sliding scale for the fines. Once the fourth complaint is reached, then the STR loses their license for at least one year.

If they continue to operate, then this is where the real enforcement and fines begin. They should be fined a minimum of \$5,000 for each occurrence. We have STRs in our area that rent for more than \$8,000 so the fine has to be significant enough to enforce "Good Neighbour" compliance.

Given the behaviour that has been witnessed at many (not all) the STRs in our area, there will be many fines, and that's how the program will be funded.

All we are looking for is to have the peaceful enjoyment of our home and there are STRs in the area that have good owners who ensure that those they rent to do not affect that. We have STRs with absentee owners who care nothing for who they rent to, or what they do. So subsequently we have had terrifying encounters with drunk and drugged up renters when we try to get them to stop their behaviour. We can't be put in that position anymore. We are not enforcement officers. If this continues I do suspect that there will be a situation that arises that will have a negative outcome.

So please help us regain the quiet and SAFE enjoyment of our property that we deserve.

Sincerely,

Rob and Diane Purdy
1687 Peninsula Point Rd.
Severn Bridge, ON
P0E 1N0

From: [John Niddrie](#)
To: [Alison Gray](#)
Subject: str"s
Date: May 4, 2026 10:30:52 AM

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Thanks for the open forum last week.

I would like to mention one other issue that wasn't mentioned. That is reduced property values for anyone who owns a property that is next to a str.

I understand from talking with realtors that one of the first questions asked by a prospective buyer is "are there any str's in the area".

We have one next door to us (6 bedroom 5 bathrooms). This will definitely will affect the price of our home when we are ready to sell.

If the proposed licensing and enforcement regulations are put into effect it will make a big difference.

Thanks

John Niddrie and Shirley Sophie
2686 Westshore Cr.

Sent from my Galaxy

From: [Katherine Granger](#)
To: [Alison Gray](#)
Subject: STR at 3579 Lauderdale Point Cres
Date: May 4, 2026 12:42:20 PM

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I attended the public meeting about STRs on Thursday and listened to both sides. My husband Chris Granger spoke so you know our story already.

Yes there are many well run STRs but unfortunately there are many more that are a nightmare. I live beside one of those. It needs to have some kind of enforcement. There has not been anyone to check on the place for weeks and it needs to be cleaned up.

Last summer it got to the point that we had to stay indoors with our windows closed and the AC on to get through each day. The noise, uncontrollable crowds, terrible language and total disregard for the neighbours that live beside them is a very serious issue. I can no longer sit on my deck and enjoy my home. I am too scared to say anything because of any retaliation.

This business is on several platforms with varying number of people and pet friendly. I have a 6 month old puppy and am afraid of other dogs because it is not fenced. We had many problems last year with dogs. I have an underground fence for my dog but that does not stop their dogs.

This business needs to be licensed and have strict enforcement of rules. Please help us.

Katherine Granger

Sent from my iPhone

From: [Katherine Frank](#)
To: [Alison Gray](#)
Cc: [Jean Birtles](#); [Sue Daniel](#); [David Daniel](#); [Craig & Sylvie Wood](#); [Kayla & Andrew](#); [Paul Heckendorn](#); [Katherine & Chris](#); [Spencer nietsch](#); [Paul Robb](#); [Rob Green](#); [John & Julie Wood](#); [Rob Purdy](#); [Neil Harmer](#); [Bob Rennie](#); [Joyce Belcourt](#); [Dan & Kathy McPhee](#); [Karen MacKay](#); [Scott & Karen](#); [Joe](#); [Steve & Lise Monardo](#); [Burt Gamble](#); [Lisa Coulman](#); [Victor Beamish](#); [Kim Beamish](#); [Blake Bouchard](#); [Graig Fraser](#); [Sharon Mascarin](#); [JOHN Niddrie](#); [Nancy Croft](#); [John Pluister](#)
Subject: STR presentation and follow up
Date: May 5, 2026 10:14:34 AM
Attachments: [STR presentation.docx](#)

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Good morning Ms Gray:

Please find below, a copy of my STR presentation from Thursday's special Council Meeting for Councils reference.

During the public meeting, many inquired about the number of complaints that had been registered last year. I feel that it should be clarified to council that these were bylaw complaints. That number did not reflect the number of calls to OPP, Severn Fire or to the Council members as well. In listening to the many horror stories of the residents, many were fearful to call due to retaliatory actions of the renters.

The only way to control density and occupancy is through licensing. By-law enforcement does not eliminate the "bad operators". It is only through licensing and a demerit point system that we can control this properly.

The ghost hotel on our street has now changed their listing for the third time. They were originally six bedroom with 18 people occupancy. Last week I was informed by you that they were instructed to reduce it to 4 bedrooms - but they still advertised for 14 people. As of yesterday - they are now back up to 6 bedrooms and occupancy at 12 people. I am still waiting to hear back as to what occupancy their septic system is approved for.

With seven STR's on our street this is not just a weekend problem. The STR's are rented on an ongoing basis with a continual turnover. The situation is already out of hand.

Although the status of Council members interests in STR's was not included in the Minutes of the Meeting - we would like to inquire if those that have or had STR's will be removed from the discussion and voting on licensing.

We trust that our Council will take the appropriate measures to ensure the safety and quality of life for their voting residents.

Regards

Kathy & Ronn Frank

Licensing & Regulating STR's in Severn Township

"At 157 active listings, Severn is a boutique market, where moderate demand with room for well-positioned listings to outperform. Supply grew 68.8% over the past year, yet revenue and nightly rates both trended upward - a signal that traveler demand is outpacing new inventory rather than being diluted by it. REGULATION IS LOW with minimal registration requirements, pointing to an OPERATOR FRIENDLY environment. In a market this size, differentiated listings with strong reviews can capture outsized returns."

This was written by Air BNB's analytic platform. This is their description of our community, published specifically for investors - describing our community as an operator friendly, low regulated area that is prime for high returns and high demand.

AirBNB sent out an email to all STR owners that have property in Severn, requesting them to attend this meeting. Asking them to request Council to protect hosting by supporting reasonable regulations for STR's. That is exactly what we, as home and cottage owners are also requesting - reasonable Licensing and regulation of STR's.

Although Severn Township believes we have fewer STR's than other municipalities that have implemented licensing it should be pointed out that the neighbouring community of Ramara has 81 and Orillia has 80 . Both License STR's.

Although complaints for garbage, noise, etc can be addressed through the current by-law system - none of the bylaws address the major issues of density and occupancy. In researching the different municipalities that have Licensed STR's, many reported that with licensing, many of the other by-law infractions disappeared.

According to AirROI: The most common guest capacity trend in Severn vacation rentals is listings accommodating 8 plus guests (56.1%) This suggests the primary traveler segment is likely larger groups. Properties designed for 8 plus guests dominate the Severn STR market.

It should be noted that the STR on our street advertises for 14 guests and one on Sparrow Lake (Severn Side) advertises for 40. The surrounding licensed communities restrict occupancy at 2 people per bedroom with many capping occupancy at 8 people.

Although the Council has moved to implement the AMPS system in January of 2027, it should be noted that the rental amounts being charged, far outweigh any monetary penalty that is issued. The benefit of renting a large "hotel style" STR, still far outweighs the cost of the fine. For example, the STR on Lauderdale Point Cr is rented through the summer for 3 nights (hosts minimum requirement) mid-week for \$8,189.00. You can imagine the crowd that would be required to pay for this type of stay. It should be noted that it is booked for the full summer. These operations are not "mom & pop" cottage owners that rent their premise for short periods of time or are trying to supplement the cost of owning a family cottage. These are small "boutique" hotels that are operating as businesses where the property sits primarily empty for the "off season".

The control of density is extremely important: We are in a time, where housing is short, and the push is on to build and create more homes in our communities. In the meantime, we have watched the sale of each property on our small 750 metre stretch of the Severn river be sold for STR purposes - bringing our current total to seven. Once again, that is 7 STR's within 750 metres of our home. Imagine what this density is doing to the value of our homes, not to mention the mental health & welfare of our community. We no longer have the ability to enjoy a safe and quiet property.

All of the Licensing Items to Consider in the Townships report are positives for the entire community - both the residents and the STR owners. A code of Conduct, Need to have owner or Responsible person available, Inspection by Building, fire and Provision of a floor plan, number of bedrooms, parking, entrances, smoke/carbon monoxide - these are all ESSENTIAL for a safe environment and should be considered reasonable regulations for STR's just as they are for the home and cottage owners. You would hope a responsible host would want to ensure the safety and enjoyment of the community they are conducting business in.

We are told that the licensing program does not pay for itself, yet each of the licensed communities reported that the program is paying for itself AND has

lowered the number of complaints and use of municipal resources such as the OPP, Fire and by-law officers after implementation of their licensing program.

Less density and less occupancy equals less complaints and costs to the community and the tax payers. Even the demerit point system or Penalty system for the violations assist in maintaining and reducing costs to the program. There will always be bad operators - but when you reduce crowd sizes and density you reduce the potential for large parties and crowds of people that feel entitled to do as they please because they have spent a big chunk of their money. The demerit point system also allows you to revoke the licenses of these bad operators - the responsible STR owners will have no concerns.

We are not trying to outlaw STR's. We are trying to find a cohesive solution that helps everyone. No one wants to settle down and plant roots in a neighbourhood that is dense with STR party houses that are geared, and promoted by Air BNB to be best suited for large groups and low regulations. By implementing density and occupancy rules in conjunction with the current by-laws, such as Ramara we can eliminate the majority of the issues. Ramara has shown its willingness to share with other municipalities how they implemented their system. This should create a simple and seamless framework for Severn Township. Both the legal and administrative groundwork has been completed.

We need our Council to work for the tax paying voters that placed them in Council. This is not an issue that will disappear (let me repeat this - it is an issue that WILL NOT disappear). With a 68.8 percent increase in supply in ONE year alone, and our neighbouring communities implementing licensing (while we do not) - what do you think our future looks like? At what point will our Council become proactive and help their approximately 15,000 constituents rather than the 157 STR owners? We collectively request the Council and Township of Severn to License and regulate STR's in our community and neighbourhoods.

From: [Manpreet Hayer](#)
To: [Alison Gray](#)
Subject: STR Meeting - Additional Comments
Date: May 6, 2026 9:05:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good morning Alison,

I had a resident, Louise McNeil (3891 Treeline Drive - [REDACTED]) call in yesterday to give additional comments regarding the last STR meeting. She doesn't have a computer to use so she gave her comments over the phone.

- She expressed concerns about her subdivision's septic system, noting that some short-term rentals appear to host more than 20 guests at a time, potentially exceeding capacity limits. She has observed odours in the neighbourhood during warmer weather and is worried that absentee owners may not fully understand the system's limitations. Given the softer, reclaimed nature of the land, she believes this could place additional strain on the infrastructure.
- She has also observed visitors setting off firecrackers nearly every weekend. While she hopes recent discussions have reinforced applicable by-laws and regulations for short-term rental owners, she is seeking clearer guidance and consistent enforcement.
- She raised concerns about light pollution, describing instances where exterior lighting from nearby residences significantly illuminates her home late at night. She noted that some short-term rentals appear to contribute further to this issue with additional outdoor lighting.
- She reported ongoing noise concerns, including disturbances from temporary residents, children, and animals, as well as the use of loud and inappropriate language.

I realize that these comments indicate issues that the licensing proposition will not resolve but assured her I would pass the information along.

Warmly,
Manpreet



Manpreet Hayer
Customer Care Assistant

Email: mhayer@severn.ca
Phone: 705-325-2315 x242



severn.ca



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May 8, 2026

Township of Severn Council
Severn Township Municipal Office
1024 Hurlwood Lane
Severn, Ontario L3V 0N8

Re: Short-Term Rental Licensing Proposal

Dear Members of Severn Township Council,

I am writing to you as a homeowner in Washago and a long-standing member of this community. My family has been part of the Severn area for over 20 years, and I have owned my property in Washago since 2021. I have operated my home as a short-term rental (STR) for several years and am proud to say I have never received a complaint, a bylaw notice, or any concern from a neighbour. I attend to my responsibilities as a property owner seriously and take care in vetting every guest who stays at my home.

I attended the Council meeting on April 30, 2026, where I had the opportunity to both speak and listen to fellow community members. I am writing this letter to follow up on the discussion and to respectfully offer my perspective on the proposed licensing framework, as well as to suggest what I believe is a more equitable and effective path forward.

Short-Term Rentals and the Cottage Tradition

Renting cottages has been a way of life in Ontario for generations. Families travel to lake communities each summer to enjoy the natural beauty that defines this region, and short-term rentals make that experience accessible. Many of my guests are families with relatives in the area who simply do not have enough space to host them. My property allows those family connections to happen. This is not a transactional enterprise divorced from community values; it is an extension of the hospitality that has long defined cottage country.

I want to be clear on one point: not all responsible STR owners reside on-site during rentals. The absence of an owner during a rental period is not in itself an indicator of irresponsibility. What distinguishes responsible operators is diligence in guest screening, communication with renters about community expectations, and a consistent record of complaint-free operation. I meet all of these criteria. Many other owners who spoke at the April 30 meeting do as well.

The Real Economic Contribution of Short-Term Rentals

I was surprised to hear a Council member suggest that STRs do not meaningfully support local businesses. With respect, I believe this understates the evidence in front of you.

Because I operate an STR, I employ two cleaners from the local community, both young women, to whom I paid thousands of dollars last year alone. I would not employ these individuals if I were not renting my property. I also retain a local snow removal company and a lawn care service, again, spending that I would not otherwise make. When I am at the property personally, I clean it myself and do not use these services. Every dollar I spend on them is a direct result of my rental activity.

Beyond direct employment, I consistently recommend local restaurants and shops to my guests, who visit at a frequency and spending level that would not exist without the STR bringing them here. The positive economic impact is real, measurable, and benefits a wide range of local businesses and residents. While economic benefit is not the primary reason I operate my STR, it is a genuine community contribution that should not be dismissed.

Concerns About Misinformation at the April 30 Meeting

I must respectfully flag that some information presented at the April 30 meeting was not accurate. One community member stated that Airbnb directly contacted STR owners to encourage attendance at this Council meeting. As an Airbnb host, I received no such communication, and I am not aware of any host who did.

The same individual stated that Airbnb was actively promoting the Severn area as an investment opportunity. Following the meeting, I investigated this claim. The source appears to be a third-party website with no affiliation to Airbnb. I raise this not to be adversarial, but because Council's deliberations should be grounded in accurate information. Policy decisions of this magnitude deserve a factual foundation.

Acknowledging Genuine Community Concerns

I want to state clearly that I have genuine sympathy for the neighbours who shared their experiences at the meeting. Disruptive and unlawful behaviour by renters, including noise violations, trespassing, and property damage, is unacceptable. Every resident of this community deserves to enjoy their property in peace. The individuals and properties responsible for those harms should be held accountable. I fully support Council taking meaningful action in response.

However, my concern is that the proposed licensing framework would not resolve those issues and would instead impose a significant burden on responsible operators while doing little to address the underlying problems.

Why Blanket Licensing Is the Wrong Approach

A licensing regime applied uniformly to all STR operators would, by definition, treat every owner identically, whether they have a long record of responsible operation or a history of bylaw violations. This is not a targeted response to the problem. It is an administrative burden distributed across the entire STR community, the majority of whom are not the source of the issues Council has heard about.

As was acknowledged during the Council presentation itself, licensing would not directly resolve the noise complaints, trespassing incidents, and bylaw violations that community members described. Those are enforcement failures, not registration failures. The properties causing harm are, in most cases, already identifiable. Licensing an additional 100+ responsible operators does not make those properties easier to address.

Licensing frameworks also carry administrative costs, create barriers for small-scale operators, and may in practice reduce the number of responsibly managed STRs in the community while doing nothing to eliminate the problematic ones.

A Better Path: Targeted Bylaw Enforcement

The most effective and proportionate response to the concerns raised is targeted enforcement of bylaws that already exist. Severn Township has existing tools: noise ordinances, building code regulations, trespassing provisions, and nuisance bylaws. These bylaws, if enforced proactively and with appropriate consequences for repeat offenders, would directly address the specific harms described by residents at the meeting.

I would encourage Council to consider the following measures as an alternative or prior step to licensing:

A dedicated and accessible complaint mechanism: A straightforward process through which residents can report violations and receive confirmation of follow-up would provide accountability without burdening all STR owners.

Escalating consequences for repeat offenders: Bylaw enforcement with meaningful, escalating penalties for repeat violators would deter non-compliance more effectively than a licensing fee.

Direct engagement with identified problem properties: Where specific STR addresses are the subject of repeated complaints, enforcement resources should be concentrated there first.

These measures are proportionate, targeted, and would produce real results for the neighbours who are suffering. They do not require Council to impose a blanket framework on every STR owner in the township.

Conclusion

I support Council in taking action on this matter. I do not believe that responsible STR owners and affected neighbours are in opposition. We all want the same outcome: a community where people can live, visit, and enjoy the extraordinary natural environment of this area without interference.

What I am asking Council to consider is that the solution be proportionate and targeted. Licensing penalizes the many for the conduct of the few. Bylaw enforcement targets the

conduct directly. I would urge Council to pursue the latter before moving forward with the former.

Thank you sincerely for your time, your service to this community, and your consideration of this submission. I am happy to discuss any of these points further and can be reached at your convenience.

Respectfully submitted,

Michelle Smith

Homeowner, Washago, Ontario

Input on Short-Term Rental Policy – Severn Township (April 30 Meeting)

Dear Mayor and Members of Council,

I am writing as a resident of Severn Township and a local farm owner who is in the process of establishing a small-scale, rural short-term rental accommodation on our property.

I appreciate the work Council and staff have undertaken to better understand and address short-term rentals. Having reviewed the recent reports and surrounding discussions, I would like to respectfully offer input as you consider next steps following the April 30 public meeting.

First, I believe it is important to recognize that the Township's own **data shows that only a very small number of properties generate recurring issues**. The vast majority of short-term rental operators appear to be responsible and operate without complaint. For that reason, I would strongly encourage Council to **focus on targeted enforcement of existing by-laws for repeat offenders**, rather than implementing broad, high-cost regulation that impacts all operators equally.

Second, the **experience of neighbouring municipalities**—particularly Oro-Medonte—demonstrates that more aggressive regulatory approaches can lead to **prolonged legal challenges, uncertainty, and administrative burden without necessarily resolving** the underlying issues. Severn currently benefits from a more balanced and flexible approach, and I would encourage Council to preserve that advantage.

Third, I would ask Council to consider the broader economic context. With **current global economic uncertainty, rising fuel costs, and increasing travel expenses, tourism is likely to face additional pressure** in the near term. In this environment, introducing restrictive or costly regulations on small tourism operators could **unintentionally reduce visitor activity and local economic benefit at a time when it is most needed**. A measured and supportive approach will help ensure Severn remains an accessible and attractive destination.

If Council determines that licensing is necessary, I respectfully request that it **remain minimal, low-cost, and strictly focused on health and safety — and not evolve into a revenue-generating or restrictive framework**.

In particular, I would urge Council to **avoid**:

- High annual licensing fees
- Caps on the number of short-term rentals

- Separation distances between properties
- Limits on the number of rental days per year
- Requirements that would restrict rural or farm-based accommodations

I would strongly encourage Council to formally recognize and **treat rural and farm-based short-term rentals as a distinct category, given their inherently low density, lower impact, and reduced likelihood of generating the types of complaints typically associated with higher-density or absentee-operated properties.**

Finally, I would encourage Council to continue **strengthening complaint response and enforcement tools, as this appears to be the most direct and effective way to address the concerns that have been raised by residents.**

Given the relatively low number of issues and the uncertainty demonstrated in neighbouring municipalities, I would strongly **encourage Council to defer any significant regulatory changes until clearer evidence of need is established. Introducing unnecessary cost or complexity at this stage risks discouraging responsible local participation while doing little to address the relatively small number of problematic properties.**

Severn Township is currently in a strong position, with a manageable number of short-term rentals and relatively few issues. **Thoughtful, measured action now—rather than broad or reactive regulation—will help preserve both community well-being and the ability of residents to responsibly make use of their properties.**

Thank you for your time, and for the opportunity to provide input on this matter.

Respectfully,

Mike Barrington
Severn Township Resident
True North Men's Coaching

From: [Ken and Nadine Shaddock](#)
To: [Alison Gray](#)
Subject: STR
Date: May 2, 2026 10:15:10 AM

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I was at the April 30 council meeting regarding STR. I would just like to say that I completely agree with the gentleman who spoke about the density problem. I live in Sandcastle Estates, a subdivision of 60 homes, and we have 6 STRs. I feel that is too many for our little area and there should be a bylaw preventing too many STR's close to each other. I believe Ramara Township has such a bylaw.

Nadine Shaddock
3913 Treeline Drive
Washago

From: [Nancy Croft](#)
To: [Alison Gray](#)
Subject: Message to the Council re :STRs
Date: May 5, 2026 9:05:47 PM
Attachments: [1000017401.png](#)

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Good morning Ms Gray

I attended the public meeting on Thursday evening regarding short-term rentals in Severn. I didn't bother speaking as I've been very vocal about my stance regarding short term rentals for seven years now since a ghost hotel opened beside us on Lakeside Drive. You did however hear me laughing out loud when Mayor Mike Burkett said he was unaware it was such an issue. I have lost count of the amount of times I've called and emailed the township, (the bylaw officer when there's one available), the police and the fire department and gotten nowhere. There were many angry and exasperated taxpayers in the room on Thursday who deserve to be heard.

Short-term rentals owned by greedy investors are a plague in Severn and need to be stopped. Nobody cares if somebody rents out their spare room on Airbnb. That is a totally separate issue.

We are requesting our council to vote for licensing in Severn so we can control density and occupancy with STR's and have proper enforcement with disruptive ghost hotels.

I googled "What is the purpose of a Town Council?" I've attached the search result. You may want to share it with everybody else on Council and the Mayor.

Yours,
Nancy Croft

A Town Council's primary purpose is to act as the elected governing body for a local community, ensuring the efficient delivery of services, making budgetary decisions, and enacting by-laws to improve the quality of life for residents. They bridge local needs with administration, acting as fiduciaries.  ontario.ca +3 ●

From: [Paul Robb](#)
To: [Alison Gray](#); [Mike Burkett](#)
Cc: [Kathy Frank](#)
Subject: STR's / Good Neighbour Policies /Severn Township Staff
Date: May 8, 2026 4:18:02 PM

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Good Afternoon,

We live at 1665 Peninsula Point Road, Severn Bridge. We have attended all of the meetings pertaining to STR's as we are directly impacted by the proliferation of these units in our immediate neighbourhood over the past 8 years we have lived here permanently.

We would like to share some of our experiences with both STR renters, the Severn Township Bylaw Enforcement staff, a former Councillor (Jane Dunlop), and in contrast our dealings with the Gravenhurst Township staff regarding STR issues across the Severn River from us.

I will start with our experiences with your Good Neighbour Bylaws and other Severn Township Bylaws that Severn Township has refused to enforce through our experiences. There should be records on hand at the Township for the following;

Several years ago the owners of 1669 Peninsula Point Road, next door to us, built a large deck without a permit extending out to approximately 35' from the river and attached to the house. They then strung bright lights all around the perimeter that because of the illegal projection of the deck Shawn in our living room and dining room windows. Regular weekend parties had strangers also staring in our windows all hours of the day and night. We contacted the Township Building Inspector and the Bylaw officer to ask if there was a permit for the deck and to complain about the lights that lit up our deck and the inside of our home. There was no building permit for the deck and the bylaw officer said the Good Neighbour bylaws required lights to not shine across property lines and into neighbouring homes. The bylaw officer contacted the owners several times and finally posted a notice on the side of their deck saying if they were not removed in 30 days, the Township Bylaw enforcement would attend and remove them and fine them. They were not removed for almost 3 years and the new Bylaw Enforcement Officer for Severn refused to enforce the Bylaw. So much for your "Good Neighbour Bylaws" to protect permanent residents against bad neighbours and STR renters. They also installed a large bulk gasoline tank holding 1000's of litres on the property. Severn Township bylaws prohibit bulk fuel storage on residential zoned property. Again, Severn Township refused to enforce their existing bylaws. Now back to the illegal deck, built without a permit, and built way closer to the river than the required setback from waterfront under Provincial law. The Township and Council fiddled around with this issue for about year before ordering it torn down for nonconformance. The owners appealed to the Ontario Land Tribunal. The Township spent a lot of money attending and presenting at the tribunal hearing. The Township won the hearing and the tribunal upheld the Township order to remove the deck or have it conform to the provincial set back requirement. The Township staff then proceeded to let the owners keep the illegal deck as it was illegally built, 35' or so from the water. You have the records! The bylaws were not enforced and when we again inquired about the intrusions to our privacy and the broken bylaws for lighting and bulk fuel storage, we were told the Township would no longer converse with us on any of those matters. So, the council and staff have repeatedly said at the STR meetings that the Good Neighbour Bylaws already protect the permanent residents and very few complaints are received. My point is the Good Neighbour bylaws and other bylaws from our direct experience and filed complaints have not been enforced. Please take some time and review the records on 1669 Peninsula Point Road. Complaints were and are ignored and not acted on and bylaws are not being enforced. Hence, many people like ourselves either no longer file complaints or they contact the OPP when it becomes serious. Jane Dunlop tried to take the above issues up with Township staff and she was told it was none of her business.

The STR problems all happen on the weekends and at night. The Townships process of go online and fill out a complaint form and we will look at it on Monday or Tuesday is of NO help to tortured residents living next door to

STR's every weekend.

Off and on over the past 8 years the house on the other side of us, 1663 Peninsula Point Road, has also been an active STR. During that time we have had people throw their garbage into our yard on departure. We have come home on several occasions to find people sitting on our deck, on our dock, and once in our boat. People regularly sat on our waterfront as we had sandy beach. We have endured extreme drunkenness, loud profanity until wee hours of the morning, drugs, fights, and threats. Camp fires during fire bans, trespassing and property destruction. On one occasion, drunken parties at the STR next door were cutting limbs off of our spruce tree for their camp fires.

By contrast. Across the river is Gravenhurst Township who have a licensing system for STR's. A trio of cottages next to each other and all owned by one person on Beasdale Lane have always been a problem for weekend parties. After four complaints to OPP for loud music, profanity, light issues and people hitting golf ball off the dock at homes on our side of the river, Gravenhurst Township revoked the owners STR license for over one year. We weren't ignored and brushed off like we are here in Severn. Gravenhurst used their licensing process to warn, and then fine, and then revoke the license of a problem STR.

Licensing and a three strikes policy is the answer to solving STR abuses in Severn. But you need to enforce the bylaws you have in place also. Programs without enforcement resolve nothing. We hope the Council will reconsider the merits of a licensing system and require the township staff to seriously enforce the rules and bylaws to protect the permanent residents of Severn Township.

Sincerely
Paul & Lynne Robb
1665 Peninsula Point Road.

Sent from my iPad

From: [Rob Purdy](#)
To: [Alison Gray](#)
Cc: [Diane Purdy](#); [Katherine Frank](#)
Subject: Licensing STRs
Date: May 4, 2026 9:31:51 AM

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Hello Council and Administrative team.

Thank you for having a public forum on STRs and giving us a chance to voice our concerns. As you heard, there are many concerns with unlicensed and unregulated STRs, and that's why I feel licensing is the way to go

My thoughts as to how it would work is that in order to operate an STR, a license must be obtained. Same as any business in our area. The fee should be whatever it would be for any other business. The cost of the license is not as important as the cost of fines that would be associated with infractions.

The licensing would trigger inspections for fire safety and occupancy determination based on septic size and available parking.

Once licensed, the STRs would be allowed up to 4 legitimate complaints. The first one would be free, the second to fourth should have a sliding scale for the fines. Once the fourth complaint is reached, then the STR loses their license for at least one year.

If they continue to operate, then this is where the real enforcement and fines begin. They should be fined a minimum of \$5,000 for each occurrence. We have STRs in our area that rent for more than \$8,000 so the fine has to be significant enough to enforce "Good Neighbour" compliance.

Given the behaviour that has been witnessed at many (not all) the STRs in our area, there will be many fines, and that's how the program will be funded.

All we are looking for is to have the peaceful enjoyment of our home and there are STRs in the area that have good owners who ensure that those they rent to do not affect that. We have STRs with absentee owners who care nothing for who they rent to, or what they do. So subsequently we have had terrifying encounters with drunk and drugged up renters when we try to get them to stop their behaviour. We can't be put in that position anymore. We are not enforcement officers. If this continues I do suspect that there will be a situation that arises that will have a negative outcome.

So please help us regain the quiet and SAFE enjoyment of our property that we deserve.

Sincerely,

Rob and Diane Purdy
1687 Peninsula Point Rd.
Severn Bridge, ON
P0E 1N0

From: [Robert Hopkins](#)
To: [Alison Gray](#)
Subject: Short term rentals & Severn
Date: May 7, 2026 11:57:56 AM

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Thank you for the opportunity for involvement in this process.

I am a resident of Severn and have been so for 70+ yrs.

I have a short term rental at 1809 Woods Bay Rd. I live at this location.

I was able to attend the recent meeting and hear most of the input from residents , some horrific and a bit sensational, but most level headed and informative. The basic facts remain that a very few sites of STR's are the cause of most of the problems. It is apparent that STR's at which owners are present/on site are not the problem. Absentee owners of STR's are the problem.

Bylaws seem to have been reviewed and updated, such that they should be able to respond to most of the problems that are presenting. The fact that 3 sites have multiple complaints would indicate that thus far the administration of the bylaws have been ineffective. More officers and increased severity of the application of the existing rules may help. As such AMPS may be of benefit.

There are jurisdictions that have created bylaws penalizing absentee landlords.

Licensing STR's in other locations have demonstrated that costs are not covered by fees, unlicensed sites increase dramatically, a large increase in workload takes place on township resources, and the bad players still avoid consequences as they wade through the court system.

Therefore, I disagree with a separate system of regulation on STR's. The appropriate solutions are in place and simply have to be administered correctly.

Thank you in advance for your consideration.

Robert Hopkins

Sent from my iPad

From: [RONN FRANK](#)
To: [Alison Gray](#); [Mike Burkett](#); [Judith Cox](#); [Wanda Minnings](#); [Dan Janssen](#); [Jim McIntyre](#); [Phil Brennan](#); [Mark Taylor](#)
Cc: [Jean Birtles](#); [Sue Daniel](#); [Craig & Sylvie Wood](#); [Graig Fraser](#); [Kayla & Andrew](#); [Paul Heckendorn](#); [Chris Granger](#); [Katherine & Chris](#); [Spencer nietsch](#); [Rob Green](#); [Paul Robb](#); [John & Julie Wood](#); [Rob Purdy](#); [Neil Harmer](#); [Bob Rennie](#); [Joyce Belcourt](#); [Dan & Kathy McPhee](#); [Karen MacKay](#); [Scott & Karen](#); [Joe](#); [Steve & Lise Monardo](#); [Burt Gamble](#); [Lisa Coulman](#); [Victor Beamish](#); [Kim Beamish](#); [Blake Bouchard](#); [Sharon Mascarin](#); [Nancy Croft](#); [John Pluister](#)
Subject: Reason for licensing
Date: May 8, 2026 2:29:05 PM

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To Mayor Mike, Councillor's and Township staff:

For reference I will only talk about the hotel on Lauderdale Point Crescent that is three doors down from our house.

It has come to our attention from your Chief Building Inspector Jeffery that the property three doors down from our home was only approved for a four bedroom

All of last year (2025) it was a mystery to the Council and you didn't know how to deal with the occupancy issues. We now find out that it was only ever approved for four bedrooms and according to regulations an 8 people occupancy. Whereas it was advertised in Air B&B as six bedrooms and upwards of 18 people.

Why is it that it took the residents to research the septic/building permit to find out that this establishment was WAY over capacity?! Why was this not brought forward by Township staff and/or Council last summer??

With licensing we can regulate density and we can set occupancy (as you know we already have seven on Lauderdale Pt Crescent & Peninsula Point) and yes - there may still be parties in 2026 that may not be initially controlled - however through the demerit system that is associated with it if these STR do not come into line they will lose there license and the issue will be solved.

I would hope that you take this very seriously as you heard on April 30th there are many taxpayers that are very upset. Nobody wants to see the taxpayers take this to the next legal level if it isn't handled properly.

Regards

Ronn Frank

From: [Sue Daniel](#)
To: [Alison Gray](#)
Cc: [Jean Birtles](#); [Katherine Frank](#); [Sue Daniel](#); [David Daniel](#); [Craig & Sylvie Wood](#); [Kayla & Andrew](#); [Paul Heckendorn](#); [Katherine & Chris](#); [Spencer nietsch](#); [Paul Robb](#); [Rob Green](#); [John & Julie Wood](#); [Rob Purdy](#); [Neil Harmer](#); [Bob Rennie](#); [Joyce Belcourt](#); [Dan & Kathy McPhee](#); [Karen MacKay](#); [Scott & Karen](#); [Joe](#); [Steve & Lise Monardo](#); [Burt Gamble](#); [Lisa Coulman](#); [Victor Beamish](#); [Kim Beamish](#); [Blake Bouchard](#); [Graig Fraser](#); [Sharon Mascarin](#); [JOHN Niddrie](#); [Nancy Croft](#); [John Pluister](#)
Subject: STRs
Date: May 5, 2026 10:36:35 AM

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Dear Ms. Gray,

I was at the meeting on 30 April regarding STRs.

I was impressed with the number of people who got up to speak. They were passionate about the problem. You can see the upset, concern and in some cases the fear short term rentals are causing.

There are owners who use STRs to supplement their income. These folk are not the problem. The problem is the big businesses that are coming to the area. They buy large homes or plots of land specifically to build STRs. It is a big money business, they do not live there. They have no regard for the residents who are in the area, it's all about profit.

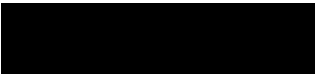
One of the biggest concerns is that there is no density control. If we are not careful we could have streets of STRs as residential homes are sold, some times because of STR upset.

I could go on but the bottom line is, something has to be done.

We wait to hear your resolves, this needs to be addressed sooner than later.

Regards, Sue & Dave

Sue Daniel



STR Meeting - Apr30/26

We observed the Severn meeting on STRs and agree with many of the points raised. It was a pleasure to hear from responsible STR owners. We have a different perspective on the issues raised.

We have properties on an island - Deer Island, Gloucester Pool. Adjacent to Deer Island is a smaller island, separated from us by a very small water break. We had an STR on that island for years and experienced yelling at all hours, overcrowding, loud music, dangerous boating, foul language and peeing off the dock. The most dangerous issues were frequent campfires and fireworks during fire bans. As island residents, we experienced parking issues at the local marina. Renters parked cars in reserved resident spots or blocked loading areas used for boat slips.

Concerns for water-access-only properties

Safety - the #1 concern

There is no police protection on water-access-only properties. The STR meeting participants noted that they called police. But if we have an issue, especially at night, police won't get a boat and come across to the property. Like others at the STR meeting, we don't feel safe addressing renters directly as their reactions are unpredictable. The STR owner for the property next to us was 3-4 hours away and never on site. Similar to the police, we are sure no by-law officer would venture out at night.

There is no township fire protection. As a fire chief stated, we could save our foundation. We rely on fire pumps located around the Pool which necessitate a boat trip. Renters who disregard fire safety, light campfires and set off fireworks pose a serious risk to immediate neighbours and the surrounding area as a whole. Are renters aware of fire safety ratings? Have they purchased a fire permit? Do they know where the fire pumps are located? How to use them? There are so many issues around fire alone. All it takes is one mislaid match for our homes to be destroyed.

We've seen reckless behaviour involving STR clients with boats and jet skis. Hot-dogging, coming too close to shorelines and submerged rocks as well as environmentally sensitive areas containing beaver, otters, loons and muskrat.

Renters' safety matters if they need 911. Do they know where to send an ambulance or police? Do they have GPS coordinates for their location?

Noise

On an island, we are also impacted by road-access STRs on the Pool. Sounds carry over water. Noises from across the Pool are disturbing but we can't provide an address to the police or by-law officers. We have to depend on neighbours near the offensive situation to report. And, as with safety concerns, we understand everyone's hesitation to address renters directly.

Occupancy

During rental times, we saw up to 16 people in a three-bedroom cottage. Beds were added on the enclosed wraparound porch along with tents on the lawn. Others have seen at least 20 people. The STR owner advertised it online (not through a booking site) as a private island which led renters to think they would not be disturbed. No thought about them disturbing residents. The owner collected a damage deposit and actually told us he had no concerns as long as he got his rental money. Too bad there's no such thing as a disturbance deposit for neighbours. Thankfully, the cottage sold recently and is currently occupied by a very nice family. But we sympathize with others at the STR meeting and share their worries and concerns.

Solutions

Enforcement

Current by-laws need to be more strongly enforced. Although good for most neighbours with STRs nearby, this would do little to alleviate or mitigate the safety risks for water-access-only properties.

Registration, Licensing and Fines

Without registration or licensing, what constitutes illegal STRs? Without police and fire safeguards, water-access-only residents have very little recourse. Noted in the meeting, areas around Severn have stricter rules. Some realtor ads and booking sites note our low regulatory framework which invites problematic renters into Severn Township. Severn can't be perceived as a haven for misbehaving, irresponsible or dangerous renters.

Start licences at a moderate level for all so as not to penalize the good STR owners. At the first legitimate complaint and/or police callout, fine the STR owner equal to one night's income, second complaint, two nights, etc. Hitting the pocketbook may make a difference. The cost has to outweigh the profit. The fine should be applied to the property tax bill.

IDEAL

Do not allow STRs on island or water-access-only properties. There are additional safety concerns to life on a property without road access.

Increased enforcement would not address these concerns as the enforcement may come too late. The introduction of registration, licensing and fines might just limit the number of STRs but not speak to safety matters. Restricting STRs could help alleviate safety risks associated with water-access-only properties. With resources being a financial concern for the township, it could mean fewer STR properties for enforcement officers to deal with.

R Kent Weale 1955 Deer Island
Sydney Weale 1955 Deer Island
Vanessa Weale 1969 Deer Island

May 1, 2026

Alison Gray,
Director of Corporate Services/Clerk,
Township of Severn,
1024 Hurlwood Land,
Severn, Ontario.
L3V 0Y6

Dear Alison

My wife and I attended the "Short-Term Rentals & Severn" public meeting at the Township offices on Thursday April 30, 2026.

Our comments are as follows.

Should Council decide to pass a bylaw concerning "STR's", consideration should be given to owners who reside on the same property as the STR. We fall into that category. Our guests are vetted and we assure you they are aware that we live on site and expect the rules to be followed. As a result, our neighbours and our family have never experienced any problems. We suggest that a lesser licensing fee should reflect "on site STR homeowners" (OSSTR).

Addressing the density issue regarding OSSTR homeowners should be considered. Noise, garbage, parking and safety/retaliation issues are a main issue/priority as demonstrated during the meeting, however OSSTR homeowners all indicated that those concerns are non-existent. Our OSSTR has never experienced any of the concerns as above because we don't want to personally experience any problems and we also respect our neighbor's privacy and their rights. We suspect most if not all OSSTR's have the same values.

Regulating the number and location of STR's should be considered however, should guidelines be implemented, we suggest that OSSTR's be excluded. In our case we operate an OSSTR and our next-door neighbor operates an OSSTR too. How will the decision be made in order to inform us that one neighbor can continue and the other must not? Especially when we all ensure decorum, respect each other and get along. Perhaps the size of the property in question could be factored into the decision-making process. Our property is five and a half acres, and our neighbor has a similar sized property. That alone separates us from other STR's and OSSTR's who operate in a subdivision type area that typically consists of smaller lots.

Council may want to restrict or limit the number of licenses it grants for STR's. We suggest you take into consideration the operation of an OSSTR and "grandfather" those operations into the licensing bylaw.

Regarding STR complaints about noise, garbage and other enforcement issues, we suggest that a system be implemented where concerned residents can call a township dedicated phone number any time of the day or night. The system could allow the residents to leave a message regarding a problem STR including the location, description, and any other information the township deems necessary (a pre-recorded announcement telling the caller what information is required may help). The following workday the bylaw department can follow up with the caller and explain the next steps involved regarding bylaw

enforcement, any further information required and contacting the owner of the property in question so as to implement the necessary enforcement procedures.

Fines are important. We agree with the AMPS program and or adding the cost to the taxes of the property owner.

Limiting the number of people at an STR and an OSSTR may be another factor to consider. We have capped our limit to six people even though we could double that amount. A small number of people helps ensure a problem free environment.

Thank you for your consideration and please feel free to contact me or Carolen should you have any questions.

Ted and Carolen Allen
8041 Hwy 11 north
Severn L3V 0Z8



Cc: Phil Brennan