

A stylized, colorful illustration of a landscape. The background features wavy, layered bands of blue and white, suggesting a sky or water. In the foreground, there are rolling green hills with dark brown soil. On the left, there is a green tree, a purple flower, and an orange flower. A small red bird is flying in the upper left. The overall style is simple and artistic.

# *Cottage Rentals*

*LKO AGM June 2018*

*Bob Carter  
Vice-President, LKO*

# Short Term Accommodation

- *Temporary residence by way of a commercial agreement*
- *30 days or less*
- *Not a B&B, Hotel, Inn, Motel, Tourist Cabin*
- *Not usually in a commercial area*

# *What's different about rentals today?*

- *Technology*
- *Internet and rental service providers*

# Rental Services

- CanadaStays
- TripAdvisor
- VRBO
- FlipKey
- HomeAway
- VacationRentals.com
- FeWo-direkt
- Abritel HomeAway
- OwnersDirect
- Kijiji
- Airbnb
- Homelidays

# *What's different about rentals today?*

- *Technology*
- *Internet and service providers*
- *In the past the rental transactions were local; today, ads have a global reach*





1 von 30

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Nachricht an den Vermieter

## Colin und Justins Lake House - Plan B

### Details



Objekt  
Ferienhaus



Personen  
12



Schlafzimmer  
6



Badezimmer  
4



Mindestaufenthalt  
2-7 Nächte

### Über dieses Objekt

This 3,300 sq ft, four season, luxury retreat has been completely transformed by the design duo Colin McAllister & Justin Ryan to create their vision for the ideal vacation rental. The main cottage has 4 bedrooms, 3 baths (all with heated floors!), 2 living rooms, amazing screened Haliburton room, a chef's kitchen, lower level family room w/ walkout to water. Add to this the separate log built guest cabin with 2 bedrooms, 1 bath & living room.

# German Website

# *What's different about rentals today?*

- *Technology*
- *Internet and service providers*
- *In the past the rental transactions were local; today, ads have global reach*
- *Demand has increased and supply has followed*



## Why is the supply growing?

- Hundreds of properties in Haliburton
- \$2,000-\$5,000 per week



# Short Term Accommodation Issues

- Reduction in available residential housing
- Competition to Lodges, Inns & Hotels
- Changing the character of neighbourhoods
- Safety (e.g. Fire, Boating)
- By-Law Infractions (e.g. Noise, Parking)
- Wells

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- *Wells*
- ***Septic !!!!!!!!***

# Phosphorus

- Nutrients such as Phosphorus come from:  
Our bodies, through our septic systems, where they leach into the soil and head down to water – our aquifers, streams, rivers and lakes
- One key factor contributing to the growth of blue-green algae is the amount of available nutrients such as phosphorus .....
- Blue-green algae blooms can be caused by ..... leaching from septic systems.
- In Ontario, phosphorus tends to be the nutrient that influences the growth of algae.

# Lake Health

- *The lakes bring you, your family and other visitors to Haliburton County*
- *Without healthy lakes there is no community*
- *Without healthy lakes your enjoyment goes down*
- *Without healthy lakes your property value goes down*



# What did the LKO do?

- Determined that this was a significant issue
- Wrote letters to Dysart & Minden asking them to address the issue
- Minden has determined that this is a significant issue and has consulted with a number of municipalities and will hold public consultations this year
- Dysart hopes to bring in by-laws this year

# *What is the Solution?*

- *No easy solution*
- *Balance owner's rights vs. the common good*
- *Education & voluntary compliance has not worked in other jurisdictions*
- *Probably requires Regulation & Licensing*
- *Town of the Blue Mountains*

*Questions ?*



