



**Agenda
Council Meeting
Tuesday, November 7, 2023
Council Chambers 1:00 PM**

8. Delegations

- 8.1. Jacqui Milne and Barry Bresner
Re: Ghost Hotels

Ghost Hotels

This submission is made on behalf of those residents of Nogies Creek concerned by the proliferation of commercial daily rental operations in the Municipality of Trent Lakes and, more particularly, the operation of “ghost hotels” in areas zoned Shoreline Residential (“SR”). 1. For present purposes, a ‘ghost hotel’ can be defined as a residential property that contains more than 3 guest rooms and that is used exclusively, or almost exclusively, as short-term rental accommodation. As explained below, the 3-bedroom limit reflects the requirements of the Municipality’s existing zoning by-law. 2. We recognize that Trent Lakes has been actively considering regulatory changes and the introduction of a licensing regime for short term rentals (STR’s) and has introduced enhanced enforcement measures. We applaud those efforts, but they do not address a core issue – the fact that Zoning By-Law No. B2014-070 (the “Zoning By-Law”) does not permit most commercial STR operations, including ghost hotels, in areas zoned SR and that the Municipality has appeared unwilling to fulfill its duty to enforce the existing ByLaw.

Access agenda on line to see more.

Conclusions 28. Residents of Nogies Creek are concerned by the proliferation of unlawful commercial operations, ghost hotels, operating in the SR zone. We purchased and maintain our ownership of our properties in reliance on the Zoning By-Law which ensured that our neighbours would limit the operation of their properties to the residential uses permitted by the Zoning By-Law. We respectfully ask that Trent Lakes take action without further delay to prevent any continuing violations by (i) instructing legal counsel to send a cease and desist letter to the operators of all known ghost hotels in Trent Lakes advising that any continuation of their operations in violation of the Zoning By-Law, including their continued postings on STR platforms, will result in legal proceedings for injunctive relief, and (ii) instructing legal counsel to institute legal proceedings in the event of non-compliance with the cease and desist letters.

Results – Franzen wanted a Legal to look at situation to see if it was a zoning violation and whether they could act on it.

Armstrong – We(Council members) are not sure whether it is a zoning violation so it needs to be explored further.

Pam Dickey, Christmas Hamper Coordinator on Donation Request for Christmas Hampers for Area Seniors 8.2.

Community Care Buckhorn has once again, has agreed to share the names of clients that are in need of this program and Buckhorn Pharmacy is also assisting in identifying additional seniors that would qualify for this program. One day's meals will include a soup, main course and dessert at a costs \$12.25. Our hope is to be able to provide meals for Christmas and one for either Christmas Eve, or New Years Day. I am asking if it would be possible for the Municipality of Trent Lakes to provide a grant of \$500 to assist with this wonderful program.

Given \$750.00

9. Staff Reports

9.1. Public Works

9.1.1. Matt Wintjes, Supervisor of Waste/Public Works Coordinator Re: Blue Box Program Transition

[Blue Box Program Transition](#)

In 2021, the Ontario government passed a new regulation that shifts the financial and operational responsibility of blue box recycling programs to producers – those that produce and supply blue box materials to residents. (This report is basically what was presented in BRA's October meeting. See agenda for more information.)

In conclusion staff recommends Council enters into agreement with Circular Materials, officially designating them as the PRO responsible for overseeing the new Blue Box Program Framework.

Council accepted that they will use the four transfer stations. They entered into agreement with Circular Materials.

9.4.7. Barbara Waldron, Director of Building and Planning/CBO Re: Transfer of Septic Permits from Peterborough Public Health (PPH) to Trent Lakes

[Transfer of Septic Permits from Peterborough Public Health \(PPH\) to Trent Lakes](#)

Recommendation: THAT Council receive the Transfer of the Septic Permits issuance and inspections from Peterborough Public Health to Trent Lakes; and further, THAT Council approve the date of April 1, 2024, for Trent Lakes to officially begin issuing permits for septic systems; and further, THAT Council approve for that the Discretionary Safe Sewage Reinspection Program be deferred until 2025 with exception of the required mandatory inspections at the water systems. Financial Implications: Additional revenue towards the Protected Services Department Background: In the fall of 2022, Trent Lakes was put on notice that effective November 2024, Peterborough Public Health (PPH) would no longer be accepting any new septic permit applications and further, that all the municipalities within the County of Peterborough will be responsible to handle all septic applications, permit issuance and inspections.

Council approved in principal that the municipality will take it on April 1, 2024. Will be discussed at November budget meeting and final decision is in December meeting.

9.7.1. Bianca Dragicevic, Deputy Clerk

Re: Award RFP-05-2023 for Engineering Services for the Design of the Buckhorn Firehall and Public Works Depot

[Award RFP-05-2023 for Engineering Services for the Design of the Buckhorn Firehall and Public Works Depot](#)

Recommendation: That Council receive the report from the Deputy Clerk and approves awarding RFP-05-2023 for Engineering Services for the Design of the Buckhorn Firehall and Public Works Depot to The Greer Galloway Group;

and further That Council approve additional funding for the project to be included in the 2024 Budget. Financial Implications: Engineering Services for the Design \$369,846.74 (\$333,059.10* plus HST adjusted to reflect actuals). Provisional Contract Administration Services \$223,740.00 (\$201,485.20* plus HST adjusted to reflect actuals).

*An additional 10% contingency on both components of the project will be included in the appropriate budget. An amount of \$200,000.00 has already been included in the 2023 approved budget. The additional amount required for the engineering services will be included in the 2024 budget, with additional funds included in the appropriate future budget for contract administration services.

Presented to Galloway Group.

10. Presentations

10.1. Dave Smith

Re: Provincial Update

Smith was at the BCC for the Remembrance Day ceremony.

