

Memorandum to the Council of Corporation of the Municipality of Temagami

Subject: Response to Short-Term Rental Licensing By-law Inquiries

Memo No: 2025-M-127

Date: May 22, 2025

Attachment: Appendix A - Draft Response Letter: Short-Term Rental Licensing By-law

Appendix B - Letter to Mayor and Council - Short Term Rental By-Law

Prepared By: Laala Jahanshahloo - CAO/Treasurer

Recommendation

BE IT RESOLVED THAT Council receives Memo 2025-M-127 as presented;

AND FURTHER BE IT RESOLVED THAT Council approves the letter attached as Appendix A, being hereby made part of this memo, to be used as the Municipality's standard response to inquiries regarding By-law No. 25-1809.

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1. Executive Summary

This report recommends adopting a standard response letter to address public inquiries and concerns related to the proposed Short-Term Rental Licensing By-law (No. 25-1809). The letter (Appendix A) is intended to ensure consistency, reduce misinformation, and help the Municipality communicate clearly and professionally with residents and stakeholders. The need for this approach is supported by the type of inquiries received to date, including the sample correspondence included in Appendix B.

2. Background

By-law No. 25-1809, which proposes a licensing framework for short-term rental accommodations (STRs) in Temagami, received first reading on March 27, 2025. It has not yet been enacted. Since then, the Municipality has received public feedback and inquiries expressing concern, confusion, and support.

Recurring issues raised include:

- Misunderstanding that the By-law would prohibit STRs
- Concerns about enforcement costs and fairness
- Impacts on tourism versus protection of residential areas
- Questions about whether STRs are being treated equitably with B&Bs

Staff are currently incorporating critical revisions and clarifications into the draft By-law, and all public feedback will be gathered, reviewed, and considered prior to final passage.

In this context, it is important for the Municipality to adopt a clear, consistent, and respectful standard response. The attached letter (Appendix A) accomplishes this and provides factual clarification without inflaming tensions or misrepresenting Council's intent.

3. Clarifying the Purpose of the By-law

The purpose of the proposed By-law is to regulate, not eliminate, short-term rentals. The licensing framework is intended to:

- Require proof of septic capacity and fire code compliance;
- Limit occupancy based on safe use of property;
- Ensure 24/7 local contact for emergencies and complaints;
- Enforce codes of conduct for renters and owners;
- Apply penalties and demerit points only for repeat or serious violations.

This approach aligns with recommendations from planning and legal advisors, and reflects practices already in place in other Ontario municipalities.

4. Conclusion

The adoption of the draft response letter will allow staff to address STR-related inquiries consistently, accurately, and respectfully. It will also reinforce the message that public feedback is welcome and will be thoroughly considered before Council enacts any final version of the By-law.

Appendix A - 2025-M-127

[Date]

[Recipient Name or "To Whom It May Concern"]

[Address or Email Address]

Dear [Recipient],

Thank you for your interest in the Municipality of Temagami's approach to managing short-term rental accommodations.

We wish to clarify that the Municipality is not seeking to eliminate short-term rentals, but rather to implement a fair and enforceable licensing system that ensures the responsible operation of these accommodations in our community. On March 27, 2025, Council gave first reading to By-law No. 25-1809. The By-law has not yet been enacted, and revisions are ongoing based on public input.

This licensing system was developed in response to ongoing concerns about:

- Noise disturbances, overcrowding, and fireworks;
- Septic strain and water quality risks in Lake Temagami;
- Property misuse and lack of accountability;
- Legal liability.

At the same time, we fully recognize the important role STRs play in Temagami's tourism and economy. The proposed By-law supports this by creating a structure that:

- Requires proof of septic and fire safety compliance;
- Establishes safe occupancy limits;
- Requires a designated local contact for emergencies;
- Sets clear behavioural expectations for renters and owners;
- Applies penalties only to repeat or serious violations.

The framework is designed to be manageable for both owners and municipal staff. Properties already operating safely will see minimal disruption and will benefit from the clarity, fairness, and protection that a licensing system provides.

All feedback received will be gathered and reviewed before finalizing the By-law. If you have additional comments or concerns, we encourage you to contact us at your convenience.

Sincerely,

[CAO/ Clerk]

The Corporation of the Municipality of Temagami

P.O. Box 220, Temagami, ON P0H 2H0

Phone: (705) 569-3421

Appendix B - 2025-M-127

April 28th 2025

Municipality of Temagami
Box 220
Temagami ON
P0H 2H0

Re: Short Term Rental By-law

Dear Mayor Dan O'Mara and Council:

I would ask the council to please help us understand why a small town with very few businesses would create a 16 page by-law to end (short term rentals) within the municipality. I would challenge the council to turn this around and see that short term rentals boost tourism. Most by-laws come from complaints, I would guess that the lodges within the area are complaining that these short term rentals are stealing their business, which is not true. I urge all of you to read the book by Doug Griffith (13 Ways to Kill your Community) . I have read it and unfortunately for Temagami you have killed it. It's a proven fact that if business owners do not know how to market their own business they will find someone to blame it on and this is usually the reason to bring forth such a detrimental by-law.

Short Term Rentals not only bring in more tourism they also create jobs.

Should the municipality want to create a fee for a license, why not, that would be acceptable.

Does it create havoc on our sewage system, I don't believe this is happening when we were always told there is plenty of room in our lagoon for a large hotel/motel should one ever be developed in Temagami.

There is an excellent article in realestatemagazine.ca on short term rentals.

Landlords for long term rental have lost their rights to evict tenants, changing their wording to short term gives them back their rights.

I ask the council to throw this by-law out and see that short term rentals are an opportunity for the council to build on tourism and create more lodging for the area.

Thank you

Sincerely

Debby Burrows