

Municipality of Chatham-Kent

Legislative Services

Planning Services

To: Mayor and Members of Council
From: Bruce McAllister, Director, Planning Services
Date: November 28, 2017
Subject: Regulatory Review of Housing and Room Rentals

Recommendations

It is recommended that:

1. The proposed zoning measures presented in this report pertaining to rental dwelling units be received and that Administration be directed to proceed with the formal public notice in accordance with the Planning Act for the recommended amendments to the Zoning By-law, with consideration of adoption at a subsequent Planning Meeting of Council.
2. The proposed amendments to Consolidated Business Licensing By-law #178-2015 presented in this report be brought before Council once a decision has been made with respect to the amendments to the Zoning By-law.
3. The amendment to the Municipal Noise By-law 41-2004, attached to this report (Attachment D), to extend prohibitions on amplified sound in residential areas be passed.
4. The amendment to the Municipal Public Nuisance By-law, 76-2015, attached to this report (Attachment E), to provide additional enforcement powers to Police relating to nuisance parties be passed.

Background

Earlier this year Council directed that Administration undertake a specific review of its current by-laws and regulations regarding housing and room rentals, in an effort to harmonize the approach of the requirements with the Zoning By-law, Ontario Building Code, Fire Code and Licensing.

For example:

- Entire dwellings, apartment units or secondary units that are rented as a whole, either short or long term (i.e. traditional rentals or internet rentals such as through Airbnb, VRBO, Kijiji, etc.); and

- Rooms within a dwelling unit that are rented on an individual basis that do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants (i.e. Lodging Houses/Boarding Houses).

Zoning By-law, Ontario Building Code and the Human Rights Code

At present, the current definitions in the Zoning By-law and Ontario Building Code make it difficult to distinguish between a single dwelling unit and a lodging/boarding house. The Zoning By-law is also silent on entire dwelling rentals. As currently defined, lodging/boarding houses are not a permitted use as-of-right in any zone in Chatham-Kent. Only a few are permitted on a site-specific basis and these few are also subject to the municipality's Consolidated Business Licensing By-law.

It was determined through a series of administrative meetings and consultation with the public that the primary source of complaints was not from rental properties in general, but rather with the behaviour of occupants in certain non owner occupied rental properties sometimes incorrectly described as 'lodging or boarding houses'. This creates a dilemma from a planning perspective because land use controls cannot be used to 'people zone'.

Under the Planning Act, municipalities must "zone for land use, not for people". For example, zoning cannot be used to regulate the people who use a property and how they live. Regulating housing and room rentals is extremely challenging, as inevitably, all types of residential rental units become captured by the review. For example, from a land use perspective, there may be very little difference between a five bedroom single detached home that is rented and occupied by a family; a five bedroom single detached home rented to a group of students or temporary workers; or a five bedroom single detached home where each bedroom is rented individually. Whether the occupants are related or not, or live together operating as a single housekeeping unit, or do not interact at all with each other cannot be regulated via zoning.

In addition, housing is recognized internationally as a fundamental and universal human right. The Ontario Human Rights Code aims to protect and promote human rights and to ensure that every individual has the right to equal treatment, including equal opportunity to access housing and the benefits associated with it, without discrimination.

In Ontario, the Human Rights Code takes precedence over all other legislation unless the legislation specifically states otherwise.

Land use controls can only be applied to the use of land and physical characteristics of property development. Life safety, such as building and fire code compliance, have been identified as the public interest in regulating the use of residential properties described as housing and room rentals, which can be further regulated through licensing or other regulatory measures. Therefore, municipalities must ensure that their by-laws, processes, and decisions respecting shared housing do not target or disproportionately affect groups protected by the Human Rights Code, but rather should focus on regulating life safety aspects.

Chatham-Kent is not alone in trying to address the impact that housing and room rental accommodation dwellings have on neighbours and on neighbourhoods. A series of significant court cases from different municipalities have affected the scope of what a municipality can accomplish under its licensing and zoning by-laws. In general, these court decisions have not been helpful for municipalities and/or have arisen from fact situations that are not even present in Chatham-Kent. The courts have lessened the distinction between lodging houses and single housekeeping units; therefore making it difficult for the Municipality to only license lodging houses.

Comments

Public Consultation

As part of the review, Public Consultation Sessions were held on September 6, 2017 at the Civic Centre in Chatham and on September 7 at the University of Guelph, Ridgetown Campus. A summary of both of those meetings is contained in Attachment A.

In addition, an online survey was conducted from August 14, 2017 to September 15, 2017 to collect feedback from members of the public concerning Lodging Houses and Housing/Room Rentals in Chatham-Kent. The complete survey results are attached in Attachment B. The following is a general summary of the survey results:

- Approximately 400 individual responses to the online survey were received, a majority of which were residents of Chatham-Kent (85%). Respondents identified as landlords (23%), tenants (14%), post-secondary students (4%) and/or member of Municipal Council or Municipal employee (12%), the remaining were unidentified.
- In communities of Chatham-Kent most likely to contain rental properties, respondents identified Chatham (62%) as containing the largest number of known rooming rentals, followed by Ridgetown (19%), Wallaceburg (8%) and Blenheim (7%).
- Of the known rental housing in Chatham-Kent, respondents identified that 68% have between 0-4 renters and/or 73% contain between 0-4 sleeping areas.
- Overall, respondents were supportive of affordable housing in Chatham-Kent and would support the introduction of a licensing component for different types of rental housing to increase safety and compliance with zoning/property standards by-laws.
- Respondents were more in favour of requiring a site specific zoning amendment to permit "Lodging Houses" anywhere in Chatham-Kent as opposed to permitting them as-of-right on any residential property.

- Over 80% of respondents would support the enforcement of the Building and Fire Code, and the related costs landlords will incur to bring “Lodging Houses” up to required standards.

Official Plan

When considering regulatory changes with regard to housing, serious consideration needs to be given to the objectives and policies contained in Chatham-Kent's Official Plan, which read as follows.

Housing Vision Statement

To provide residents of Chatham-Kent with a full range of housing choices that meet their diverse needs and promote a community of collaboration, acceptance, and pride. This range of housing includes accessible, affordable, safe and supportive housing.

Housing Objectives/Policies

- *Plan for a diverse range of housing choices*
- *Increase the supply of affordable housing*
- *Promote, educate and create awareness of housing needs in Chatham-Kent*
- *Improve and maintain the existing housing supply*
- *Ensure the availability of emergency and transitional housing options for residents*
- *Promote an expanding range of housing support services (in urban and rural areas).*

In support of these housing objectives and policies, the Municipality has also prepared a more detailed Housing and Homelessness Plan. Based on this, Health & Family Services, Employment & Social Services has provided the following comments on the housing need and affordability in Chatham-Kent:

It is the position of Employment & Social Services that amending the Chatham-Kent Licensing and Zoning By-laws to include “Lodging and Rooming Houses” is in the best interest of the community and in line with the Chatham-Kent Housing and Homelessness Committee’s commitment to a Housing First approach to end homelessness in Chatham-Kent. Additional municipal and provincial strategic directions further support this position.

The Municipality has identified a need for affordable and safe rental housing in CK, particularly for individuals living in poverty, post-secondary students, and temporary migrant workers. We believe that the creation and enforcement of a specific Lodging and Rooming By-Law can play a vital role in addressing that need. In addition to

preventing homelessness, such a by-law will ensure this type of affordable housing meets existing standards and codes, therefore ensuring the safety of some of Chatham-Kent's most vulnerable citizens and the well-being of Chatham-Kent neighbourhoods.

According to 2016 Census data, there were 16,915 people – or 17% of the Chatham-Kent population – living on low incomes in 2015, almost 3% and 2.5% higher than the national or provincial average, respectively. Of those who are living on low-incomes in Chatham-Kent, a full third are single individuals. These are individuals who must find ways to pay for housing, food, and clothing on \$22,000 or less of after-tax income a year.

Not only are the average cost of market rent unaffordable on these low-incomes (\$518 for a bachelor and \$635 for a 1 bedroom), the available stock is increasingly limited and social housing waitlists are long. For example, in 2016, the average wait time for a 1 bedroom social housing unit was 30 months.

Due to the high demand, low supply and increasing costs of housing for single individuals in Chatham-Kent, some low-income individuals are left with little choice but to spend their minimal income on accommodations at local motels at a higher cost than they can afford, leaving them with little money left over to pay for food or clothing. This puts additional pressure on community resources such as clothing and food banks who are struggling to meet the increased demand. Available motel rooms that are within the individual's budget are limited and often below standard.

Proposed Regulatory Approach

Administration undertook a review of how other municipalities have addressed housing and room rentals from a regulatory standpoint. Generally speaking, for those that have undertaken a recent review, the approach has been much more permissive in terms of zoning to ensure a more integrated approach for all types of housing and compliance with the Human Rights Code. In some of the larger urban centres with more resources, several have developed a comprehensive licensing system where all types of residential rental dwellings require business licences to some extent. In particular, the City of Peterborough just recently undertook a similar review. Administration had several conversations with Peterborough staff and the proposed regulatory approach is similar to what Peterborough has recently implemented with some exceptions based on local characteristics and differences in the existing regulatory documents.

For any regulatory environment to be useful, it must be easy to understand and enforceable. The current approach to enforcing room rentals through the Zoning By-law requires Administration to try to build evidence on how rent is collected, who actually resides in the units and how the occupants interact with each other. Trying to prove that a collection of individuals do or do not function as a “single housekeeping unit” is a challenging task, if at all possible.

Administration is recommending that the most effective approach is to regulate the use by the number of bedrooms in the dwelling unit. Bedrooms are a physical characteristic of a building that are the basis of all residential dwelling units. While not foolproof, because a “spare room” den or sewing room can easily be converted to a bedroom, it is more easily enforced than trying to determine who lives there and how they pay their rent.

Based on the foregoing, Administration is proposing the following approach through a combination of Zoning and Licensing By-law amendments.

Rather than trying to distinguish between a whole-unit rental and rental by room scenario, it is proposed to introduce the following definitions to the Zoning By-law:

“Rental Dwelling Unit, Small” means a dwelling unit containing four bedrooms or less, which is rented either as a single housekeeping unit or where individual bedrooms are offered for rent. None of a bed and breakfast, group home, hotel, lodge, residential care facility or nursing home shall be considered a small rental dwelling unit.

“Rental Dwelling Unit, Large” means a dwelling unit containing five or more bedrooms, which is rented either as a single housekeeping unit or where individual bedrooms are offered for rent. None of a bed and breakfast, group home, hotel, lodge, residential care facility or nursing home shall be considered a large rental dwelling unit.

Although the Zoning By-law would introduce two separate definitions, it is proposed that both Small and Large Rental Dwelling Units be permitted in all Residential Zone categories, Institutional Zone and Commercial Zone categories that permit residential uses. The vast majority of dwelling units in the Municipality have 4 bedrooms or less, which was also validated in the on-line survey. The proposed approach would allow any of these dwellings units to be rented, in whole or in part. This means, as an example, that both sides of a 4-bedroom semi-detached could be rented by the bedroom or as a whole unit. It is not relevant if there is a single lease or 4 leases. It is not relevant if the occupants operate the unit in a cooperative manner or with complete autonomy. In the proposed approach, the key distinction is when a dwelling has 5 or more bedrooms (Large Rental Dwelling Unit) and is rented either by the bedroom or as a whole unit. For Large Rental Dwelling Units a business license will be required, which will provide for annual inspections to ensure all life safety measures are in force. The key reason for this distinction is that a change-in-use is triggered under the Ontario Building Code when lodging for individual occupants is provided for more than 4 persons. Therefore, requiring a business licence for Large Residential Dwelling Units will ensure Code compliance. However, compliance with the Code may still be required in certain cases for Small Residential Dwelling Units.

In order to maintain land use compatibility and built form, it is important to note that while it is proposed to allow Rental Dwelling Units in all zones, the number of dwelling units and built form is still regulated by the particular zone category. For instance, in low

density residential zones that only permit a single detached dwelling, only a single detached dwelling can be rented as a small or large rental dwelling unit i.e. a fourplex dwelling cannot be constructed in a zoning category that only permits single detached dwellings and subsequently rented as a rental dwelling unit. In addition, in terms of off-street parking requirements, it is proposed that 1 space is required for the dwelling unit plus 1 space for every two bedrooms where individual bedrooms are offered for rent. The required spaces may be provided as tandem parking.

Proposed Changes to the Zoning By-law

In an effort to coordinate the new proposed regulations for business licensing with the provisions of the Zoning By-law, the following changes are recommended to the Zoning By-law:

- a) Delete the current definitions of **“Boarding House”**, **“Boarding Room”**, **“Mixed Use Commercial/Residential Building”** and **“Rooming House”** from Section 3.0;
- b) Add the following definitions to Section 3.0 to provide clarity and consistency between the Zoning By-law and Licensing By-law:

“Bedroom” means a room, or area in a dwelling unit, or small or large rental dwelling unit, equipped, used or designed with the intended use for sleeping.

“Lodger” is a tenant who rents a bedroom in a small or large rental dwelling unit.

“Mixed Use Commercial/Residential Building” means a building containing on the ground or first floor a non-residential use permitted in the zone and a dwelling unit(s) or dwelling units, or a small or large rental dwelling unit above the non-residential use or behind the non-residential use. However, the residential use on the ground or first floor, may not be more than 50% of the gross floor area.

“Rent” means the remuneration or the provision of services, or both, paid or required to be paid by a tenant or lodger.

“Rental Dwelling Unit, Small” means a dwelling unit containing four bedrooms or less, which is rented either as a single housekeeping unit or where individual bedrooms are offered for rent. None of a bed and breakfast, group home, hotel, lodge, residential care facility or nursing home shall be considered a small rental dwelling unit.

“Rental Dwelling Unit, Large” means a dwelling unit containing five or more bedrooms, which is rented either as a single housekeeping unit or where individual bedrooms are offered for rent. None of a bed and breakfast, group home, hotel, lodge, residential care facility or nursing home shall be considered a large rental dwelling unit.

“**Tenant**” means a person who rents and occupies space within a building or land.

- c) Section 4.12 Group Homes is deleted and replaced with the following:

GROUP HOMES, SMALL RENTAL DWELLING UNIT AND LARGE RENTAL DWELLING UNIT

Group Homes, Small Rental Dwelling Units and Large Rental Dwelling Units shall be permitted in certain Zones identified Section 5.0 of this By-law or in any Special Zones under those same Zone Categories. Group homes shall be permitted in any Residential Zone as identified in Section 5.0 of this By-law provided that all such group homes are located at least 300 m from any other group home. The minimum separation distance between group homes is measured from the closest points of the two properties at the property line.

In the Zone categories where a Small Rental Dwelling Unit and Large Rental Dwelling Unit are listed as a permitted use, they are permitted in any dwelling unit or mixed use commercial/residential building allowed in the Zone category and will be subject to provisions of the specific dwelling unit type.

- d) Section 4.20 Loading and Parking.

PERMITTED USE	MINIMUM PARKING SPACE REQUIREMENT
Rental Dwelling Unit, Small Rental Dwelling Unit, Large	One space for the dwelling unit plus 1 space for every two bedrooms where individual bedrooms are offered for rent. The required spaces may be provided as tandem parking.

- e) Section 5.0 Zones. A Small Rental Dwelling Unit and Large Rental Dwelling Unit are added as permitted uses to the following Zones:

- RL – Residential Low Density
- RM – Residential Medium Density
- RH – Residential High Density
- RR – Rural Residential
- ER – Estate Residential
- VR – Village Residential
- RLR – Recreational and Lakeside Residential
- UC – Urban Commercial (Certain Sub Zones)
- VC – Village Commercial
- I – Institutional
- A1 – Agricultural

Within the Other Provisions of each zone, the following is added:

The following regulations will apply to a Small or Large Rental Dwelling Unit:

- i. the provisions of Section 4.12 of this by-law apply.
- ii. minimum number of water closets, washbasins, bathtubs or showers is 1 per 5 lodgers
- iii. no cooking facilities shall be permitted in any bedroom or room other than a kitchen in a Rental Dwelling Unit.

Proposed Changes to the Consolidated Business Licensing By-law

In an effort to coordinate the new proposed regulations for business licensing with the provisions of the Zoning By-law, the following changes are recommended to the Consolidated Business Licensing By-law #178-2015:

- a) the removal of Lodger and Lodging House definitions and the addition of the following definitions:

“Bedroom” shall mean a room, or area in a dwelling unit, or small or large rental dwelling unit, equipped, used or designed with the intended use for sleeping.

“Lodger” shall mean a tenant who rents a bedroom in a small or large rental dwelling unit.

“Rent” shall mean the remuneration or the provision of services, or both, paid or required to be paid by a Tenant or Lodger.

“Rental Dwelling Unit, Small” shall mean a dwelling unit containing four Bedrooms or less, which is rented either as a single housekeeping unit or where individual Bedrooms are offered for Rent. None of a Bed and Breakfast, Group Home, Hotel, Lodge, Residential Care Facility or nursing home shall be considered a small rental dwelling unit.

“Rental Dwelling Unit, Large” shall mean a dwelling unit containing five or more Bedrooms, which is rented either as a single housekeeping unit or where individual Bedrooms are offered for Rent. None of a Bed and Breakfast, Group Home, Hotel, Lodge, Residential Care Facility or nursing home shall be considered a large rental dwelling unit.

“Tenant” shall mean a Person who Rents and occupies space within a building or land.

- b) It is recommended that only a Large Rental Dwelling Unit be licensed. Licensing fees were calculated at a full cost recovery based on the recommendations during the 2015 Business Licence Service Review.

c) Administration recommends the 2018 User Fee be updated to:

Old	New	Fee
Lodging House – Initial	Rental Dwelling Unit, Large – Initial	\$390
Lodging House – Renewal	Rental Dwelling Unit, Large - Renewal	\$305

A portion of the 2017 User Fee By-law fees is provided below for comparison purposes of similar types of business licences.

2017 User Fee By-Law

615	LEG	Municipal Governance	Licensing	Bed & Breakfast - Initial	\$ 315
616	LEG	Municipal Governance	Licensing	Bed & Breakfast - Renewal	\$ 145
617	LEG	Municipal Governance	Licensing	Bunk House (Seasonal Housing) - Initial	\$ 485
618	LEG	Municipal Governance	Licensing	Bunk House (Seasonal Housing) - Renewal	\$ 310
641	LEG	Municipal Governance	Licensing	Lodging House - Initial	\$ 390
642	LEG	Municipal Governance	Licensing	Lodging House - Renewal	\$ 305

BUSINESS TYPE	Initial/Renewal	Licensing Time	Rate	Total Cost	Zoning/Building Time	Rate	Total cost	Public Health - time	Rate	25% cost	Fire Inspector Time	Rate	Total cost of fire	Bylaw Enforcement	TOTAL LICENCE COST	100%
B & B (over 3 rooms)	I	2	\$103.08	\$206.16	1	\$53.30	\$53.30	2.5	\$64.96	\$40.60	0	\$76.47	\$0.00	\$4.35	\$310.50	\$310.00
B & B (over 3 rooms)	R	1	\$103.08	\$103.08	0	\$53.30	\$0.00	2	\$64.96	\$32.48	0	\$76.47	\$0.00	\$4.35	\$142.71	\$145.00
B & B (3 rooms or less)	I	2	\$103.08	\$206.16	1	\$53.30	\$53.30	2.5	\$64.96	\$40.60	0	\$76.47	\$0.00	\$4.35	\$310.50	\$310.00
B & B (3 rooms or less)	R	1	\$103.08	\$103.08	0	\$53.30	\$0.00	2	\$64.96	\$32.48	0	\$76.47	\$0.00	\$4.35	\$142.71	\$145.00
Lodging Houses	I	1.5	\$103.08	\$154.62	0.5	\$53.30	\$26.65	2.5	\$64.96	\$40.60	2	\$76.47	\$152.94	\$4.35	\$386.74	\$385.00
Lodging Houses	R	1	\$103.08	\$103.08	0	\$53.30	\$0.00	2	\$64.96	\$32.48	2	\$76.47	\$152.94	\$4.35	\$298.71	\$300.00
Seasonal House (bunk)	Initial	1.5	\$103.08	\$154.62	0.5	\$53.30	\$26.65	3	\$64.96	\$48.72	3	\$76.47	\$229.41	\$4.35	\$473.03	\$475.00
Seasonal House (bunk)	Renewal	1	\$103.08	\$103.08	0	\$53.30	\$0.00	2.5	\$64.96	\$40.60	2	\$76.47	\$152.94	\$4.35	\$306.99	\$305.00

How fees were arrived at during 2015 Service Review

- d) Schedule L of the Consolidated Business Licensing By-law requires amending to reflect the change from Lodging House to Rental Dwelling Unit, Large. With these amendments to the Consolidated Business Licensing By-law a 5 bedroom house with only one or more rooms rented to individuals would require a Rental Dwelling Unit, Large Business Licence. The portions bolded on the schedule indicate what is proposed to be amended.

Schedule L

Rental Dwelling Unit, Large

1. The Premises shall have been, at the time of an initial application for a Licence, inspected by the Medical Officer of Health or designate before a Licence is issued. For renewals of a Licence, the Premises shall have been inspected within the calendar year in which the Licence renewal is applied for, or in the previous calendar year.
2. The Premises shall have been, at the time of an initial application for a Licence, inspected by the Fire Chief or designate before a Licence is issued. For renewals of a Licence, the Premises shall have been inspected within the calendar year in which the Licence renewal is applied for, or in the previous calendar year.
3. No Licensee shall operate a **Rental Dwelling Unit, Large** except in a clean and sanitary condition, and in compliance with all requirements of the Chatham-Kent Public Health Unit;
4. Every Licensee shall maintain a register in which is entered the following:
 - a. the name and last address of every Lodger;
 - b. the date upon which a Lodger first took up residence in the Rental Dwelling Unit, Large;
 - c. the description and number of the room occupied by such Lodger; and
 - d. the date which the Lodger leaves residency in the **Rental Dwelling Unit, Large**.

The Licensee shall ensure that the register required under this section shall be kept for a minimum of one year.

5. The register shall be made available by the Licensee to the Issuer of Licences and/or Officer at all reasonable times. No Licensee shall fail to produce the register when requested.
6. The Issuer of Licences may provide for a maximum number of permitted Lodgers in the **Rental Dwelling Unit, Large**, which may be indicated on the Licence. No Licensee Licensed under this Schedule and By-law shall permit more Lodgers to be housed in the Premises to which the Licence applies than is indicated on the said Licence.
7. No Licensee shall permit any Lodger to occupy for sleeping purposes any space in a building used as a lobby, hallway, closet, bathroom, stairway or kitchen.
- 8. No room within a Rental Dwelling Unit, Large shall be used as a bedroom, except where a bedroom has been depicted on the initial licence application which was submitted to the Municipality.**
9. Every Licensee shall post in a prominent location at the entrance to their place of business, a sign with the wording detailed in Appendix "1".

Noise and Public Nuisance By-laws

The Municipality already has a number of enforcement tools in place related to noise, public nuisance, parking, clean yards, derelict and un-plated vehicles and property standards. Attachment C contains a list of these, which was prepared as an education summary for landlords.

As discussed above, part of the process Administration followed in reviewing current by-laws and regulations regarding housing and room rentals, was to hold public consultation sessions. At these sessions a large number of residents expressed concerns with the impact that larger rental accommodations are having on their enjoyment of their properties in residential neighbourhoods. Some specific concerns raised were noise and nuisance from parties being held in large rental accommodations. These are not issues which can be dealt with through zoning and licensing, as these issues are more about individual behaviours and not about the use of land or regulation of businesses. However, Administration did not want to let these comments and concerns get missed, and as a result this report includes amendments to two existing by-laws, the Municipal Noise By-Law and Public Nuisance By-law. It is hoped that these amendments will give both the Police and By-Law Enforcement Officers additional tools to address the concerns raised by residents.

The attached amendment to the Municipal Noise By-law, 41-2004 (Attachment D), extends the time when amplified sound in residential areas is prohibited. Currently Section 2 of Schedule 2 to the Noise By-law prohibits the operation of any electronic

device that amplifies sound in a residential area from 11:00 p.m. to 7:00 a.m. Monday to Saturday, and at all times on Sunday and Statutory Holidays. The attached amending By-law, if passed, would extend the prohibitions from 10:00 p.m. to 8:00 a.m. Monday to Saturday. The prohibitions on Sunday and Statutory Holidays would remain the same.

The attached amendment to the Municipal Public Nuisance By-law, 76-2015 (Attachment E), introduces additional enforcement powers for police to deal with nuisance parties. The Public Nuisance By-law was passed in May 2015 and primarily provides powers to police to deal with nuisance parties and activities related to nuisance parties. The powers which are proposed in the attached amendment had been included in the original draft By-Law proposed by Administration in 2015, but had been removed by Council. Specifically, the powers which would be included in the By-law if the attached amendment is passed are:

- Allowing an Officer to require information from any person concerning a matter related to an inspection under the By-Law;
- Allowing Officers and persons under the Officer's direction, to enter upon and inspect any land at any reasonable time for the purposes of enforcing this By-law, determining compliance with this By-law, or laying charges under this By-law; and;
- Requiring that every person at a nuisance party or partaking in nuisance party activities shall, when requested by an Officer, identify himself or herself by full legal name and address.

It is recommended that these two amendments be passed now as they do not need to wait on the zoning or licensing by-laws.

Areas of Strategic Focus and Critical Success Factors

The recommendations in this report support the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

 Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

 Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

Health & Family Services, Fire & Emergency Services and CK Police Services were also consulted in the preparation of this report.

Two Public Consultation Sessions and an on-line survey were conducted as detailed earlier in the report.

Financial Implications

There are no financial implications resulting from this report at this time

Prepared by:



Bruce McAllister, MCIP, RPP
Director, Planning Services

Reviewed by:

Paul Lacina, CBO/Director
Building Development Services

Reviewed by:

John Norton, Corporate Leader
Legislative Services

Reviewed by:

Judy Smith, Director
Municipal Governance/Clerk

Reviewed by:

Dave Taylor, Senior Legal Officer
Legal Services

Attachment: Attachment A – Summary of Public Consultation Sessions
 Attachment B – Summary of On-line Survey
 Attachment C – Summary of Enforcement Tools
 Attachment D – Proposed Amending Noise By-law
 Attachment E – Proposed Amending Public Nuisance By-law

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Units Report.doc

Attachment A

Lodging Houses/Boarding Houses/Rooming Rentals

Public Consultation Sessions: Summary of Community Input

Administration held two Public Consultation Sessions (PCS) to collect feedback from members of the public concerning current zoning issues and potential changes to the Chatham-Kent Zoning By-law regarding Lodging Houses and Housing/Room Rentals. Two media releases and a Chatham Daily News article on August 15, 2017 preceded the PCS to notify the public and encourage participation. The following is a summary of each PCS:

Civic Centre, Chatham-Kent, September 6, 2017

21 members of the public signed in at this session. A wide range of interests were represented. The following is a summary of key points, grouped by general topic:

Migrant Worker Community

Participant(s) in the session spoke to issues related to the housing of migrant workers in Chatham-Kent. Two examples raised by participants in the sessions were:

1. *Community of Wheatley*: a 20' x 20' administrative building used to house 30 workers;
2. *Community of Erieau*: a fire that caused the loss of all building contents and possessions of workers.

Participant(s) acknowledged that migrant workers are an important factor in the success of the local agricultural sector in Chatham-Kent. As residents of the Chatham-Kent community, migrant workers should have access to accommodations and amenities that are up to a standard all Canadians would expect. This includes access to social amenities that encourage integration into local communities and enhance quality of life.

Take-away: *The onus should be placed on the employers of migrant workers, not the taxpayers, to provide safe and suitable accommodations within socially relevant communities.*

Neighbours of Rental Property / Rooming House / AirBnb

Participant(s) in the session identifying as neighbours of rental property/rooming houses/AirBnb stated that there are residential properties within Chatham-Kent containing dwellings used as temporary and short-term rentals. Some examples included: student housing containing five (5) bedrooms; a single family residence occupied by as many as 25 persons at one time; and an AirBnb rental. Some of the complaints related to these rental properties included:

- devaluation of neighbouring homes
- property damage from excessive partying by students
- illegal parking (i.e. on boulevards)
- excessive garbage
- buses on residential streets to transport workers
- neglect of property (i.e. no yard maintenance)
- different people residing in residences every 3 to 4 months
- absentee owners of rental property
- AirBnB is similar to a commercial use (i.e. motel)

Take-away: *The issue is not that of renting space to students, rather it is absentee landlords who are not held responsible for what happens on or to their property.*

The issue is not the housing of migrant workers, rather it is 21 to 25 people residing in a single family home.

Homes being used for AirBnB rentals are not in commercial zones. It is the obligation of the Municipality to acknowledge this and to maintain these zones as residential zones.

Residents

Participant(s) identifying as residents of Chatham-Kent expressed the view that rental properties are currently required to meet specific standards of the Building and Fire Codes, and municipal by-laws. There are mechanisms currently in place to enforce these requirements, such as Fire Inspectors, Building Inspectors and By-law Enforcement Officers.

Take-away: *Licensing of any rental property is more of a cash-grab, when there are sufficient regulations and requirements of rental properties in place.*

Rental Property Owners

Participant(s) identifying as rental property owners expressed their view that there is a need for both short-term and long-term housing options in Chatham-Kent, and that there are existing laws and by-laws in place to protect and provide tenants with acceptable

accommodations. Many owners take pride in their properties and take appropriate measures to protect surrounding neighbourhoods.

Take-away: *Short-term rentals provide many community benefits and an alternative to hotel living while staying in Chatham-Kent.*

Overregulation and increased fees will increase expenses that are then passed on to the tenants, a sure way to negatively impact affordable housing in this community.

Farmers and Greenhouse Operators in Chatham-Kent

A participant identifying as a farmer expressed his view that he fully supports initiatives to protect the interests of the migrant workers in Chatham-Kent. The success of our local agricultural industry depends on these workers, and when they are here, they contribute to the local economy both financially and socially.

Take-away: *People matter. If people matter, then everybody matters. Protection and inclusion of migrant workers in this community is paramount.*

University of Guelph, Ridgetown Campus, September 7, 2017.

28 members of the public signed in at this session. Comments were provided by residents and owners of rental properties in Ridgetown specifically. A wide range of interests were represented. The following is a summary of key points, grouped by general topic:

Residents

Residents of Ridgetown participated in the session, communicating their experiences of an influx of students each school year in the town, who temporarily reside in a community of 3,200. Residents expressed the following issues arising from this influx:

- drinking and public intoxication on local streets
- parking not being enforced
- student parties disturbing neighbourhoods
- acts of indecency by students towards children and adults in the community

Participants stated their view that the above issues primarily arise from the following:

- *Lack of enforcement of current by-laws:* Many of the issues surrounding type of use (i.e. unsafe living/sleeping quarters in basements), conditions of properties, and parking would be resolved if the by-laws in place were enforced;
- *Inadequate police presence:* During the school year, the presence of on-duty police officers patrolling the community is negligible. Therefore, there is little to no consequence for unlawful actions primarily of the students residing in the community;
- *Absentee Landlords:* There is uncontrolled use of homes as rental properties. This translates into issues of overcrowding, excessive partying and the deterioration of properties. Most often, the owners of these properties are unknown to neighbours and neighbours are therefore unable to advise landlords of issues. Students will be students - the onus should be on the property owner.

A suggestion was made by Municipal staff that a committee be formed through the University for students who are tenants in the community. It was noted by participants in the session that such a community relations panel previously existed but had no impact in resolving these issues. It was further suggested that the University help with enforcement in the community (i.e. funding additional patrol officer).

Take-away: *There is insufficient enforcement of current by-laws and inadequate policing. Landlords and the University should be doing more to prevent ongoing issues with student rentals.*

Owners of Rental Properties

Participants identifying as owners of rental properties in Ridgetown demonstrated an understanding of the concerns raised residents regarding rental housing. The following points were made by these participants in response:

- *Current regulations are adequate:* property owners have a legal requirement to meet certain standards and regulations when renting part or wholly their residence. These are sufficient in protecting the safety of their tenants, which is what they are responsible.
- *Downloading of costs:* Affordable housing is required across Chatham-Kent. However, increases in costs of any type of rental housing (ie. licensing fee) are downloaded on to tenants, making these options less affordable.
- *Responsibility of police or University:* Many of the issues discussed occur on public property, and some actions are even criminal in nature and should be dealt with by police or the municipality, not property owners.
- *Eviction or termination of rental agreement:* the process of dealing with disorderly tenant is cumbersome. Property owners cannot simply evict or terminate a tenancy, there is a process that must be followed. A property owner has little control over the behaviour of a tenant. Students will be students – there will always be students renting in Ridgetown.
- *Not all encompassing:* Many of the property owners who rent part or wholly their residence do so by adhering to the requirements of existing by-laws. There are properties that do not, but why must those who comply have to pay extra. Tools exist to correct this.

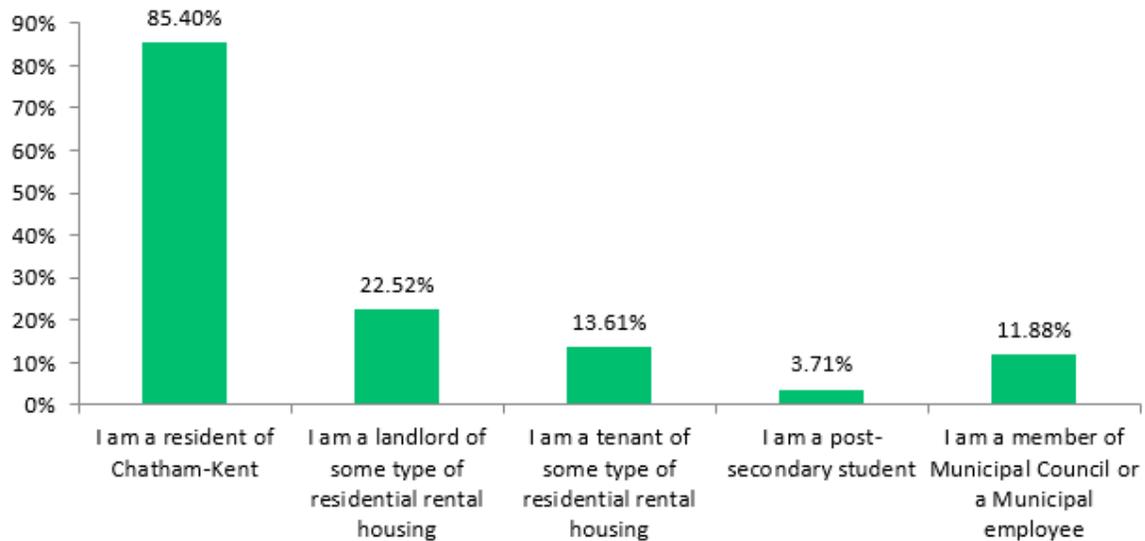
Take-away/Consensus: The college is important to this community. Students need accommodations that are safe and affordable, and the community needs these accommodations to respect the community.

Lodging Houses and Housing/Room Rental Survey Summary

Question 1:

Which of the following best describes you? (Please select all that apply)

Of the 404 responses, approximately 85 percent were residents of Chatham-Kent, 23 percent were a landlord of some type of residential rental housing, 14 percent were a tenant of some type of residential rental housing, 4 percent were a post-secondary student, and 12 percent were a member of Municipal Council or a Municipal employee.



Question 2:

In your opinion, how important are the following items on a scale from 1 to 5? (1 = not important, 2 = slightly important, 3 = moderately important, 4 = very important, 5 = extremely important). There were 406 total responses.

1. Ability for property owners to rent their property free from government oversight or fees.

Not important=26.49%, slightly important=13.86%, moderately important=18.07%, very important=12.87%, extremely important=28.71%

2. Implementing regulations and guidelines on the operation of rooming rentals such as building and fire code safety.

Not important=4.21%, slightly important=2.97%, moderately important=9.16%, very important=19.80%, extremely important=63.86%

3. Protecting neighbouring property owner's privacy and freedom from noise by requiring housing and rooming rentals to be located away from single family homes.

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Not important=20.65%, slightly important=12.69%, moderately important=13.68%, very important=15.42%, extremely important=37.56%

4. Access to affordable room rentals for those who cannot afford to rent an entire apartment or house.

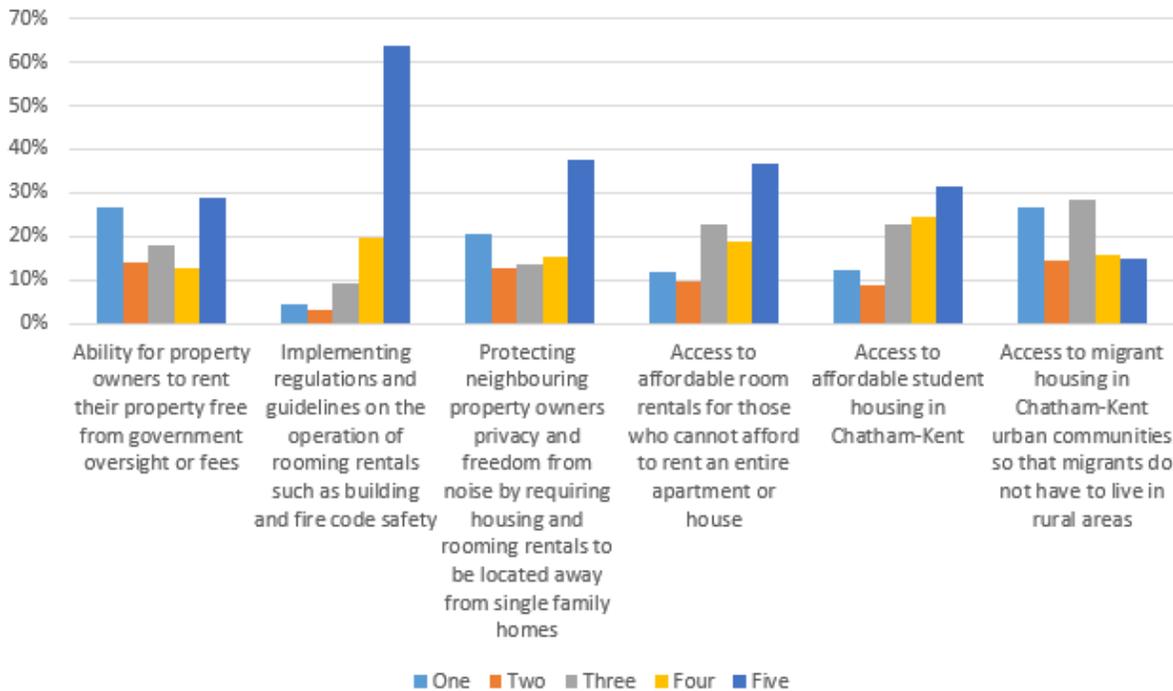
Not important=11.78%, slightly important=9.77%, moderately important=22.81%, very important=18.80%, extremely important=36.84%

5. Access to affordable student housing in Chatham-Kent.

Not important=12.44%, slightly important=8.71%, moderately important=22.64%, very important=24.63%, extremely important=31.59%

6. Access to migrant housing in Chatham-Kent urban communities so that migrants do not have to live in rural areas.

Not important=26.55%, slightly important=14.64%, moderately important=28.29%, very important=15.63%, extremely important=14.89%



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Question 3:

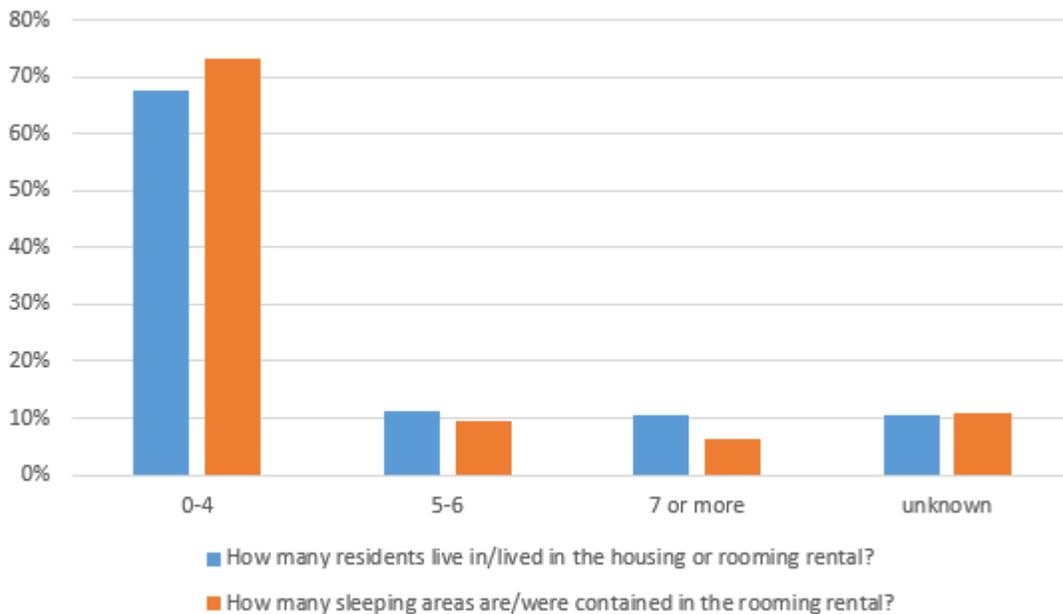
If you have personal experience as either a tenant or landlord in Chatham-Kent, please answer the following questions:

How many residents live in/lived in the housing or rooming rental?

Of the 248 responses, approximately 67 percent answered there were between 0 and 4 residents living in the housing or rooming rental, 11 percent answered there were between 5 and 6, 11 percent answered there were 7 or more, and 11 percent answered unknown.

How many sleeping areas are/were contained in the rooming rental?

Of the 248 responses, approximately 73 percent answered there were between 0 and 4 sleeping areas contained in the rooming rental, 9 percent answered there were between 5 and 6, 7 percent answered there were 7 or more, and 11 percent answered unknown.



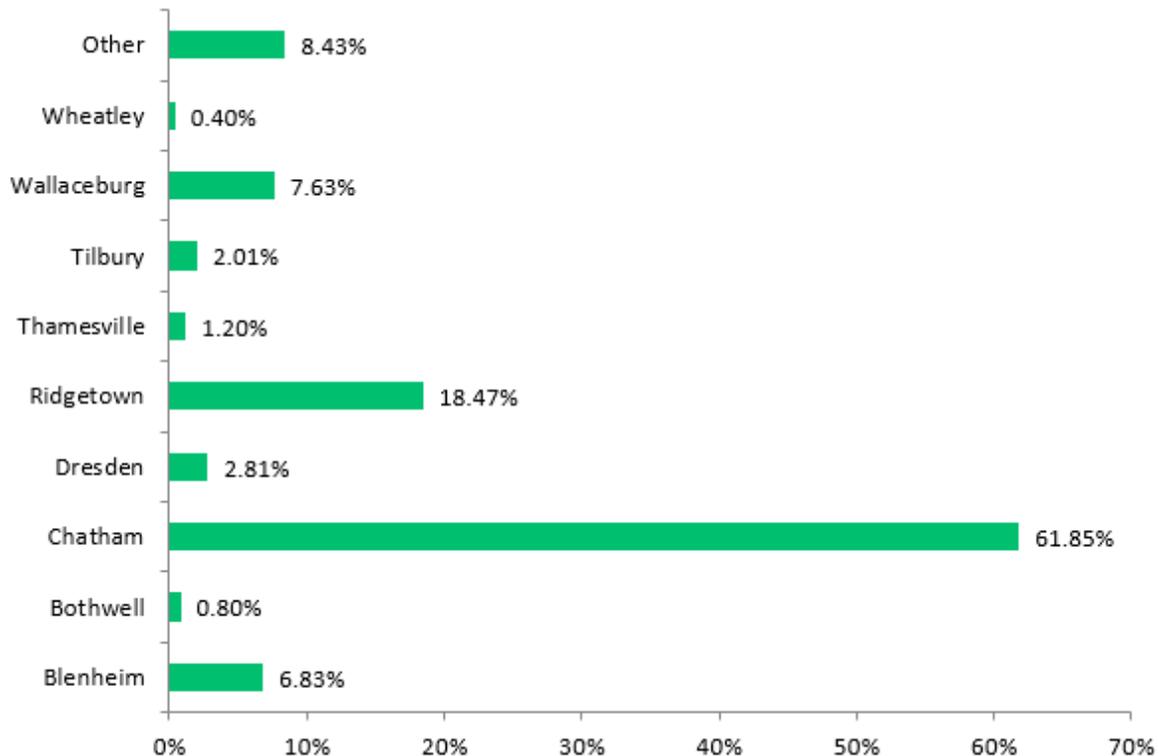
Question 4:

In which community within Chatham-Kent is/was the rooming rental located? (Please select all that apply).

Of the 249 responses, Chatham contained 154 of the known rooming rentals, Ridgetown 46, Wallaceburg 19, Blenheim 17, Dresden 7, Tilbury 5, Thamesville 3, Bothwell 2, and Other 21.

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Described as percentages:



Question 5:

Do you rent, or would you consider renting, a room or rooms in your home as a source of secondary income?

Of the 385 responses, approximately 68 percent answered no and 32 percent answered yes.

Question 6:

If licensing of some types of house or rooming rentals is implemented, landlords would be required to submit an application and fee to the Chatham-Kent Licensing Office. Municipal staff would then determine the requirements of the zoning, building and fire by-laws are met. Landlords may have to upgrade their properties to meet these laws.

Do you support the introduction of new bylaws that would require licensing of some types of house or rooming rentals (including the resulting fees and inspections)?

Of the 395 responses, approximately 66 percent answered yes and 34 percent answered no.

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Why or Why Not?

- 1 Existing guidelines are sufficient. Almost all landlords are responsible and a few problem landlords should not require a broad regulatory bureaucracy that will drive up costs for landlords. These costs will have to be ultimately have to be passed on to tenants.
- 2 This is an added cost to landlords that cannot be past on to tenants, thus impacting their profit margin to improve their units. Also, a duplication of services as all of this is covered by other departments - fire department, bylaw standards, and police.
- 3 Some landlords should never be landlords if they do not look after their rentals or keep their tenants safe
- 4 This will increase the cost of renting and the associated rental costs to the tenant, building and fire code regulations are already in place, they need enforcement by those groups not a new entity.
- 5 There already are programs/inspections in place that landlords have to be compliant with. This would penalize the good responsible landlords who are trying to provide safe reasonable living conditions for tenants. Use the many avenues that are already in place for the irresponsible landlords to make them conform to already regulated standards.
- 6 There are enough regulatory bodies now to monitor, fire, building codes etc., we don't need more
- 7 There is not nearly enough Rental housing throughout the municipality. Especially in Chatham. Any Licensing Fee to Single Family homes, or duplex units that the landlord is now responsible for paying, will only increase the monthly fee that most of these families won't be able to absorb. Adding another cash grab fee, for services already covered in existing rental regulations is redundant and a clear cash grab. It might make sense in large units such as apartment buildings, however, like anything, this is a slippery slope. How long until those single family homes or duplex units are also paying a needless licensing fee? There isn't enough affordable Housing in Chatham, making landlords pay a redundant fee will only make it worse, and more difficult for families to find a rental home. Student housing should be provided by the institution, and migrant housing should be provided by the farm/business owner. Don't punish landlords of single family units or duplexes
- 8 I believe we as landlords know what is best for our units and do our best for the safety of tenants

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Why or Why Not?

- 9 Governments implement regulation with good intentions to balance stakeholder needs, but WITHOUT exception bureaucracy grows to where it no longer serves anyone (other than the bureaucracy itself). Secondly, bureaucracy isn't free - often borne by those the regulation was intended to help. Thirdly there is so much current regulation that new regulation often duplicates or contradicts existing.
- 10 Fees for permits and licensing etc. to the landlord have to be passed on to tenants and then affordable housing disappears
- 11 Landlords invest in housing to provide a service for people seeking housing. After paying property taxes, upkeep, wear and tear the profit margin is already minimal. If more fees, licensing and extra fire codes are required it will deter people from investing in such housing. Imposing such things will only increase costs, therefore raising rents, and potentially people not moving to this area bringing their spending dollars elsewhere. There's already enough rules in place to protect the community, tenant and landlord
- 12 Some landlords could not afford the fees and upgrades to older buildings. This would lead to fewer apts.
- 13 Hopefully it would weed out the bad landlords.
- 14 This would be redundant as the property would already have to meet bylaws, fire and building codes, etc.
- 15 Licencing allows essential services such as Fire, Police and Emergency services to know where people are living within the municipality. This allows the Municipality to ensure everyone is safe and secure
- 16 Diligent Landlords are already following the rules set out in the RTA.
- 17 Municipality must have control. Most other things are-Why not accommodation
- 18 MORE GOVERNMENT INVOLVEMENT NOT NECESSARY
- 19 I own two houses that I rent to students, I make sure my houses are well kept up and updated for safety, I would not rent out a house that I would not be willing to live in myself.
- 20 Being a landlord is a business, if a store owner has to pay a licencing fee why not a landlord. Double standards
- 21 There is so much MORE to consider. Parking, property size to accommodate renters, zoning, does the neighborhood support rentals, garbage and recycling,

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Why or Why Not?

noise factors especially in a previous one family neighbourhood, property standards and crime.

- 22 More control of situation, and to maintain order
- 23 I want Ridgetown to remain a clean and safe community.
- 24 Safety and a landlord of anything should be legally bond by a bylaw
- 25 If I'm renting a room in my home why should I pay another fee, are you not already receiving my property tax dollars? I get that if I rent my entire home out and I'm not living there then yes there should be some type of by-law in place to ensure the home is maintained and inspected to ensure it meets code.
- 26 The municipality would provide not value other then generating more revenue for the municipality. There are already plenty of provincial requirements on landlords and tenants already have the upper hand. There is already a shortage of rental housing, don't complicate it more to either deter people from developing rental housing or passing on the costs to the tenants.
- 27 Cleanliness, noise control, drug houses
- 28 Just more money out of people's pocket.
- 29 Low income individuals require safe and affordable housing which they struggle to access. However, these additional costs may also be tacked onto rental amounts which leaves low income individual in a cycle of hardship.
- 30 because the rooms would then be deemed as being safe regarding health and safety and fire regulations
- 31 As a landlord I agree with some form of inspections to keep slumlords out but not licensing.
- 32 For safety reasons most importantly.
- 33 Many residential homes are turned into student housing by absentee landlords; rented out to high # of students in Ridgetown. For example, 6-8 unrelated individuals in one principal dwelling not designed for borders.
- 34 zoning and building bylaws are vital in ensuring safe housing at SAFE locations for those who may not be able to provide enough income for a full sized apartment

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Why or Why Not?

- 35 Provided it also gives equal or better protection to collect the agreed upon rents and any property damages and if the tenant gets municipal or other gov't rent subsidy that it goes directly to the property owner.
- 36 Landlord and Tenants are covered already by an act
- 37 Bylaws necessary to protect and benefit all concerned. Common sense.
- 38 Low income rentals are a blight on the community, they bring down the value of otherwise nice neighbourhoods. They introduce more crime and noise, they're absolute garbage. Same with co-op housing.
- 39 A fee would deter people from renting out a bad unit or room.
- 40 Renting is already expensive, if you do this then the cost increases. Living expenses are too much. If there is a safety issue, the tenant has other resources to get it fixed
- 41 Without licensing potential abuses would be higher and no repercussions available if complaints lodged.
- 42 I feel any additional costs to landlords will prevent the addition of much needed rental options.
- 43 Ensure safety of the tenants, as long as requirements are reasonable
- 44 Would result in increased rents therefore making affordability more difficult
- 45 To prevent "slum-lords" and protect tenants and neighbouring property
- 46 safety standards
- 47 CK is becoming a tax grab.
- 48 It would increase the cost of rent. Landlords are not just going to happily loose money so they will charge tenants more. There is already not enough affordable housing.
- 49 Many landlords do not keep their properties up to code, a law forcing proper care is ideal
- 50 To much government control is raise the cost of rent. A fee here and a fee there adds up!
- 51 Because if landlords are not forced to provide decent housing than they will rent slums(substandard housing) for one reason and one reason alone and that is to

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make obscene profits with no responsibility to maintain the homes in a proper fashion.

- 52 There are already fire by-laws in place and building and zoning bylaws that are required by home-owners. This is a cash grab and I feel that Chatham-Kent should support any tourism or effort to bring people to the community where all of Chatham-Kent benefits from their use of rental property.
- 53 Need better landlords and not the ones who are just money hungry by allowing anyone to come in and destroy the homes and neighbourhoods such as in the ag school in Ridgetown. Those 100 year old beautiful homes are destroyed let alone the poor neighbours. And the students monopolize all the public parking. I can't even park at my dentist office or hair dresser anymore. The poor seniors have to walk 2-3 blocks since they now can't park in front of the offices
- 54 I agree with more bylaws to comply with but not more licensing
- 55 There needs to be regulation.
- 56 Safety - avoid health issues with potential risks i.e. mould, leaking roof, inadequate heating/cooling, bed bugs, etc.
- 57 I think it is in the community interest that property owners take care of their property and own only property that they can afford.
- 58 To keep things safe and honest
- 59 It would limit the amount of people in one home therefore limiting the amount of noise and damage they do to that home and the community.
- 60 Do larger communities collect fees from rental units? If yes, then, we can attract more landlords, by not having this fee. If No, then why have it?
- 61 To prevent slumlords; to assure rental units are reasonably maintained by both landlord and tenant.
- 62 THE LANDLORDS ARE RUNNING A BUSSINESS.ALL BUSINESS IN CK HAVE TO PAY LICENCE FEES.HOME INSPECTIONS WILL INCREASE TENANT SAFTY
- 63 Currently there are properties being used as student housing that are overfilled and not monitored (i.e. no owner or landlord in the area). Some of these situations get out of control resulting in loud rowdy behaviour, vandalism, and dangerous situations. If the owners were made to bring the property to the same code as an apartment complex or commercial rental operation (instead of trying to fill every

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room in the dwelling with one or more students), the frequency of these situations would greatly decrease.

- 64 Should be mandatory to have every rental property inspection for fire and building codes
- 65 As long as the fee is not a ridiculous amount of money
- 66 Landlords are renting death traps and should be stopped
- 67 too much involvement by the municipality- the LTA covers most laws that should be implemented
- 68 Adding fees will only increase the amount rent is
- 69 Safety, I never want to read that loss of life occurred because too many occupants were in an unsuitable environment.
- 70 Municipality involvement will end up hurting tenants
- 71 Landlords are already subject to a myriad of laws that dictates the behaviour of landlords. These laws include: current building codes; health codes, Fire safety codes, human rights codes, local bylaws and residential tenancy codes. Any additional oversight will be a duplication and the fees will be passed onto the tenants thus increasing their rents. It would be far more beneficial to track “professional tenants” – these folks substantially increase the costs for law-abiding tenants.
- 72 Ontario Building Code provides proper protection for life/safety measures.
- 73 Safety first
- 74 Safer for everyone
- 75 Potential increase to shelter costs to tenants to cover the associated costs of licensing/up grades.
- 76 To ensure rentals are up to code.
- 77 There definite mutely needs to be rules especially for tenant behaviour in a neighbourhood where families live and property values may decline due to infestation of poor tenants
- 78 There definite mutely needs to be rules especially for tenant behaviour in a neighbourhood where families live and property values may decline due to infestation of poor tenants

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Why or Why Not?

- 79 Would place limits on numbers of persons rented to. Would ensure proper safety features (fire etc.). Zoning would protect single family dwellings and neighbourhoods.
- 80 It would help create some minimum standards and help protect the property values of neighbouring private residential homes and help protect quality of life of residents of these nearby private homes.
- 81 Because many rental landlords are absentee owners and do not maintain their property or monitor residents activities!
- 82 Many rental landlords do not practice good stewardship of their properties and are often absentee landlords.
- 83 Licensing protects tenants
- 84 Already a million rules to follow and Chatham Kent always has there hand out for more fees
- 85 Rent increases allowed are only 1.7 0/0...thus any increases cuts into already low profits.
- 86 SO they are maintained as safe and comfortable homes for the tenants
- 87 To maintain safety in neighbourhoods with appropriate parking and space for all that live in houses
- 88 Chatham Kent has fees for EVERYTHING. Enough with the fees already.
- 89 maintain order
- 90 To stop situations like the one I'm petitioning for.
- 91 Everyone is entitled to a safe place to live.
- 92 For the safety of those renting the house or room, and those living around them in the community all rentals should meet all zoning building and fire by-laws.
- 93 For the safety of those renting the house or room, and those living around them in the community all rentals should meet all zoning building and fire by-laws.
- 94 I feel safety and consistency is important
- 95 Yes, if the entire building is room rental, No, for personal residential owner occupied rooms rentals

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Why or Why Not?

- 96 Any measures to make landlords more accountable for their rental properties is a good thing
- 97 Landlord's would have to be accountable
- 98 This would increase overhead for landlords, therefore putting us in a position of having to charge more for rent.
- 99 Community safety
- 100 It should be monitored and the city should be aware of the number of tenants
- 101 As long as it does not affect the cost of low rent housing
- 102 A lot of landlords keep their houses looking like ██████ and it ruins the neighbourhood
- 103 It's hard enough with all the rules working against landlords without more rules. I don't receive rent half the time and my units get destroyed while waiting for tenant evictions.
- 104 Requiring inspections and potential upgrades may deter some individuals from renting. Laws already exist to address fire code requirements. If anything, having fire inspectors approve and ensure that existing standards are met would be sufficient. Individuals are responsible for choosing where they live and should be able to make a decision if the home meets their needs.
- 105 Necessary to ensure safety and appropriate conditions for tenants
- 106 Tenant and owner safety issues address prior to becoming eligible for rent. I'm saying this as a current landlord.
- 107 When purchasing a new home there are no municipal inspection that are mandatory prior to occupancy, therefore, it should not be mandatory for those owners to rent said space. Adding in fees and new policy may only force landlords to rent fewer units in the future, and Chatham Kent has very limited rentals available as it stands.
- 108 Government has too many hands in my pockets now
- 109 I would not agree to this without knowing the licensing standards that will be ENFORCED.
- 110 Licencing and fees hurt tenants more than they help. The more regulations; the more cost to offering rentals, diminishes what landlords can make. Landlords are not social services; they are in it to make money. The more hindrances there are to

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Why or Why Not?

landlords, the less housing will be available to tenants, thus raising prices of what is available.

- 111 Offering affordable housing is becoming harder and harder with the implementation of licensing, inspections and fees
- 112 [REDACTED] has a rooming house on Victoria in Chatham that was condemned long ago, yet people still crawl into the place nightly. The city does nothing about this menace.
- 113 It's just another municipal money grab. They city needs to allow airbnb's to operate just as they do all around the globe, without interference.
- 114 protects both landlords and tenants
- 115 Someone needs to protect the renter and make sure that the room is suitable. Too many slumlords in Chatham.
- 116 The vulnerable people that need/use this type of housing do not normally complain about substandard conditions. There needs to be a monitoring system to protect them.
- 117 The landlords should be held responsible for this -it should be their sole responsibility-NOT THE TAXPAYERS!!!!
- 118 So many people have no protections against bad landlords. Also, many people decide to rent homes out when it probably shouldn't be allowed like having way too many people in a home.
- 119 Overcrowding
- 120 Oversight of rental properties would ensure compliance with safety codes and minimum standards
- 121 I am a responsible landlord. My rental home is well kept, with smoke detectors, CO detectors and records are kept of annual testing and battery changes. I abide by the current Residential Tenancy Act and my rental home is kept in good repair. I don't need or want any further government oversight. If licencing becomes mandatory, I will need to re-think my strategy going forward.
- 122 Absentee landlords can ignore the impact of their rental properties on the lives of their rental properties' neighbours. Voluntary good citizenship isn't effective 100% of the time.

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Why or Why Not?

- 123 Slum landlords should not be permitted
- 124 Government does need to license these business
- 125 Agricultural Farm Workers deserve the same basic standards of health, safety and dignity as Every Canadian
- 126 lets be safe and respectful of others
- 127 Conformity with community standards. Source of income from licences.
- 128 safety
- 129 There is a high risk for exploitation so for the safety and well-being of both sides, there needs to be accountability.
- 130 Safety reason and privacy reasons
- 131 We have enough by-laws and in this case responsible renters are being punished for the few that are the issue.
- 132 yes, due to usually it is safety codes
- 133 What would be licensed? For what? More government involvement for what? Other regulations in place for ensuring safety.
- 134 Additional fees and paperwork would further reduce the already slim profit margins for property rental in this area. Local landlords would be discouraged and it would favour lager operators who own multiple units and often live outside for the area. They land holders often do not have a vested interest in our community and maintaining property standards.
- 135 Perhaps this would stop landlords from renting to many students who park all over the lawn and damage the property as well as neighbors' property
- 136 In hopes it would make landlords become a bit more responsible for their rental properties.
- 137 I am in favour for it would ensure safety & compliance to codes.
- 138 Current zoning is not enforced
- 139 Safety

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Why or Why Not?

- 140 I have seen pictures of places where families are renting that are clearly not fit for renting.
- 141 Bylaws are not being enforced in Ridgetown. It is not fair to the families living here to have to deal with rooming houses and people parking all over yards. Certain neighbourhood standards need to be met and maintained!
- 142 Increased regulation and licensing will mean increased cost. These costs will be passed on by the Landlord to the Tenant making housing less affordable.
- 143 Yes, licensing would be good. But, a fee? How much? It's just another cash-grab. And you will probably raise it and raise it and raise it. No!
- 144 The same rules required for the single family homes that should be sufficient.
- 145 What or how I rent a room in my house isn't the municipalities business.
- 146 We rent rooms at a minimum cost to low income or fixed income tenants. An implementation of Fees and upgrades would require a higher rent to recover those costs leaving one or more of our current tenants homeless.
- 147 No I do not support this. Rooming houses are illegal and should stay that way in this community. These types of properties are bringing down our house values. No one would choose to live around one.
- 148 The municipality should consider funding more affordable housing, not Lodging houses. Lodging houses are not a long term solution.
- 149 cost of doing business - they should pay the fees out of rental income
- 150 I support it but don't feel it would be taken any more seriously than the complaints about student housing issues ie too many kids in one house, that have been going on for years and years but hey someone might want to do their job who knows.
- 151 Require tenants to keep property up to standard. i.e. no furniture on porch, garbage cans kept at back or side of property
- 152 I definitely think it's important for introduction of new bylaws to ensure the safety of renters, owners and neighbours to the properties. I also think it is proactive to prevent similar things happening as what happened in Londons Flemming street. I think it is important to limit the amount of rooming houses and houses with multiple renters/occupants licenses given to each area. This will benefit neighbourhoods by giving the security keeping single family dwellings in our towns. And give students, renters, etc. a sense of community and accountability.

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Why or Why Not?

- 153 Landlords are already held to high standards. This would be a revenue source only that doesn't improve anything! Stay out of what is not your business. We are good landlords who provide good housing for our tenants. We already have little rights. Don't make people want to stay away from providing housing opportunities by making more hoops to jump through.
- 154 I'm originally from Welland and the houses around Niagara College have been rented to students. Houses have gone down hill and house prices in that area have plummeted.
- 155 Because CK does not take care of the tenants and police health, safety, and fire code violations in buildings now.
- 156 Without some time of oversight, the mixed use of residential dwellings will lead to conflicts with neighbours and potential compromise the safety of the community
- 157 Cash grab
- 158 All of my rentals are kept in good condition and I would live in them all. I have 4 rentals and I have to charge \$900 a month right now to break even and that's tough for young families that rent, adding to my costs means I increase the rent and make it even harder. I also have a rental in Port Lambton where my home in duration and taxes are 50% cheaper. If CK wants young families to rent for over \$1000 a month add these fees and renters will be homeless people who can't qualify for an \$80000 mortgage and can't afford \$1200 monthly rentals. Or I can sell everything and move to Lambton county
- 159 Provincial regulation already exists.
- 160 It is just another money grab by a level of government and too much of a 'big brother' invasion of privacy.
- 161 Already keep our rent affordable for our tenants. More fees ... would mean we would have to adjust/increase rent.
- 162 If home owners have to follow certain guidelines then so should landlords, plus people abuse and the landlords don't care or up keep.
- 163 Rental properties often not maintained and there are often issues relating to the number of tenants leading to noise, parking issues, etc.
- 164 Needs to be fire regulations, building codes, restrictions etc. especially in Ridgetown

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Why or Why Not?

- 165 Many rentals have absentee landlords and the property ends up looking dirty, or the tenants turn them into garbage dumps
- 166 Municipal By-Laws provide and ensure safety and security standards are in place and consistent.
- 167 The University of Guelph students do not respect home owner's property. Our property taxes are going up and our real estate values are going down because no one want to live near a party house of college students. They leave a distrusting mess around the rental homes that no one wants to be a part of. We work hard to keep our property's clean and neat only to have college housing going against our property values.
- 168 Regulations protect all the parties involved. Tenants and Landlords Alike. Regulations also protect our neighbourhoods by ensuring transient people are not constantly moving through them.
- 169 Regulations protect all the parties involved, Tenants and landlords alike. Regulations also protect our neighbourhoods by ensuring transient people are not constantly moving through them.
- 170 Regulations create safer environments for tenants.
- 171 Regulations are necessary for tenants. Keep R1's safe from transients.
- 172 Safety and security of those renting and put responsibility back to ALL landlords to provide the same.
- 173 I feel that for the safety of the individuals living in that home, to ensure surrounding properties retain their value, to ensure safety of the surrounding residents and to avoid cases whereby single family dwellings are sold to out of town people who don't care about the community or the people who live in it and allow multiple non-related individuals to live there while allowing the property to deteriorate and not providing sufficient parking on-site.
- 174 The safety of the individuals renting property as well as protection of the property owners in the surrounding neighbourhoods.
- 175 We want our residential areas to stay residential. Short term rental are transients not neighbours, and that risks the safety of our neighbourhoods.
- 176 We want our residential areas to stay residential. Short term rental are transients not neighbours, and that risks the safety of our neighbourhoods.

Attachment B

Why or Why Not?

- 177 Bylaws should protect the best interests of ALL residents and protect their neighbourhoods from unwanted rental property that has the potential to adversely affect property values and safety.
- 178 Why - to prevent property owners of single family dwellings retrofitting their residence to a multi tenant property. In addition, prior to such approval of licensing, abutting property owners of single family dwellings must be able to provide their insight into such proposed change to a single family dwelling. In addition parking requirements should further be addressed prior to such approval from single family residence to a multi tenant residence.
- 179 There should be safety rules i.e. Fire, mould, safety. But not fees just for the sake of collecting money for government.
- 180 Licence without fees.... Use incentives rather than fees
- 181 Stay out of business. CK can't manage what it does, getting bigger will not change this
- 182 Although I fear additional fees causing a spike in rental fees, which are already high, I do believe rentals require a mandatory inspection to ensure housing is fit for individuals/families.
- 183 Licencing would put the responsibility on landlords where it should be!!
- 184 Licencing would put the responsibility on landlords where it should be!!
- 185 Licencing would put the responsibility on landlords where it should be!!
- 186 Licencing would put the responsibility on landlords where it should be!!
- 187 Too much ██████ and destruction going on in Ridgetown - time someone is held responsible
- 188 More red tape
- 189 My house is safe. I don't need or want the city in my business. I pay tax at the end of the year to the government and claim all my income. No need for the city to put their hands in my pockets. I pay my taxes. This is my retirement, I don't get a pension like you do.
- 190 municipal staff can check on things lacking and on absentee landlords
- 191 To support a reasonable regulated standard of health and living conditions for tenants!

Attachment B

Why or Why Not?

- 192 Because these places need to be much more regulated
- 193 This would provide higher standards for tenants, especially as tenants do not always know or exercise their full rights when renting.
- 194 To protect the tenant and landlord, ensure safety etc.
- 195 As a Realtor in Ridgetown, it would be nice to tell potential buyers where student rentals may pop up in the future (as in right next door, or not). This would be more zoning changes than licensing I suppose.
- 196 I have concerns with the above question, as for MANY years in Ridgetown, Landlords have been able to rent by the room. This is not allowed by the Municipal bylaws, but has been ignored even when questioned by residents that PAY THEIR TAXES. This survey will be used and manipulated to look like the residence in this Municipality AGREE with the changes. We have social housing, which should negate half the questions asked in this survey.
- 197 Public Safety
- 198 The problems in Ridgetown are not so much a student problem, but a landlord problem. We have well-run rentals where landlords manage the properties and the tenants well, and there are few problems reported. However, there are a houses that are a problem year after year, with landlords who are absent, or who over-crowd the rental to maximize profit, don't manage the property and don't respond to complaints. The safety of the tenants is as much a concern as the frustration level of the tax payers who live next door. One can assume that some of these students are living in basement or attic rooms and do not have adequate means of escape in case of fire. Regular inspections and the enforcement of bylaws would go a long way to solving the problem and would reduce the weight of the problem the police have to deal with on a regular basis.
- 199 It would enforce landlords bringing their properties to proper standards to ensure that rentals are properly maintained, both for safety and quality for life for neighbouring residents. Right now, disreputable landlords can cram as many people as they like (students in Ridgetown, for example) in unsafe, sub-standard housing with no controls.
- 200 Keeps everyone safe. and keeps the illegal housing too a minimum
- 201 Safety; community oversight to prevent abuse of tenants, landlords, the community
- 202 Laws already exist that address these. You can't afford school cruising guards, but you want to implement a rental unit licensing program?

Attachment B

Why or Why Not?

- 203 It is important to maintain a standard of safe and clear housing, and therefore provide tenants an avenue to ensure complaints are enforced.
- 204 Cost benefit - it has not been evident in any other such examples where the Municipality has implemented by-laws for fees so my overall confidence that they would provide value for their cost is not there.
- 205 purely for safety and security reasons
- 206 This is a cash grab for the municipality and government. There are already standard practices in place with the landlord tenant's act. You will just be making it more difficult for people to make a living. Places like Ridgetown do not have a lot of economic areas of growth and student housing is a huge benefit to community. The bylaws currently in place are sufficient enough.
- 207 Licensing & a reasonable fee may deter inappropriate & unsafe dwellings and the associated undesirable behavior by its tenants. It would also be a sense of security for both the landlord & tenants that all is being done to keep them safe & accountable to each other.
- 208 More taxes = more cost. Taxes are too high now. Trying to keep rent affordable and make enough to maintain the building is extremely difficult
- 209 I own my rental houses. Well, the bank owns part. I pay a mortgage, municipal taxes, provincial and federal taxes on the income as well as repairs and maintenance. I already pay plenty and my rates are more than reasonable. If you want inspections, they should be free. I pay enough!!
- 210 Unless this is going to be a provincial provision to zoning laws, I don't see how landlords will remain interested in providing housing for students. As a very present, active and responsible landlord, I keep the property and my houses up to excellent standards because this is an investment for me. I don't want my investment to go to waste or lower in value due to sliding maintenance. I would like to see the local law enforcement make a stronger effort to distribute tickets and fines for properties that continue to be a "problem". Make individual landlord and property owners more responsible for their properties so that they either increase their interest in protection their real estate investment, or put it up for sale for a more responsible individual to take over.
- 211 To ensure public safety and healthy living conditions
- 212 Not necessary
- 213 There are already rules and regulations in place - enough fees

Attachment B

Why or Why Not?

- 214 To ensure that rental accommodations are safe and that they do not create a nuisance
- 215 Control the outstanding issues that have been going on for years.
- 216 Another unnecessary cost that will have to be absorbed by the tenant and landlord.
- 217 For the safety of the occupants
- 218 Safety first
- 219 always more fees & permits to live in Chatham-Kent
- 220 I do not agree that a fee should be paid, particularly as the aim is to allow people to make some extra income. Also, these inspections are currently offered by the Municipality to homeowners at no cost. An inspection to ensure that zoning, building and fire code are met, and perhaps a letter or certificate of compliance issued. I am not even sure that zoning would enter into this, as people would probably only rent one or at most two bedrooms in their home. Let's not bog down an innovative solution in red tape!
- 221 WE already pay property taxes if the property is mine I should be able to do with it as I please I don't need to pay more fees It would probably deter me from renting
- 222 Chatham Kent should mind their own business. We are already taxed to death with property tax
- 223 Must ensure consistent policies are implemented; ensure fairness, etc.
- 224 Only for the purpose of enforcing safety regulations.
- 225 Any additional cost or fees would deter efforts to allow any renting.
- 226 Laws and by-laws get blown out of proportion and become unpractical and ridiculous.
- 227 Too much government oversight.
- 228 My biggest concern is the safety aspect, ensuring that fire codes are met, etc.
- 229 fire safety, neighbour concerns
- 230 There is already too much government controls
- 231 It is important that rentals are regulated to protect both the landlord and the tenant.

Attachment B

Why or Why Not?

- 232 Safety first in all cases
- 233 A retired/widow person has an extra bedroom available may want to rent out the room to a student to help supplement their income. They may not have the extra income to pay for a permit fee and any additional upgrades.
- 234 We do need more affordable housing but bylaws should be reviewed to allow for terminating a lodging house if rules aren't followed or property maintained.
- 235 3 generations ago boarding houses were common and governments weren't broke supplying housing the taxpayer can't afford! We are already indebted to too many government rules & regulations
- 236 Many private landlords are unaware that the RTA exists, and therefore, do not realize how heavily regulated the industry is.
- 237 It would just be a cash grab on behalf of the city.
- 238 need to follow rules, proper bathrooms and heating
- 239 Without these requirements, tenants' safety and landlord property is at risk.
- 240 Important for everyone to have access to regulated and licensed housing. It will protect those who otherwise would not know their rights as a tenant
- 241 Already overtaxed and over regulated
- 242 Ensure rental properties adhere to property standards and do not drive down the value of surrounding homes
- 243 Single Room rentals / Rooming houses require oversight, oversight costs money. Enough said.
- 244 To ensure safety of all parties; maintain property values
- 245 regulations seem to set expectations to be met by both tenant and landlord
- 246 No more bureaucracy. No more government fees.
- 247 Any requests for upgrades need to be reasonable and use common sense, not a bureaucratic approach
- 248 if I live in my home I should be able to invite a student to live with me in my home

Attachment B

Why or Why Not?

- 249 We are currently renting, and are happy with the situation. Placing extra fees could increase costs beyond an economic threshold. Further, the occupants have the option to move out if conditions are not fit for living, regardless of if the building has been inspected or fees are paid. Could have a negative effect on students, who rely on affordable housing, as the increased costs and regulations could make renting unaffordable. If renting is restricted, housing market could react in a negative way- less demand for homes= declining house prices.
- 250 To ensure that those who desperately need housing are not taken advantage of by putting up with sub standard accommodation
- 251 communities need a variety of types of housing to be vibrant, licensing helps ensure safety and quality of housing
- 252 To make sure those renting would be living in a respectable place. Keeps slumlords away.
- 253 Equitable housing standards across the board for renters.

Question 7:

If you answered yes to question 6, which types of rentals should be licensed? (Select all that apply).

Types of Rentals	% of Respondents that want type of rental licensed
Lodging Houses	84.29%
Student Housing	87.14%
Migrant Housing	85.71%
Rooming Housing	92.14%
Room and Boarding Houses	87.14%
House Rentals	61.07%
Internet Short Term Rentals	56.43%
Internet Long Term Rentals	58.57%

Attachment B

Question 8:

The following questions relate to Chatham-Kent's enforcement of municipal by-laws that may apply to rental housing. (1 = not important, 2 = slightly important, 3 = moderately important, 4 = very important, 5 = extremely important)

1. In your opinion, how important is the licensing of rental housing from a safety standpoint?

Not important=13.13%, slightly important=8.84%, moderately important=11.87%, very important=16.41%, extremely important=49.75%

2. In your opinion, how important is enforcement of parking requirements for all types of house or rooming rentals?

Not important=14.07%, slightly important=13.32%, moderately important=18.09%, very important=18.09%, extremely important=36.43%

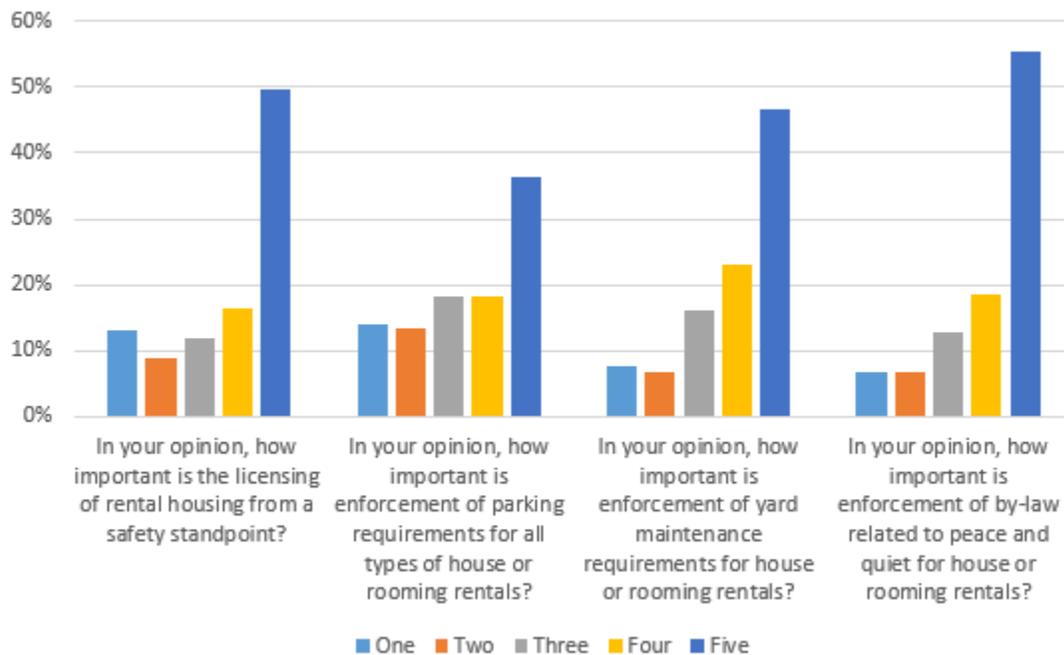
3. In your opinion, how important is enforcement of yard maintenance requirements for house or rooming rentals?

Not important=7.61%, slightly important=6.60%, moderately important=15.99%, very important=23.10%, extremely important=46.70%

4. In your opinion, how important is enforcement of by-law related to peace and quiet for house or rooming rentals?

Not important=6.85%, slightly important=6.60%, moderately important=12.69%, very important=18.53%, extremely important=55.33%

Attachment B



Question 9:

The Ontario Building and Fire Codes have a special definition of “Lodging Houses” which require higher levels fire protection and other requirements for the protection of tenants. Renting separate bedrooms to more than four individuals may in many circumstances deem a dwelling as a “Lodging House” under these definitions. Allowing “Lodging Houses” in Chatham-Kent will increase affordable housing for those in need and can give property owners the opportunity to make additional income. On the other hand, some neighbours may not want “Lodging Houses” near their own properties.

The Municipality does not allow “Lodging Houses” anywhere in Chatham-Kent without a site specific zoning amendment. Should the Municipality relax the rules and allow “Lodging Houses” anywhere in Chatham-Kent as a right to any residential property?

Of the 390 responses, approximately 33 percent answered yes and 67 percent answered no.

Explain why:

- 1 There is a huge difference between a lot of regulation and no regulation. The right answer lies between these two extreme positions.
- 2 increase housing in areas were it is needed - in school areas, hospice or hospital areas
- 3 Depends on which type you are referring to.

Attachment B

Explain why:

- 4 Improper control of lodging houses will bring a bad reputation to the good landlords that properly maintain their properties and follow the rules and regulations tightly, relaxing these rules will increase the probability and severity of having more issues
- 5 Normal rules for parking, noise etc. already exist in all areas so that should not change and whether it's a single family self owned property or not the rules should apply the same. Any kind of property ownership can cause problems. We live beside a privately owned house in a very nice neighbourhood that have dogs that barked so much at all hours of the day and night that my daughter finally had enough of it and moved out. They've gotten somewhat better (I believe other neighbours must have complained) but they still have there moments. This is one example of not only rental units causing problems - any type of property can.
- 7 If the need is there let the supply and demand determine if a residential property is located in the right location
- 8 This would disturb the neighbours and cause problems.
- 9 Affordable housing needs are increasing as landlords expenses rise. Lodging houses may be a solution to this.
- 10 Better question...would you want a Lodging House next to your house?
- 11 The site specific Zoning Amendment should be required so the Municipality knows that there is an additional load on City Infrastructure and to ensure that there is no undue risk to people living in these Lodging houses
- 12 We work hard for our home, we didn't ask to have strangers coming day in and day out of houses next door. Make the welfare work so housing is available for those really in need.
- 13 This would assume that this situation equates with a disturbance to the neighbours. Having mixed housing is real, it clearly defines this small community.
- 14 Is centennial house in Ridgetown not a Lodging House
- 15 Unless tighten requirements for a lodging house
- 16 It's been working the way is for years.
- 17 ALLOWING (LODGING HOUSES) MAY DECREASE THE SATURATION OF SINGLE FAMILY HOMES FROM BEING USED FOR STUDENT RENTAL
- 19 Because the potential number of people who will lodge there.

Attachment B

Explain why:

- 20 Landlords are not being accountable for their tenants' actions as they affect other tax payers in the community.
- 21 keep it site specific, too much transient traffic
- 22 Safety will suffer when profit can be gained by the landlord
- 23 If it allows citizens of Chatham Kent affordable housing then why not, the cost to live in Chatham is rising it's not going down in price along with the cost to live in an apartment. I think apartment cost are too high for this area and we are going to find more people homeless as we move forward
- 24 How do you develop more student housing without allowing individuals to turn homes into rental rooms. Toronto does it everywhere. When my daughter went to school it was hard to find an actual apartment. They were all homes turned into room rentals. See what other cities are doing. This isn't a new idea.
- 25 there are more residents and becoming more of a necessity
- 26 Don't need more places like ██████████ in Wallaceburg. That's what these lodging places would become.
- 27 unsure
- 29 Yes as long as you equitably and fairly enforce ongoing compliance re: parking/yard maintenance/noise bylaws.
- 30 In my 18 years in Ridgetown, lodging houses have become abundant without the knowledge of the municipality. 3 bed homes are being purchased at an alarming rate and turned into student "lodging" houses with upwards of 6-10 students in a single family dwelling. Basements are turned into bedrooms regardless of the fire code.
- 31 As long as requirements are met and the rules are followed and enforced I do not see a problem with providing more safe spaces
- 32 Housing is becoming increasingly un-affordable for many and this would allow more people to have homes of their own.
- 33 The house in question becomes like an apartment building in an area of single family dwellings. Property values in general decrease.
- 34 There are so many of these types of houses in Chatham, there are reasons real estate is so cheap here. Part of that is serious improper planning, you shouldn't have these types of places in suburban neighbourhoods... it's just common sense.

Attachment B

Explain why:

- 35 It's not fair to home owners.
- 36 This provides affordable housing to those who are otherwise homeless. Why does the municipality care if someone decides to share a house with 2 or more strangers? This is a crucial part of providing student housing.
- 37 Opportunity to allow migrant workers to be part of the community, increase economic activity by buying groceries and other items, and participate in the events and activities that occur here in CK
- 38 Property owners should have freedom of use
- 39 To prevent "slum-lords" and protect tenants and neighbouring property
- 40 not want it near my home
- 41 I personally have no problem with this. However my opinion differs when it comes to residential areas as it changes the dynamics of the said residential area. I live in a crescent with a mix of families with young children and older adults who have raised their children. We all get along great! A lodging house would dramatically change this dynamic.
- 42 I think that people would not like them just popping up in any neighbourhood. But more of them are needed to give more affordable living options and create more competition for landlords. If there is more competition then landlords will be forced to maintain their properties to draw tenants.
- 43 Cost of living is ridiculous as is, affordable homes are what the community needs
- 44 You will end up with "crack dens/party houses" in quiet neighbourhoods. And end up with more disputes and assaults
- 45 Everyone deserves a safe and decent home period.
- 46 Lodging houses are a good opportunity for students of the college to find more affordable living.
- 47 provided the house is large enough to accommodate more than 4 rooms which meet bedroom requirements
- 48 With licensing and monitoring, people should be able to do as they please with their property. Neighbours should be unaffected if the hosts follows rules.
- 49 Other property owners should not have to worry about potential changes that could negatively affect their neighbourhood.

Attachment B

Explain why:

- 50 The rules are fine.
- 51 I find it hard to believe that there are already these by laws in effect. In Ridgetown every other house on the East Side of town has multiple students living in it. There is limited rentals available for non students or families due to the "lodging houses"
- 52 Which department would the complaints go to? Who is funding it?
- 53 Our community needs options for affordable housing, social housing waitlists leave people unable to afford housing.
- 54 Most residential properties are not built for high occupancy, but if altered to support adequate safety, bathrooms, storage, parking, lighting, etc., why not?
- 55 If operated properly with sufficient oversight, there is little cause for concern. However, my experience with student housing situations is that this is seldom the case. The owner is more concerned about how much money can be made and little consideration is given to the impact of the residents on the nearby community.
- 56 They often attract undesirable tenants
- 57 most normal housing in Ontario is becoming beyond the scope of finance especially for seniors- it's either pay the rent and hydro or go without food and drugs as not all drugs for seniors are covered
- 58 ensure safety for all in the home and neighbours
- 59 I would drive by the lodging house that existed on Victoria avenue south of Grand. That was accident/crime waiting to happen. Affordable housing should be more than a bedroom. The baby boomers retiring with little income deserve more than a cell. We treat inmates with more dignity than those who are economically challenged.
- 60 It will only hurt the poor if not
- 61 While lodging houses may increase the number of units available for rent, it will bring a wave of inexperienced landlords into a highly regulated business. This will likely overwhelm all governing bodies quickly and will slow their response for all tenants. I would recommend an education course for new landlords before they are allowed to open a lodging house
- 62 Owner occupied housing should have the same level of requirements as rental housing. A family can make as much noise, create as many parking problems, and not maintain their yard equally or worse than a "lodging house". There are Noise, Zoning and Property Standards Bylaws that can be used to enforce same.

Attachment B

Explain why:

- 63 It's getting harder and harder to get by on a single persons salary. I don't think it should matter where the "Lodging House" is as long as the owners and tenants are not causing problems
- 64 Up to the owner of the property - and if safety bylaws in place, and enforced, including fire inspections.
- 65 Affordable housing in incredibly limited in CK.
- 66 Sometimes neighbourhoods prefer to remain quiet as they are and are not fond of the traffic involved with Lodging Houses.
- 67 Depreciation of property for owners in neighbourhood! Enough of this!!!
- 68 Depreciation of property for owners in neighbourhood! Enough of this!!!
- 69 Will lower property values and re-sale values for nearby single family dwellings
- 70 If allowed it will increase the already crowded rental density and create more noise issues, parking problems and further de-value neighbouring private homes.
- 71 Current residents and their property values need to be protected!
- 72 Such housing should be coherent with the neighbourhood and available services. Property values should be considered.
- 73 Seasonal farm workers already live in overcrowded dwellings in Shrewsbury. Relaxing standards is unacceptable
- 74 leave to owners discretion
- 75 The neighbourhood infrastructure, parking, safety, noise barriers need to be in place for the size of the rooming house and they should be registered to assure that they are safe for the tenants.
- 76 The rules should apply equally to everyone INCLUDING Chatham Kent housing. Example. Jane Street and Cecil Street Ridgetown.
- 77 Stay out of people's lives. Your job is to run the municipality, not people's personal lives & property.
- 78 maintain order
- 79 Peace and quiet, safety, garbage accumulation.

Attachment B

Explain why:

- 80 If the need is there it must be filled safely and not cost so much that the owner will charge more rent or not fix something in order to keep making money
- 81 because that would not limit certain homeowners based solely on geography
- 82 However, only with the proper licensing and by-law enforcement - there are several "lodging houses" in CK now that are not licensed and if a licence was required the community would benefit from safe, appropriate affordable housing being available in the community. Low-income citizens should have the right to affordable, suitable and adequate housing in CK.
- 83 However, only with the proper licensing and by-law enforcement - there are several "lodging houses" in CK now that are not licensed and if a licence was required the community would benefit from safe, appropriate affordable housing being available in the community. Low-income citizens should have the right to affordable, suitable and adequate housing in CK.
- 84 safety of occupants
- 85 Single family dwellings should not be turned into multiple dwelling or lodging houses
- 86 This needs to be regulated
- 87 Problem is one student rents the house, and then sublets rooms to friends, therefore skirting around the by-law
- 88 Safety
- 89 It must be the migrant employers burden both tax and income wise
- 90 someone has to be looking after the number of tenants, privacy and garbage
- 91 More affordable shelter opportunities, especially for men who have minimal specific housing supports in the community
- 93 Lodging houses, differ from typical rental units, or room rentals in that they may attract a different type of renter. Chatham Kent is correct in requiring special zoning for this as it may affect property values, and aesthetics in neighbourhoods currently without issue. Obtaining a zoning amendment or rezoning ensures the landlord is aware of the situation they are getting into and it gives the municipality the ability to assess structural, fire code and parking issues prior to granting approval, as well as allowing neighbours to speak out if they are against it.
- 94 Would like to make a little side money

Attachment B

Explain why:

- 95 ANYWHERE?!!! No. Not just anywhere!
- 96 You want more availability, then make it easier for it to happen
- 97 As long as there are no legitimate complaints from neighbours, the city should butt out of proper owner's rights.
- 98 Can completely change a neighborhood. Not a nimbby but having 20 migrant's pack in a house meant for a family of 4 or 5 is too much.
- 99 Four people to a room is INSANE. People making a living wage should be able to afford an apartment. It seems like four people to a room would be over crowding and a third-world living condition.
- 100 The same rules should apply
- 101 As I said previously- relaxing the rules will not protect the vulnerable or the neighbours who have rights too.
- 103 There are enough in Ridgetown now ~ the noise and destruction of property they make now is horrible ~ couch fires on the main street and nothing is done to prevent ~ the police don't care.
- 104 There's laws for a reason follow them
- 105 Overcrowding
- 106 Single family homes and their residents serve a families needs and dynamics whereas rooming houses and lodges we've the needs of single adults. Typically lodging houses geared toward single adults are not family friendly.
- 107 All of the issues pertaining to having multiple unrelated people in one house make it desirable to having these types of "lodgings" closely regulated and sited in only specific areas.
- 110 To allow students to live in the area of the college
- 111 Not all dwellings are suitable from a safety/livability aspect.
- 112 Zoning amendment process should not prevent a lodging house. It should objectively assess the necessity and effects
- 114 Protection of adjoining property values
- 115 more opportunity for folk to rent rooms in their homes providing homes for those who can't afford to rent apartments

Attachment B

Explain why:

- 116 It will avoid 'ghettoization' and increase inclusiveness. All residents deserve to feel safe and connected to the community. Poverty is already isolating. Ghettoization will only increase this, leading to more anti-social behaviour.
- 117 Respect home owners and community need safety code in place.
- 118 What about a single family that has a 3 bedroom house with 10 kids. They don't have to adhere. Double standards!
- 119 Example in Ridgetown, university students in houses are disruptive, loud and most times have no consideration of the neighbors around them as they know they are only there short term, and will be leaving once school term is done.
- 120 if owner is also living on premises
- 121 I live in my home and already ensure my house is safe for myself.
- 122 It is already being done. If properly monitored these units would be safer and better maintained.
- 123 This already sounds like our student housing and it's ridiculous. Change the rules for student housing!
- 124 I don't want a lodging house in my neighbourhood.
- 125 It will decrease property values
- 126 It brings down the value of the neighbouring homes. Also attracts unsavoury types of people.
- 127 We live in a free society in which every individual should be able to determine what they do with their property. Chatham-Kent should encourage free enterprise not discourage it.
- 128 This will just bring in high crime to Chatham. Forget it!
- 130 Affordable housing is desperately needed
- 131 Some people live in homes where their children have grown up and moved out and now they can house people who need the space temporarily.
- 132 Safety of everyone.
- 133 There are too many low income people in need of housing.

Attachment B

Explain why:

- 134 No in my opinion there is place for lodging house in this community. It is against the law for a reason.
- 135 No, Lodging houses should be only permitted with proper approval. Like apartment building, lodging housing do not fit into all neighbourhoods.
- 136 Who are you trying to kid? There are tons of homes in Chatham-Kent renting to more than 4 people without the proper rules being applied.
- 137 Loss of property value
- 138 This is a good rule, but it has many loopholes which is demonstrated in Ridgetown. One Renter signs the lease but several renters live there.
- 139 It should depend on the size of the unit and the number tenants in the house. The definition of lodging house is not explained clearly.
- 140 I bought my house in an area in a specific zoned area. One person shouldn't be able to have this changed. It affects the neighbourhood!!!
- 141 Again...CK passes the buck when provided details of landlords who currently have properties that are falling down their tenants.
- 142 Each case should be examined on the individual merits of the request. Approving or not approving blank clause will not resolve the issues.
- 143 Many factors should be taken into consideration when building lodging homes. Too many to list.
- 144 Lodging houses create parking problems, create affordable housing or provide jobs with living wages so everyone can afford a home of their own. CK has poor long time employment options, need better paying employers. Don't let corporate billionaires create jobs that have wages that need to be subsidized with middle class tax dollars
- 145 There are issues that arise from several people renting a single family dwelling that do not apply to an individual or family renting the same dwelling.
- 146 Because, under those circumstances, there exists too great a risk of fire danger and other safety risks and slum-like conditions. I've seen that style of housing in my university days and most were operated by property owners with a 'slumlord' sense of responsibility and property upkeep. It's one thing for a property owner to offset the height cost of a mortgage and property taxes by renting out 1 or possibly 2 rooms; however, when someone is doing strictly to maximize profit without regard to

Attachment B

Explain why:

the state of the 'lodging house' or the tenants therein, then there is a tendency to have little regards for safety.

- 147 Help pay mortgage and utilities
- 148 For all of the reasons noted above!
- 149 lodging houses should not be allowed in any residential area they should fit in with the neighbourhood, having a zoning amendment process helps ensure a lodging house is suitable to the neighbourhood
- 150 Standards need to be maintained, to relax the rules in question may facilitate further issues.
- 151 The decision makers in the municipality do not live next to student housing, don't make decisions without understanding what we as home owners have put up with.
- 152 Our neighbourhoods need to be kept neighbourhoods
- 153 Our neighbourhoods need to be kept neighbourhoods.
- 154 I currently live next to a bed in breakfast, I hate it.
- 155 What is the point of zoning bylaws, leave neighbourhoods as they were intended.
- 156 To protect the integrity and safety of our R1 neighbourhoods.
- 157 I wouldn't amend the zoning but licence all rental properties to assure safe/secure housing and responsible landlords
- 158 If I wanted to live beside a lodging house, I would have invested my taxpayer's dollars into a home that was already beside one.
- 159 The safety of the individuals renting property as well as protection of the property owners in the surrounding neighbourhoods.
- 160 Residential areas to stay residential. Short term rental are transients not neighbours, and that risks the safety of our neighbourhoods.
- 161 Residential areas to stay residential. Short term rental are transients not neighbours, and that risks the safety of our neighbourhoods.
- 162 Bylaws should protect the best interests of ALL residents and protect their neighbourhoods from unwanted rental property that has the potential to adversely affect property values and safety.

Attachment B

Explain why:

- 163 Please see my responses to the previous questions.
- 164 I should be able to rent my bedrooms out if I want without government making that decision.
- 165 I do not have enough information to answer this Question. Confidently
- 166 For the reasons stated above.
- 167 I believe if lodging houses were allowed, it may free up rental apartments/houses for families who require additional space.
- 168 ABSOLUTELY NOT!!!!- Keep Residential and Commercial COMPLETELY SEPARATE.R
- 169 ABSOLUTELY NOT!!!!- Keep Residential and Commercial COMPLETELY SEPARATE.R
- 170 ABSOLUTELY NOT!!!!- Keep Residential and Commercial COMPLETELY SEPARATE.R
- 171 ABSOLUTELY NOT!!!!- Keep Residential and Commercial COMPLETELY SEPARATE.R
- 172 Why should single family homes in the areas of these rentals suffer with excess noise/ garbage/ destruction to properties/ ignorance of the renters/ vehicles everywhere on the yards
- 173 Why not. As a home owner.
- 174 there needs to be checks and balances on proper zoning
- 175 Landlords residing off site require strict adherence to clear and specific guidelines.
- 176 Absentee and out of town landlords take advantage of neighbourhood property owners who have no recourse but the possibility of strong enforceable bylaws!
- 177 Specific zones
- 178 Yes, if there is a way to also make sure specific rules are followed by tenants at these "lodging houses". I am speaking to the importance of still maintaining peace and quiet in neighbourhoods.
- 179 To allow more options for people. It is better than them being homeless and that's what our city has become.

Attachment B

Explain why:

- 180 Freedom is a good thing for a property owner, however I think they need to be in a specific zone, such as RL2 or 3 since they fit well with multi-family units
- 181 This choice would be taken advantage of for profit, which it already is. Use London as an example where the handicap people were living in EXTREMELY poor conditions, which took the lives of those residence in a fire. The Municipality does NOT do their due diligence to ensure that all people are given the RIGHT TO USE YOUR PROPERTY AS YOU PURCHASED IT. That is very evident with the construction and negating the current by-laws set forth by our Municipality at [REDACTED]
- 182 The municipality is not diligently inspecting and enforcing bylaws as it is. The rentals, as they exist, are unsafe and over crowded. Students are living in basement rooms with tiny windows and no fire escape routes. Landlords are packing houses with far too many students and the police are over-taxed trying to manage the problem, especially when alcohol becomes involved.
- 183 No, negative impact on existing neighbourhoods where residents have bought expecting single-family residences to stay that way, not turn into rental areas.
- 184 Promotes lack of peace and quiet, as well as over rooming.
- 185 I should be able to use my property how I like, as long as I follow the law and tenants keep community standards
- 186 Maintain standards of safety and cleanliness, as well as reasonable noise level, and I don't see a problem with a lodging house. People should be able to live in various housing establishments across the municipality without the assumption that a "lodger" is more disrespectful to residential norms.
- 187 Existing home/land owners should have first rights and should provide full consent before such a facility would be allowed to abut them.
- 188 there needs to be some standardization and organization, if anyone can rent rooms to a bunch of people we will end up with potentially unhealthy situations, ie drug houses, etc.
- 189 It is already hard enough for people to supplement their income and you are just trying to put your hands in their pockets.
- 190 In my experience it is primarily homes with more than 4 individuals renting spaces that have demonstrated undesirable behavior with respect to parking, yard maintenance, and disregard for peace and quiet.

Attachment B

Explain why:

- 191 In my opinion there are many financial opportunities to convert houses into split apartments that meet building and fire codes, rather than a lodging house.
- 192 I feel that they need to be properly zoned and should only be in certain areas of the community
- 193 In an R1 Residential Zone under NO Circumstances should Commercial activity such as AirBnB Motels Rentals Lodging Houses EVER be allowed. There are areas allocated for these activities. Save our R1 Neighbourhoods- Transients a re NOT neighbours!
- 195 These accommodations have to be located in areas that fit with the community
- 196 So proper rules can be applied, it's happening now without rules.
- 197 I'm indifferent to this.
- 198 A property owner should be able to rent out rooms as long as they are made safe under the Ontario Building Code & Fire Code
- 199 A lodging house should be considered a business and not be allowed to operate in a residential-zoned property.
- 200 providing fire codes are adhered too and is zoned as such a zoning license could be obtained for a small fee
- 201 If you own the property why not
- 202 This would allow for home owners to needed additional income while providing housing options for others.
- 203 safety of neighbours, transients
- 204 Too much government control...flexibility on individuals needs - common sense
- 205 I think this is a great opportunity to offer more affordable housing options to Chatham-Kent residents but also give residents an opportunity to make a secondary income. As long as there are rules in place for building safety, parking, lawn maintenance and noise complaints, I don't see a problem with relaxing these rules.
- 206 There should be rules in place so as not to disturb neighbouring properties or decrease property value as not all people will want to live next to lodging homes.
- 207 Current geared to income housing already causes more than enough problems when tenants are not even required to return the property as they found it!

Attachment B

Explain why:

- 208 With lodging houses come a host of other issues of many residents on one lot. We need these types of units, but not in the middle of subdivisions.
- 209 Property needs to be kept up and not allow people to sleep anywhere. especially in garages and in tents in backyards
- 210 To create more affordable housing solutions for individuals who cannot afford to rent their own apartment or house.
- 211 Keep it safe as possible, no such thing as too safe
- 212 Lodging houses attract a certain 'clientele', which often require greater oversight than other groups (students, single family renters, owners). The zoning should remain in place in order to keep tabs on such activity and thus provide a record of their location and existence.
- 213 Often homeowners, when deciding where to live, choose the type of neighbourhood they want to live in. For residents who have chosen to live in a strictly single family unit community, these changes would alter their quality of life and possibly property values
- 214 similar to any multi-dwelling residence, I feel this type of housing should have specific zoning requirements
- 215 Current issues with worker safety exploitation by large companies. Leamington now encountering issues with prostitution with similar housing setups for workers
- 216 Should allow but not without input and notice of neighbours (rezoning costs too much)
- 217 It should be at the property owners discretion
- 218 Housing should be located in area near public transportation or near workplace
- 219 It's our right to offer this service. There should be some checks and balances put in place, but don't overregulate to a point where the costs make it impossible. Be reasonable.
- 220 We need to address the housing issue for low-income residents.

If you said yes above, the Municipality will have to enforce Building and Fire Code requirements for any "Lodging House". Will you support requiring landlords to make changes to their dwellings to comply with these requirements at their own costs?

Approximately 80 percent answered yes and 20 percent answered no. Explanation:

Attachment B

Explain why:

- 1 If a home owner wants to rent then they must abide by the same safety standards as landlords.
- 2 These codes already exist
- 3 Yes, specifically for the case of lodging houses, again, good landlords follow good practices and follow the rules and compliance comes with a cost.
- 4 As long as requirements and laws are followed there should not be problems.
- 5 They are already following all applicable laws and regulations
- 6 Yes, as per building code if a building permit is required. Not through licensing as that will raise costs and rents
- 7 Rooming houses can be dangerous. Group home type housing for people with disabilities are necessary and daily maintained for their intended Tenants.
- 8 YES, AS LONG AS THE COST IS WITHIN REASON
- 9 I would support requiring landlords make any changes to bring their dwelling up to code. Tenants need to be able to go to bed at night knowing they are safe. If a landlord is against making changes to their make sure property is up to code they are only in it for the money and not the tenants well being.
- 10 These student houses are eye sores to other members of the community and these houses are becoming unsafe.
- 11 takes money to make money
- 12 Safety
- 13 They need to ensure landlords manage their properties to keep the safety of the dwellings liveable. We don't want slum lords or building maintenance falling to the way side. If you don't have people inspecting this homes then all this will happen plus more things. People are very creative and can work the system.
- 14 Safety is still important no matter what the type of dwelling.
- 15 unsure
- 16 I am not a slumlord, I try to keep up to all building and Fire Codes, bylaws and do not feel I should be penalized because slumlords don't.
- 17 Costs should be known ahead of time i.e. with application make sure all bylaw/codes are spelled out with clear indication of responsibility

Attachment B

Explain why:

- 18 A few Local landlords in my town are getting away with being slumlords, ENFORCEMENT IS NEEDED NOW!!!
- 19 As a landlord, I would only want a safe clean place for my tenants
- 20 If you're renting a place, you should expect these kinds of expenses.
- 21 All housing should have to meet building and fire codes... What I don't support is paying a fee to the municipality to ensure this is done. It is the tenants responsibility to make sure their dwelling is safe
- 22 As long as reasonable requirements are implemented.
- 23 A lodging house is a business not an investment. Any business is required to invest and provide proper standards.
- 24 By all means if they want to rent out lodging houses they should make the preparations and safety their goal, if they do not wish to do so they should refrain from purchasing or building a lodging house
- 25 Because they profit from these homes so they should be required to maintain them for the tenant's safety.
- 26 If a landlord wants to become a lodging house with so many tenants in one dwelling they should be aware that the safety of the property and their tenants is their responsibility.
- 27 with a realistic time frame to complete
- 28 They should pay the costs, they get the income.
- 29 To maintain the safety of the residents and to ensure that landlords planning to run a lodging house are taking care of the property and the residents.
- 30 Every tenant deserves to live safely, it logically follows that since the Landlord will receive income from selling space, the space must be safe/lockable and suitable and they must make it that way before offering it for occupancy.
- 31 this could eliminate slum lords and Chatham has quite a few in the private sector
- 32 The current codes should be enough
- 33 Life/safety is paramount.

Attachment B

Explain why:

- 34 If the landlords want to pull an income from these houses, they should invest the money needed to do so. If the costs are too high, it's not profitable ... pick something else to do.
- 35 Safer for the people living there and the whole community - cheaper in the long run, too
- 36 Yes IF there are limitations on rent increases to Landlords who are forced to comply.
- 37 All buildings should be up to code.
- 38 It might eliminate slum landlords, and protect surrounding resident's property values.
- 39 Landlords will be who profits in the end therefore should incur the cost.
- 40 Landlords of concentrated dwellings tend to cut costs at the expense of safety
- 41 The landlord who profits from the rooming house should be required to pay the costs that assure it will be a safe home for the lodgers.
- 42 Fire codes and enforcement of these bylaws are important to the tenants and neighbors
- 43 See previous answer.
- 44 Well, it is common sense - would you let your child rent this room in this home to go to college???
- 45 Some incentive program/cost deferral is necessary, to help the landlords
- 46 If a landlord is renting separate bedrooms to more than four individuals they should have the appropriate building and fire code requirements.
- 47 If a landlord is renting separate bedrooms to more than four individuals they should have the appropriate building and fire code requirements.
- 48 expenses are part of the business
- 49 it should be the landlords responsibility
- 50 To ensure health and safety
- 51 No. Landlords are, in my opinion, taken advantage of by tenants. LTB decisions are costly and not enforceable without additional expense. I have personally lost more 6 month rent on three different occasions.

Attachment B

Explain why:

- 52 Renters need to be safe
- 53 Their profit? Their cost.
- 54 There is no insensitive to provide rooms if it costs the provider large sums of money to do it.
- 55 Who else other than landlord should pay?
- 56 NO LODGING HOUSES SHOULD BE ALLOWED AT ALL. IT IS UNDIGNIFIED. There would be no way for landlords to provide adequate bathroom access to that number of people.
- 57 It is landlords responsibility-Not taxpayers- These Lodging Houses are all business-The landlords are all running businesses
- 58 Will they enforce it? They turn a blind eye now to all student housing in Ridgetown now as it is.
- 59 For safety sake.
- 60 This is a reasonable cost for doing this kind of business.
- 61 Some of these homes are not up to code.
- 62 Everyone deserves safe housing.
- 63 its their property - their business and its their responsibility for safety
- 64 needs to be safe
- 65 Must have a plan in place before something goes wrong.
- 66 Why wouldn't you want not only your property at its safest standards let alone for the people living there?
- 67 safety
- 68 Should not be additional requirements to what another person living in a single family home. I only have 2 or 3 students living with me. No different than if my children were home living with me.
- 69 Business costs money. If a person wants to engage in this type of venture they should be willing to obey the laws and pay the costs involved with this. These costs can be passed on to the tenant anyways. Therefore it is in the best interest for

Attachment B

Explain why:

landlords to follow regulations and for the municipality to be reasonable, as to not discourage business or cause rents to increase for tenants.

- 70 There should be strict codes and yes, if someone wants to rent out rooms or apt they should make sure their dwellings are up to code!
- 71 Safety and other rules need to be complied with, and should be at the expense of the business owner.
- 72 Typically most homes are built to code so if it's safe for one family it would be safe for renting a room.
- 73 They get the income
- 74 But only for houses where the number of renters exceeds the number of people who would be in the house were it a single family house i.e. one person per bedroom plus one (as most family homes have two persons in the master and one in each additional room.)
- 75 Who the heck else should pay for it???
- 76 obvious safety
- 77 Yes, the landlord in many situations are not providing affordable housing but choosing to have Lodging houses because their profit is more than renting to a single family. Many family can't find housing in towns which push family's out but allow transient renters. This effects our schools and home owner's property value. This is a continuous circle of renters and behaviours when tenants are not invested in our communities.
- 78 Nothing is done by the municipality now. Investigate ██████████ in Blenheim were the tenants are dealing with continuous fire code violations, a leaking roof to the extent of tiles falling from the ceiling when it rains, a buzzer system that does not work and has not worked for years, a superintendent that refuses to complete proper maintenance and more.
- 79 It is a business for them and those are costs associated with doing business.
- 80 If the cost is directly associated to the landlord, said landlord will have an investment in wanting to ensure building and fire requirements are maintained to high standards.
- 81 Ridgetown doesn't need to be over run by a bunch of drunken college student that bring no real value to our community.

Attachment B

Explain why:

- 82 Would you really want strangers in and out of your neighbourhood? Pretty scary.
- 83 Leave our R1 neighbourhoods with resident property owners living in the house. Do Not fill our R1 neighbourhoods with transients.
- 84 Yes - I would treat it like a business - costs would be incurred by the owner (as long as they were reasonable costs)
- 85 Not really sure what this question is supposed to mean. It is not very clear. But I believe that if someone wishes to rent their property as a lodging house, they must meet all standards and requirements for the safety of those that will be living there. All tenants have a right to live in a facility that meets all requirements.
- 86 Safety
- 87 More info is required for an answer.
- 88 Building and fire safety is important to tenants, landlords, and adjoining neighbours. Additional cost is justified offset by the opportunity to make additional income.
- 89 Responsibility SHOULD fall on the landowners - It is a business
- 90 Responsibility SHOULD fall on the landowners - It is a business
- 91 Responsibility SHOULD fall on the landowners - It is a business
- 92 Responsibility SHOULD fall on the landowners - It is a business
- 93 Sadly, many landlords will do nothing to maintain their properties for safety purposes or otherwise unless forced to.
- 94 If they want to do it they should pay
- 95 Yes, as long as they were within reason.
- 96 The requirements are already there. They are for the safety of the residents and protect the liability of the landlord so it shouldn't be a problem for them to be met.
- 97 They are the ones who benefit financially, why should tax payers have to pay?
- 98 This is critical. I lodged a complaint about a neighbouring house a few years ago. Students were living in basement rooms with windows that were too small, and no means of escape if there was a fire. Not a safe situation for them.
- 99 That's part of being a landlord

Attachment B

Explain why:

- 100 Landlords should be prepared to maintain an adequate standard for all rooms rented. Every renter deserves the same quality of safety and cleanliness, regardless of rental price point or location. More in-demand neighbourhoods or updated aesthetics of a rental are distinct from basic quality of housing requirements which enable landlords to make a profit based on "extra" updates, not for meeting a minimum.
- 101 This is getting out of hand. The landlord tenant act is sufficient and the bylaws in place are sufficient. Stop trying to deter people from making more of themselves and their lives by controlling every aspect.
- 102 Absolutely! Dwellings need to be safe & should not be used for housing anyone if they are not up to standards!
- 103 I feel that with the amount of homeless people in Chatham-Kent Landlords should be eligible to a one time grant to assist them.
- 104 If you wish to have a business of any kind, why should the taxpayers be expected to pay for it? This should be the sole responsibility of the property owner!!!!
- 105 IF they are going to benefit from additional income, they must comply with current regulations for safety
- 106 To maintain safety for the tenants and for the nearby occupancies
- 107 Life Safety.
- 108 For the safety of the occupants.
- 109 I said NO to the question, but I believe that landlords should have to make these changes at their expense. Who else would pay for it - the Municipality?
- 110 given the definition of Lodging house I would agree for the safety if those renting the rooms
- 111 The safety standard of a home may not meet the demands of whatever code the city decides to enforce when the tenant and landlord are satisfied. City fire code demands would likely be very expensive and eliminate the gain of renting rooms.
- 112 Tax breaks for landlords
- 113 It is the Landlords responsibility to ensure that the home is safe and appropriately maintained for their tenants.

Attachment B

Explain why:

- 114 Regardless of property type, residents should be able to expect their dwelling to be a safe place to live.
- 115 In support of safety and enforcing bylaws
- 116 Absolutely. People need to be kept safe even if they are migrants or impoverished
- 117 Yes but only reasonable and common sense changes.
- 118 It would support increased population/ spending in Chatham
- 119 As long as it is a reasonable expense. People need to provide a safe environment, but the whole intent is to make money providing a service. Just be reasonable.
- 120 Municipality should implement a policy to support landlords in the process.

Question 10:

Please use the space below to provide any other comments you feel are relevant for consideration.

Comments:

- 1 The rental business in CK is very complex as it has many sides to it. This survey wants mostly black and white/yes or no responses that affect all the different aspects of renting. There may be some problem areas but much of the rental industry works well. Focus your efforts on the problem areas and leave the rest alone. I can see the beginnings of a new bureaucracy here that will be paid for by landlords and ultimately tenants.
- 2 Landlords are governed enough by city, provincial and federal bylaws and the LTB. Student housing and migrant housing should not be included under the same blanket as apartment/house rentals.
- 3 It seems that every situation is being put into one big pot. Difficult to answer survey due to generalization
- 4 Please ensure to meet with and discuss the plans to implement inspection fees with the CKLA as we work together to do the right things as landlords and ensure we meet the codes and regulations. Implementing additional cost structure is a burden to the landlords and only the ones that have non-conformance should be penalized for not following the rules. Enforcement of the existing rules and regulation is key, charging everyone for inspections just raises the cost of business and the cost of renting to the tenants.

Attachment B

Comments:

- 5 Responsible ownership of any type of property classification leads to few problems so encouragement of this will lead to more access for all. Extra fees and regulations will discourage responsible landlords who are already doing everything they can to provide safe, quality of life living environments for their tenants. The ones who are just in it solely for the money/greed (negligent landlords) will do minimum requirements anyways and enforcement of the already existing enforcements is what's needed to bring them in-line or get them out of the industry. As my husband says - why would we purposely cut corners and risk putting people's lives at risk. We are not in this to become wealthy millionaires - being self employed we have no company pensions to rely on in our retirement. THIS IS OUR PENSION PLAN so we don't need to burden the next generation with having to pay for us down the road.
- 6 I don't think landlords need more costs/fees being handed down, with hydro what it is, and the rent control being a whopping 1.5% this year, it's getting harder to make a profit.
- 7 Don't confuse Renal Housing and Lodging for seasonal employees. Same goes for Student Housing. Neither BUSINESS exists without their employees or students. Don't punish the law abiding home landlords that are providing safe, rental options for people who can't afford a mortgage or are would like a home with more privacy than an apartment Building can provide. My rental units all follow standard home safety regulations and laws. Paying someone to come check that is redundant, a complete waste of time and money. The CK Landlords Association would like to have more involvement and input into this matter. They should be allowed a voice in this.
- 8 I don't agree with having to licensing any landlord. I know many of them and are very responsible. I feel there is a couple of landlords in Chatham that should be watched more carefully as there housing units are in a bad state of repair. Why should everyone be penalized for thee behaviour. The majority of us do care and have pride in our buildings. thanks in advance
- 9 I am not sure why a survey about renting includes migrants - these workers obtain work visas that include housing. That is federal jurisdiction so concerned if the municipality considering layering more.
- 10 There's enough rules and regulations already in place. Why add the extra costs, and more by-laws to be enforced which will cost the municipality more money to employ people to enforce them and be a headache for landlords
- 11 Landlords have enough problems without more rules, regulations and fees. This could make landlords decide to leave the rental business.

Attachment B

Comments:

12 Rental properties are very highly regulated which has added significant costs that are being passed on to tenants via rent. As a landlord we meet strict guidelines, that already sometimes overlap, from landlord tenant board, CK fire, building codes, CK bylaws, and those put in place in house. For the most part Chatham has good, caring, legal landlords and licensing will add cost to all landlords not just the few problem ones. There is also the factor that landlords that already don't follow the rules will work harder to stay under the radar and self reporting will only be done by the already legal landlords. It has been brought to argument that the municipality does not have information on the number of properties and rentals within the community, again this is redundant as all legal properties are not only registered on title but also the info can be found through statistics Canada and annual surveys done through Canada mortgage and housing. I hope for the sake of all tenants and the owners who have invested in this community that the municipality strongly reconsiders adding to our already complicated business.

Thanks in advance for your consideration.

13 Short term internet rentals should require a site specific Zoning amendment and should also be held to the same standards as any Commercial Hotel or Motel to keep the playing field level

14 As a direct neighbour to [REDACTED] I can speak first hand to the noise and heavy traffic that has increased since the inception of the bed and breakfast located there. Our quiet street is now home to nightly parties and those on vacation who tend to be much louder than those who are going to work the next day. It's terrible that our home value has decreased and our street as a whole lot less Chatham and a whole lot more like an industrial area. Please stop this madness! And make our street home safe again.

15 Our hotels and motels are required to follow strict standards which include health department checks, fire suppression systems, limited risk insurance, and business registration. Additionally, hotels and motels must also collect state sales and local taxes. Homeowners using Airbnb are able to bypass all of this.

16 Agree it's a dilemma. Hard to get a fair set of regulations for city/small town/rural communities. Mere presence of U of G students in the small community of Ridgetown has far more effect than if it was in Chatham May to September are peaceful months here-otherwise we're cautious of what bedrooms we sleep in. Conclusion-any municipal regulations must consider population density and area coverage. Educational establishments have a social responsibility (including building own residences)-suspect they don't want the hassle! Shame. Important factor when classifying lodging houses is whether the landlord is a primary resident there.

Attachment B

Comments:

- 17 There should be more protections in place for the Landlords (non-payment of rent, damage of property, theft of items from the property, etc.). A more balanced approach would encourage more investors-but as it stands who would get into or stay in this business. All other businesses have a lot of protections except for landlords.
- 18 I do not believe that fees should be charged to landlords for room rentals but I do believe that houses should be kept up and safe for renting out.
- 19 We have a police service that doesn't like to work. I realize that we don't have an abundance of officers but the ones that we do have really don't like to do their job.
- 20 You have to be very careful on where you allow rental housing. Take for example, the new town homes on Tweedsmuir West, which are single family. This type of rental would destroy the area. Rental housing might work to an extent, in older areas of town.
- 21 By laws should always be enforced
- 22 Please make landlords respect our communities and keep our properties safe for all. We look after our homes and enjoy this community. I have no objection to renters as long as there are policies in place for owners to follow.
- 23 This amendment will create drug houses that will be more expensive in the long term due to high law enforcement; I am a homeowner that lives beside a rental house and the CIRT (once) and police are there constantly. I blame the landlord because he is only concerned about getting that rent, that profit. Landlords of any lodging type must be compelled to follow a bylaw.
- 24 Landlords should not be held accountable for their tenant's behaviour. Whether that is parking on the yard, or noise. Landlords are not the parents of these people. They are adults and should be held accountable just like everyone else. It would be like saying the police should be held accountable if someone breaks the law since they oversee the law. It is ridiculous! Landlords do the best to find decent tenants, but at the same time you can't discriminate. So for the chief to say landlords should be more careful who they rent to is discriminatory. Everyone deserves a place to live and everyone needs to follow the law...home owners or tenants. Whatever you do, don't put a Band-Aid on a problem which just creates more problems.
- 25 I would like to see more geared to income housing. My understanding is that it takes 2 years to get into housing depending on what is required.

Attachment B

Comments:

- 26 My tenants had a broken down un-plated car in my drive way for over 10 months, bylaws states that it can only be there for 1 month. I tried for over 4 months to have it towed away only to have the city tell me that if it was towed away it would be at property owners expense. How is that fair? Should that bylaw read at the car owner's expense? I try to keep property clean and this is what I am up against. Wording is unfair.
- 27 Fees need to be kept to a minimum if you want people to participate/assist with increasing available accessible urban and/or rural rental space. Timely enforcement of bylaw compliance absolutely essential to retain housing owner participation and encourage ongoing interest in provision of accessible safe housing in Chatham-Kent.
- 28 I would like to build a detached garage and rent out the upper floor for students and have a separate space for my family when they visit in the summer. Located essentially under one roof as landlord would reside on same property. Under current bylaws I cannot do this. Yet the absentee landlord 4 doors down can have 2 buildings on one small town lot filled to capacity and beyond. (Yes 2 houses on ONE lot, purchased in the last 5 years) Have trucks parked all over the front lawn due to lack of sufficient parking and high volume of students attending the address continuously. Please note I was an Aggie in Ridgetown 20 years ago. This is not new. Lodging has been going on under your nose for years without consequence.
- 29 MORE enforcement agents clearly need to be hired as Tilbury and other communities are only providing FEW options for apartments that aren't owned by slumlords
- 30 Go after those moral that rent out rooms for month to drug dealer
- 31 People that are looking for Rooms or room and board etc. are looking for low priced housing so putting more regulations on the owners will drive up the price of rents as will the cost of licensing fees. So while some regulations are essential for safety .Keep them low or to a minimum.
- 32 After living in the town of Ridgetown for the past 30 years my husband and I, like many people in like situation, are dismayed by the change that has gradually taken place in this town due to inadequate housing for students on campus. We discuss among ourselves options of other communities to buy homes in as we feel this becoming an undesirable place to call home. Our properties are at very real risk of losing value due to neighbouring properties becoming student dwellings. One feels very powerless. Still hopeful of bylaws correcting the problems but if not we do not want to spend the rest of our years in these situations and will not remain here.

Attachment B

Comments:

- 33 The renting apartment need the average or what they call average to be lowered! There used to be a cap on the rent here wasn't there? In the 80's maybe? Some of these rents \$\$\$is totally unacceptable!! CK is not a rich community
- 34 There are so many of these rental homes in Chatham that are homes split into four sections, they honestly shouldn't even exist. Most of them just end up neglected because they are never maintained and they turn into mini ghettos, just yesterday my wife and I were walking past one that has half the roof missing. It's been like that for over a month... By letting these places thrive, you're letting the town turn into garbage basically. The people who rent them lose, they end up living in places that aren't maintained by renters. The people in the community lose, because these places are usually noisy. It's hard to sell a home that is close to these places... The only people who profit from them are the [REDACTED] who rent them out for big bucks and sit back collecting payments from them without actually doing anything.
- 35 Bottom line is that no one needs to pay more to live. If a rental property is unsafe, the tenant can approach their landlord to get it fixed, and go to the tenant board if it is not done in a timely fashion.
- 36 This is an important policy to implement in CK. There are many migrant workers that can add value, culture and economic activity to our community
- 37 I feel in and around Chatham-Kent a lot of the rental homes are dumps. I currently live beside one and the family that lives there does not take care of the property at all. I have never once seen a landlord there for any reason at all. I think there needs to be stricter rules for who is allowed to rent these properties. At the end of the day, most landlords just want to make sure they have rent coming in and don't really care who is living there. I lived in a nice neighborhood when I moved in and now, the house beside me looks like a dump.
- 38 We own two houses, one which we live in and the other we rent (single dealing). Our tenants are held accountable for the up keep, snow removal, cutting of grass and keeping outside appearance respectable. On one occasion a neighbour of the rental house called the municipality and the municipality contacted me by letter. (Tenants placing garbage in park garbage cans) this was immediately dealt with. It worked! Everyone was happy with the outcome. This tells me there is already something in place so why duplicate what's working?
- 39 We need a proper homeless shelter with proper support from Social Services. No one should be forced into a dumpy motel or forced to go to another city just because Chatham Kent has no where for them to go.
- 40 Anyone who is profiting from renting a property should be forced to maintain all community standards and legal safety standards before renting and during the rental

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agreements. If they don't maintain it than they should be forced to sell to someone that will.

- 41 Noise by-laws, fire codes and building codes are already in place in this community for residential homes and apartments. Imposing more rules and invasive oversight is unnecessary. The sharing economy is a result of government/municipal intrusion and over taxing of citizens. By renting properties in one's home or by AirBnB people connect on a different level. The renter has the safety of the bylaws already in place and has a choice as to whether s/he wants to rent. AirBnB brings people into the area, supports tourism and allows people a personal hospitality that is not enjoyed by renting a hotel room. Stay out of private citizens' right to share his/her property with others and STOP the cash grab that gives such a negative and bad taste to small time, middle class people who work hard to help others enjoy affordable housing. Over-regulation hurts, not helps the economy!
- 42 Need more rules for student rentals and more rules to the landlords who only care about the \$\$\$\$ they don't care about our town or parking or anything.
- 43 There must be bylaws enforced for rentals. It is out of control in outlying areas. Full time residents having to "tolerate" the issues is unacceptable.
- 44 Rents are too high some sort of rent control must be used to lower rents!
- 45 Ridgeway needs more homes that are available for long term family rentals. The decent houses that are available are easily transformed in to student housing thus pushing long term renters out of our community. We need to take back control of our community. As of now the "students" run the town from Sep - Apr.
- 46 I am a conscientious tenant, but have lived beside mentally ill/unstable, volatile, and hoarding tenants (one who liked to burn candles among her hoarded paper, about which I had no recourse). Both of these situations left me feeling unsafe and in fear of my property and safety. Landlords, regardless of location, must keep units safe and maintained. Licensing allows their permissions to be yanked if they fail. There are too many locations that are run by absentee landlords living in other cities, and not maintained, reflecting poorly on the tenants.
- 47 NOT REALLY SURE WHY I FILLED OUT THIS SURVEY. NOTHING EVER GETS DONE IN CHATHAM KENT. RCAT IS VERY IMPORTANT TO THE COMMUNITY, BUT IT SHOULDN'T BE THE COMMUNITIES JOB TO BABYSIT THE STUDENTS
- 48 There is already a requirement for Apartment building complexes and condos to meet certain standards for safety and operation. I do not feel that if a property

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owner wishes to turn their domicile into such an operation that they should be treated any differently.

- 49 Affordable housing in Blenheim for Persons with disabilities in almost non existent. This needs to change immediately
- 50 There are many other laws/regulations that deal with the issue of rental of units. Noise Bylaws, Property Standards Bylaws, Zoning Bylaw to regulate parking, etc. and the Ontario Building Code to ensure life/safety matters are dealt with. Tenure (i.e. owner-occupied versus rental) of housing should not be a factor. For example, if someone doesn't maintain the yard the municipality should impose requirements for same.
- 51 Housing for displaced men doesn't exist in this municipality. Lodging houses may help engage people in a community.
- 52 The municipality better be prepared to lower taxes for property owners if they are willing to supply temporary residences in neighbourhoods! So tired of paying high taxes here for those who abuse the system! Enough
- 53 The municipality better be prepared to lower taxes for property owners if they are willing to supply temporary residences in neighbourhoods! So tired of paying high taxes here for those who abuse the system! Enough
- 54 As a resident of a neighborhood of single family dwellings, I have seen 6 homes become student rentals. This impacts on my ability to sell my house which is distressing. I hope this survey will lead to regulations which will protect neighborhoods! Residential neighborhoods should not have to become "slummy" when they have been good neighborhoods! Access to housing is needed but not in neighborhoods of single family homes unless rooms are rented in owner occupied homes.
- 55 No community should be subjected to housing developments, rentals or otherwise that are not representative of the community or undervalue the current residences. Enforcement of bylaws can not be overlooked! Our society runs on rules, supported by the majority - not enforcing the bylaws is a travesty of justice and makes a mockery of the democratic process and principals laid out by the BNA.
- 56 As a resident of Ridgetown, I have seen what happens when bylaws are not enforced. Properties are devalued, neighbours suffer due to excessive noise and unsociable behaviour. ENFORCE THE BYLAWS!

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- 57 I have built and repaired many dwellings for Seasonal farm workers over the past 3 decades. Most are OK and certainly better than they used to be, but are still overcrowded in terms of what most people would consider acceptable. During an emergency overcrowding is itself a factor leading to mortality.
- 58 Direct payment should be a normal procedure so rent paid for what it is given out to individuals for.
- 59 When setting bylaws make them Enforceable all the time not only when it's convenient. Example Chatham Kent changing the bylaws to better them
- 60 Please don't punish the owners that follow all the rules, have extra insurance and keep the standards well above to provide safe accommodations. Look closely and start with the homes that don't have the owner living on the premises. The houses where the owners are residing are doing very well, the homes where the owner lives off site - well ask the police. Please do not make it impossible for good people to provide good accommodations to future students of Ridgetown.
- 61 In my community (Ridgetown), landlords for college students have little regard for the neighborhoods where they rent to as many students as they can take money from.
- 62 We have lived in our neighbourhood for 10 years, at the beginning there was 1 house, now we are up to 5. We have small children, and what they see is completely unacceptable, drinking, drugs, high speeds on our street. (Jane Street, Ridgetown). I can't let my children play in the driveway or front yard in FEAR of what could happen. We have almost been hit walking down our street, by a 4X4 pickup as it was coming around the corner, at a very high rate of speed. (There are no sidewalks in our neighbourhood) We have talked to the landlords, 1 was very complying, and have never had an issue with; the other not. We have had to call the police due to parties exceeding the noise time by-law during the weekdays. We chose this quiet neighbourhood to raise family, now we live in a loud, unsafe, unpredictable neighbourhood 10 months out of the year (summer time is just fine).
- 63 Please consider a stand alone shelter if lodging will not be permitted.

There is no where for men to go when homeless. Our motels are not safe and in poor condition

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- 64 As a single, working professional who has rented in Chatham Kent for nearly 5 years I have noticed the lack of apartments, or single detached dwellings in 'good neighbourhoods'. It is frustrating to see house prices jump, and even more frustrating when you turn to look for an apartment only to find pages and pages of folks doing the same. Chatham Kent should be focusing on providing more rental apartments for 'normal' folks (rather than continuing to build only low income housing) adding more policy and fees will only cause existing landlords to stop renting and increase the demand and competition for 'nice apartments'. As you read this, think about where you would actually want to live in Chatham if you had to rent a 2 bedroom apartment. Think of the building type, or the neighbourhood. Where is that here in CK? Because I have been looking and have not found it. The only answer is to rent a single detached dwelling, and that should not be any more difficult than purchasing it - meaning - no municipal involvement.
- 65 Zoning by-laws exist for a purpose. Protect our residential areas.
- 66 Do not take this as an opportunity to fill municipal coffers. Cities all around the world offer Airbnb's which enhance tourism and make our city an affordable destination. Leave well enough alone.
- 67 Please enforce the bylaws put in place.
- 68 Based on your description, my family of four could live in one room? Legally children each require their own bed. Why have you not addressed the aspect of migrant families with children? None of this is acceptable. Why would rental housing be 'noisier' than single family dwellings? They all have to follow the same noise laws.
- 69 Housing is important. Some people will have NIMBY-ism. However- there can be a good balance. But the problem also lies in the ability to monitor complaint- lack of funding to respond appropriately.
- 70 R1 areas Need to be kept as RESIDENTIAL Areas NOT COMMERCIAL AREAS!!- Keep our R1 areas neighbourhoods Not Housing for MOTELS and Airbnb's full of transients.
- 71 You should also license cats.
- 72 I would not want this situation as a neighbor.
- 73 It's a catch 22. There are many good landlords but also many "scum" landlords. I would not be happy being "penalized" as a good landlord because of "scum" landlords. If I can demonstrate my compliance with repair/maintenance/fire/building codes, then I should not need extra scrutiny and extra red tape/licensing/fees in order to rent my unit.

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- 74 I believe migrant workers are entitled to satisfactory accommodation in accordance with the law. If the law is not being upheld in this instance, then the owner of the property should be forced to comply.
- 75 I agree, migrant workers need to stay somewhere and rules have to be adhered to. These places should be kept clean and noise free.
- 76 Enforcement will protect the tenants as well as the neighbors as well as make prospective landlords aware of requirements
- 77 Seasonal farm workers are often found to be living in sub standard and crowded conditions. This municipality must certify safe housing, superior to the minimal requirements.
- 78 In my limited experience and observation, there are several rooming houses in Chatham which appear to offer flea bag accommodation, and some local rundown motels also offer very sub standard facilities. Many do not have cooking facilities for their occupants, nor recreational space.
- 79 By-laws are only as good as they are enforced. Plan for and expect to invest heavily in enforcement on an ongoing basis.
- 80 Look at some of the non-profit that have services for people sleeping there. What rules must they follow? How many people are allowed to stay at a time?
- 81 Keep people safe
- 82 Please prohibit parking on lawns and large numbers of vehicles routinely parking on the street at rental properties (I don't mean occasional visitors, I'm referring residents who park regularly on the street because there are too many cars for the lane way). Rental units can support diverse communities, but not at the cost of neighbouring families, the value of all properties, and the safety of our children. In areas of mixed housing consider placement of "children playing" and other signage to remind all residents that it is a family neighbourhood.
- 83 As a resident of Ridgetown and seeing first hand the disgusting student housing properties where trucks and cars are parked anywhere on the property and old furniture is placed on lawns or roofs, I feel very strongly that there should be regulations in place to stop this, and any so called regulations already in place, which do not seem to be enforced, should certainly not be relaxed in any way. They are not only an eyesore, but these properties also bring down neighbors' property values

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- 84 Change the rules for student housing!! I think there needs to be more responsibility on landlords for their properties, we have several in our town and some don't even cut the grass.
- 85 To many people are investing in these rental properties & they themselves are not from the area or live in the neighbourhood subsequently they don't care about the home owners that do or what they have to put up with!!!!
- 86 I'm tired of my property been used as a toilet (URINE and VOMIT). My front yard is full of broken glass so it is useless and my grandchildren can't run around barefoot.
- 87 Landlords who use ways to get around the rules should be fined.
- 88 As a resident of Ridgetown, I am very frustrated with the way the landlords in town maintain their properties. Vehicles should not be allowed to park all over front yards. Lawns should be maintained. Certain standards should be met.
- 89 Over regulation causes businesses to fail and increases costs. Increased cost is not good for landlords or tenants. Reasonable oversight is required, however the municipality must be careful not to go too far and over regulate. Keep Chatham-Kent business friendly for all!
- 90 Special consideration should be taken for both the tenant and the landlord to set a foundation.
- 91 This is worrisome. I guess if the rooming houses, lodging houses, or whatever you're up to, are far away from residential areas, then it might not be very bad... but you bring in people from all over, migrants and temporary workers, who knows what they will bring with them; well, I know they will bring crime, a lot of crime. No thanks!!!
- 92 Where there are renters in a house they should be required to comply with the same building and fire regulations as a single family home as long as there are no more than one or two persons more renting than there are legal bedrooms in the house. E.g. 3 bedroom house renting to five or less persons should have same requirements as single family home. Just because they are unrelated has no bearing on safety.

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- 93 [REDACTED] own most high rise apartments in Chatham-Kent. Since have control of all the condo rentals they have increased rents by at least 30% for new tenants in addition to having tenants pay hydro (avg. of \$100.00 per month, outside parking \$30.00 per month, storage locker \$40.00 per month, underground parking \$40.00 per month.

All rental income with the exception of property taxes leave the city. [REDACTED] does not use any local contractors, resulting in lost employment in the city.

[REDACTED] have increased rent for new renters especially seniors to the point they can not afford the rents.

They do no regular maintenance, we have organized a tenant association in order to force [REDACTED] to reinstate services they cut that was provided by previous owner contrary to landlord and tenant act

- 94 Needs to be regulations that offer landlords that say get stung for \$4000.00 and oh about \$5000.00 or \$6000.00 in damages and have no recourse. Cannot even evict without considerable cost for legal. Who protects us?
- 95 Where the number of tenants exceeds the number of rooms + 1 or 2, I can see the need for extra regulation and safety protocols be put in place but for houses with the same or less people renting than would be occupying the house as a single family home, there need be no extra requirements past those for a family home.
- 96 This whole thing is a joke. The building that is going up on Cecil street in Ridgetown is an eyesore. Much to the dismay of neighbours who have lived 30+ years in that neighbourhood. Ridgetown is a beautiful rural town with tree lined streets a place to raise a family. Rooming houses should not be lumped in with single family dwellings. If the students at the college need better housing leave that to the campus to worry about it's not our problem. Affordable housing will not bring people to the area if there are no good jobs. I just can't believe that this project keeps getting pushed forward. It should have never happened.
- 97 The municipality should increase its affordable housing budgets, allowing more residents a Home, not a room in a home.

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- 98 I think this is an insult in face of our struggles over the past 10-15 years or more we have a house right across the street on Harold in Ridgetown and have complained bitterly about it and nothing. It was a two bedroom house with one bath just last year then an agricultural student bought it, and magic it was a six bedroom two bath house. All fire code and safety nets in place.....after a few months the students moved out after wrecking each wall tearing out the upstairs railing and leaving behind all their garbage that we had to look at. The whole time they were there they parked over the side walk and over the front yard it was a mud bath. We also have two blind girls who regularly walk this block which I did mention when making my concerns to the town. So in light of all this excuse me if I don't get teary eyed about the great people who want to offer affordable housing getting it the neck. Myself and my neighbors have been for years!!
- 99 There are no decent property rentals for seniors in Chatham. One floor apts. with back and front entrances, bit of yard for middle class seniors who sell their house and want a decent rental. Looked for two years. Ended up in a nice place but not good area, Landlords screen tenants and get decent clean people who care about their homes appearance. All apt buildings in Chatham are old and need work. Dark and dingy.
- 100 There are too many unregulated homes having multiply renters because there are too many loopholes and people working the rules. This has a negative impact on the community. I fully support bylaws such as the new fire burning. It keeps people safe and firefighters available for emergencies. A licences for landlords will do the same. Let's make people accountable for their properties and invest in our communities.
- 101 There is already a large burden on landlords. Tenants are very informed of their rights and where there are cracks/loopholes in the system. It seems that everyone wants to support the tenant, but what about the landlord? We provide safe, clean and affordable units. We fix problems when they arise. Why put another excess cost and burden on the landlord? Just like anything, the end user, in this case, the tenant, will have to absorb those costs making rent even higher. I feel this is nothing more than a revenue generator for the municipality. Let's put our efforts in this community to better use! It is clear to me that there will be a solid divide in your survey. Those that are tenants will think one way and those that are landlords will think another.
- 102 I don't thinking zoning should be changed and think lodging houses should be allowed. Housing in CK is very affordable for many people and I'm afraid some homeowners will be more interested in the money than their neighbors. Please leave things the way they are.

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- 103 All rental facilities should be inspected on a regular basis. I know of properties that have NEVER been inspected by the municipality. Basically [REDACTED] will do as he chooses and the residents of CK opinions mean nothing. A building will go up and another slum lord will make money off of people who can least afford it by doing little or no maintenance with no repercussions from the municipality.
- 104 A normal 1 family rental home should not have anymore oversight or regulations than a family that owns a home. A lodging house, migrant worker rentals or student rentals might need oversight because they are probably poor undereducated people who need help standing up for their rights as renters
- 105 There are problems with the survey design that may result in not getting the required information. I did not answer a couple of questions due to the wording of the question or the scale that was used.
- 106 In Chatham, as in most other cities, there are extremely large corporations that own the majority of the rental units in the city, These owners do not reside in Chatham and relaxing restrictions and supervision of these large corporations will only allow them to take advantage of an already beleaguered renter - the money they will make from it will not help the local economy because it will not be spent here, In fact, you will be taking money directly out of the community by diminishing what little disposable income that renters may have already. The ownership of rental units may have hundreds of the different landlords in Chatham, but by number of units, the vast majority of them are controlled by these large corporation property owners. It has, therefore, become an oligopolistic market and, as such, these corporations are the price setters (see basic microeconomics). If you want to hurt the poor even more, see slum conditions increase and take more money out of local small business, go ahead and allow rents to increase without supervision and control. Otherwise, leave protection for renters in place. It will also be a factor in students choosing to study between a program available in Chatham and the same one available elsewhere. Let's concentrate on bringing in and keeping more bright young minds in Chatham-Kent and helping local small business grow stronger - it is after all, still the backbone of our economy - especially since we have lost so much industry over the last few decades (Navistar, Motor Wheel, Eaton Yale, Libby's, Campbells, Dover Corporation, etc.). Remember a community that neglects its poor only brings more of it to their doorstep.
- 107 I own a house we rent out and have had numerous problems, unpaid rent the renters not paying utilities and others that have the house in a mess that cost me thousands of dollars
- 108 Ridgetown student housing out of control, houses not capable of safe egress, unreported students, crowding, noise, damage to properties and municipal property.

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Maybe reinforcement by by-law codes, fees would make owners and renters more responsible.

109 Nil.

110 Unfortunately people making these decisions all live in Chatham, why do they really care about what is happening in Ridgetown.

If we were not part of amalgamation Ridgetown would have handled this issue as a town, not by people who do not live in our community.

111 All rental property owners should be subject to the same rules.

112 All rental property owners should be subject to the same rules.

113 I am a mother of 3 young children. I am very concerned with unknown individuals coming and going to the motel next door.

114 If you buy a house beside an airport. Do not complain about the planes. If you buy a house in a R1 zone it should not allow commercial.

115 We have the by-laws enforce them.

116 Important to keep the main point highlighted - safe/secure housing - landlords that are making good money from students and then complain students are bad/disrespectful, for the most part are landlords that are not doing everything they can (screening tenants, proper leases, inspections, upkeep, proper parking, etc.) to make the landlord/tenant venture a positive for all, including the community surrounding their properties.

117 Although I understand the need for lodging houses, the taxpayers of this community invest their personal dollars into a home and community that meets their needs. If Council wishes to change that sense of community (single family homes) by approving lodging houses within those communities - they are in fact putting their own tax payers investments at risk; who wants to live beside a single family home that is changed to a lodging house after you have already invested significant dollars to increase your property value and positively contribute to your community's vibe. Not me. And not anyone else on my street. Post-secondary education institutions seem to have a lot of money for many things, perhaps they need to look at attracting students not only by having the best programs available, but also by providing the best affordable housing to their students. Families who take in a roomer or two is a different situation and very much supported. Students have access to affordable and comfortable living. Ensuring on-site parking is available for each tenant should also be a requirement. And by the way, the front and side lawn is not appropriate and

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shouldn't count. This only results in torn up lawns and mud all over the road and sidewalks they drive over to park there.

- 118 Neighbourhoods should remain neighbourhoods they should remain that way. Not turned into motels.
- 119 Please don not do any more damage to our neighbourhoods. It is already too late for many of them... Please save what we have left.
- 120 Please don not do any more damage to our neighbourhoods. It is already too late for many of them... Please save what we have left.
- 121 Currently a residential property has been converted to a multi tenant for students which I believe is in contravention to the existing Zoning By-Law. It appears obvious the Municipal By-Law enforcement Department has permitted the owner of the property to disregard the existing Zoning By-Law.

Why does the Municipality ask for the public's input when existing property owner proceed and convert their single family dwellings into multi tenant dwellings without applying for an amendment to the current zoning by-law?

Isn't this questionnaire just patronizing the public at large?

- 122 R1 areas should remain for neighbourhoods. - NOT TRANSIENTS!!!
- 123 R1 areas should remain for neighbourhoods. - NOT TRANSIENTS!!!
- 124 R1 areas should remain for neighbourhoods. - NOT TRANSIENTS!!!
- 125 R1 areas should remain for neighbourhoods. - NOT TRANSIENTS!!!
- 126 CK does what they want anyways!!! Communities can voice what they want but besides the small town council members that stand up for their beliefs the remainder are a bunch of followers to the large center Councillors!!

Rural communities like Ridgetown are nothings to CK!!!!!!!!!!!!!!

- 127 I think this is getting out of control
- 128 This is very important to check on absentee landlords, things that are not being followed and people sleeping in house trailers, backyards and garages in residential areas.
- 129 This survey has been unfortunately very poorly worded and constructed. Whoever prepared the questions should not be allowed to ever do so again!

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- 130 Poorly worded survey. Should have been prepared more professionally!
- 131 For question #7, I was unclear of the definition of all of the different types of housing. I had a hard time answering the question fully without knowing this information.
- 132 I have a university degree and a college diploma with a part time job in my field and a full time job keeping me afloat. It is very difficult to survive off of what I make considering I still have to pay back my loan. Affordable housing options are very limited. I'm lucky to be able to afford a place, but some are not so fortunate and there are so few options. It's very sad and unfortunate that our city can't help take care of us.
- 133 Licensing is good, but we need something to control where the student housing can go. People want to know when they buy a home if they can be affected by a student rental in the future. I think zoning needs to be part of the licensing (say it needs to be RL2 or 3 zone to get a licence or they need to make a specific zoning for student rental to create a student housing zone in Ridgetown. Obviously it will cause a resident uproar if they don't like that they are in the zone when first created but at least in the future it will be cut and dry for everyone and if they don't want to be affected by rentals they can avoid that zone when purchasing a home.
- 134 I have concerns with the above questionnaire, as for MANY years in Ridgetown, Landlords have been able to rent by the room without being a resident of the dwelling. My understanding is that this is not allowed by the current bylaws, but has been ignored, even when questioned by home owners that PAY THEIR TAXES.

I feel this survey will be used incorrectly and will be manipulated to look like the home owners/renters in this Municipality AGREE with the changes, when in fact changes are being made to cover current issues. We have social housing, which should negate half the questions asked in this survey. I would hope that if someone is renting within social housing, that there are rules and regulations in place and an inspection is completed before the landlord or home owner is paid.

Lodging Houses would be taken advantage of for profit, which it already is. Use London as an example where handicap people were living in EXTREMELY poor conditions, and a fire took lives and possessions.

We, as residence of Ridgetown, have already seen the underhanded way the municipality works. We have Councillors who look at it as 'not my town' attitude and vote to satisfy the workers within our Municipality. Council needs to realize that they are voted in by residents to be the check boxes to decisions, they have an obligation to their voters and communities to ensure that ALL votes brought to council are investigated, questioned and followed through with. Not given the excuse of tight time lines and forced to make uneducated decisions without the input of the

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communities their votes affect.

Our municipality bypasses their OWN by-laws to suit their own agenda's. There is absolutely no consideration to the TAX PAYING Residents. ██████████ in Ridgetown is a prime example. C-K needs to realize, you can only bite the hand that feeds you so many times.

Residents have the right to use their property as they purchased it. If a 'lodging house', social housing, student rental is purchased AFTER, then the municipality has taken that right away from the people that live as they had intended in these communities.

Are you, as a Municipality, willing to compensate the current home owners for the decisions you are making? That is the question you need to ask. Councillors need to ask themselves the same question when they vote.

I do not have an issue with a homeowner renting a room, when they live in the property. This is a solution to the Student/Social rental issues that are currently present. This situation is a buyer beware. There should be a ratio and privacy areas attached to the number of renters allowed in a single dwelling.

I hope that all opinions and suggestions are included in this survey, as the questions asked are not allowing for further discussions.

- 135 While I understand that students need a place to live, residents who pay taxes and are committed to the best interests of the town have a right to a decent standard of living. Having 8 -10 students in a house creates an atmosphere where parties and noise become the norm. It's not acceptable to expect families and seniors to live alongside groups of loud students drinking, shouting obscenities, breaking beer bottles, exposing themselves and urinating on property... these are the kind of behaviours some of us have to live with. Limiting the number of people within a house, enforcing bylaws and holding landlords accountable will do a lot to ameliorate these problems, not to mention the time and effort it will save for the police officers that have to deal with policing these issues.
- 136 In Ridgetown, landlords can rent out single-family houses to many (4-8) students, and disregard noise, fire, and building code standards. It results in poor, unsafe housing for students, disruption to entire neighbourhoods, and no regulations or oversight of unscrupulous landlords. Despite constant complaints from concerned residents, CK has done absolutely nothing to mitigate or resolve the issue. Is CK waiting for some tragic incident to occur due to cramming too many students into unsafe housing to act?

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- 137 more buildings need to be built for apartments not just rooming and lodging housing there are many buildings for seniors yet for those not classified as a senior at this time cannot get into some places with space for that reason
- 138 I'm reading into this survey that you want to enforce things like yard maintenance, noise, and parking differently for renters than for homeowners. Also that you want to keep renters geographically segregated from homeowners or perhaps strongly discourage rental units in "good" neighbourhoods with licensing and bylaw enforcement targeted at renters. I hope this is not the case and that the principals of social justice prevail.
- 139 Adequate, safe, and low-cost option housing is integral to providing a good quality of life for all residents throughout the community. Ensuring standards are met for those housing options reflects well on the community as a whole as well. Thanks for looking into these options and seeking feedback.
- 140 I am not sure why this has become a priority but if it involves more geared to income style housing, I would not support this initiative. We have so many other issues in this municipality including sufficient resources for our aging population and job-generating industry, we do not want to become a haven for low income and unemployed individuals. If the focus is on migrant workers, there are programs for this and in the end, it is the responsibility of the employer where it should remain.
- 141 Again this is a cash grab for the municipality and another way for the government to have more control over our lives. People cannot afford to continue being subjected to more and more fees and taxes. This needs to stop!
- 142 Taxes are the real problem. By the time property and income taxes are paid a lot of money is gone. Half of the monthly rent I charge ends up in taxes preventing me from doing repairs and upgrading the property. The family that rents simply cannot afford a rate increase and I basically rent nearly at cost to help them. Not a good business model
- 143 I can't answer all the questions as I do not have enough personal knowledge on certain things. And of course, the questions I have answered are biased as a landlord. I know that my rentals are well taken care of. I have had the same tenants for 9 and 2 years. I take pride in having long term renters but worry that too much government involvement I would have to sell and those renters would then have to find a new place to live.

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- 144 In my specific experience as a landlord in Ridgetown, I would like to see that the police have more authority to distribute tickets and fines on more than just nuisance complaints. The parking being the biggest public complaint that doesn't seem to be addressed well enough. The police should be able to ticket vehicles by their licence plate if they are found to be parked on lawns, boulevards or any other place they shouldn't be parked. Students in Ridgetown don't have the perception that they will get in trouble from some of their actions and behaviour. That needs to change. Students need to pay for their actions and behaviours so they start to take their place in the community more seriously.
- 145 I feel that there is a large homeless issue in Chatham- Kent after witnessing many people out couch surfing until affordable housing is found. More affordable housing and shelters are needed in Chatham-Kent. There should be more places like the Abiding House.
- 146 Other Municipalities are dealing with Airbnb rentals -It is time Chatham Kent does also!!!- Motels in residential areas destroy neighbourhoods.
- 147 While landlords have a strong political voice, tenants do not, therefore it is up to the Municipality to look after the safety of those without a strong political voice
- 148 Excessive regulations on lodging will reduce the number of people willing to offer various housing options, especially renting individual rooms within a house. Regulations on larger rental properties such as 'lodging houses' makes sense.
- 149 One solution that I would suggest is that the Municipality rent some units in regular apartment-buildings, and then rent them to people with low-income, at subsidized rates. An agreement may be able to be worked out with landlords that the tenant pay their portion, and the Municipality pay the rest directly to the landlord. This has the advantage of increasing social housing stock immediately without a large initial financial outlay; it would also give the person a "normal" address, and no-one but the renter would have to know that their rent was being subsidized, and therefore there would be no stigma directed toward the renter. Also, in other areas where I have lived, both in Canada and Europe, social housing and low-income projects often had bad reputations, and the public had a perception that some of these areas were a "ghetto". If units in current rental stock are used, these "ghettos" will not exist. If you are forming a citizens' committee, I may be interested in serving. I do not have experience in this area, except that I live under the poverty line and I do have creative ways of looking at problems.
- 150 This is another excuse for Chatham-Kent to have a money grab. Council should cut some of their own spending instead of burdening business owners with all the financial obligations for the community.

Attachment B

Comments:

- 151 Focus on making apartments and houses available at lower costs, not rooms. Rooms are going to be cesspools of drugs, parties, assaults, and more. Basically you want to throw people into group homes instead of putting a rent cap. Houses should be no more than \$500-900 in ck.
- 152 Our property rights in Ontario are often considered sub par. Often property is annexed by municipalities for larger projects (ex. road widening, bridge construction) with little or no compensation to the home owner. Even after expensive court battles many homeowners still end up losing out. By expanding the ability to rent homes it would be a great way to help reverse some of the problems we have with property rights.
- 153 There is a difference between renting a house out to a group of students, as opposed to renting a room to a student. We know that not all college students are going to be loud or park on yards or cause damage, however we need to have rules in place to cover for all of those circumstances and we have to paint the big picture with the same brush when only a small portion are actually like that. We need to protect everyone.

Someone that is renting out a bedroom to a college student will most likely be living in the same house and will not tolerate the above examples from happening, due to the fact that they live there. So different rules should apply if the landlord lives in the same house as the renter.
- 154 Governments can and only should supply what taxpayers can and are willing to pay for. The current practice of "buy today and let future generations pay" is immoral but does buy votes, eh?
- 155 Add more rentals to Chatham-Kent but make sure the rental properties are not eyesores and drive down the property values of homes surrounding them. Hold colleges accountable for actions that their students partake in with these rentals
- 156 No more government fees and intrusive by-laws. New fees will add costs to landlords that they cannot recoup from tenants due to restrictive provincial rent increase laws.
- 157 I applaud the efforts to provide affordable and safe housing for all residents of CK. I am a proud single family home owner and would not support multi-dwelling or lodging style homes in my quiet neighbourhood.

Attachment C

Frequent By-Law Violations What Landlords Need To Know

Noise

No loud noises, parties, squealing of tires, music shall be made from 10pm to 8am daily.

https://ckcentral.chatham-kent.ca/by_laws/bylaw_lib/SiteAssets/Documents/Forms/EditForm/41-2004.pdf

- Fines for disregarding this bylaw begin at \$150.

Nuisance

No person shall sponsor, conduct, continue, host, create, attend, allow, cause or permit a Nuisance party

<http://www.chatham-kent.ca/SiteCollectionDocuments/bylaws/76-2015.pdf>

- Fines if convicted can be upwards of \$10,000

Parking

Parking of vehicles are **not** allowed on front lawns.

Vehicles must be parked in a driveway, which consists of a granular, asphalt or concrete base.

[http://www.chatham-](http://www.chatham-kent.ca/SiteCollectionDocuments/planning_development_services/Zoning%20By-law/Zoning%20By-law%20216-2009.pdf)

[kent.ca/SiteCollectionDocuments/planning_development_services/Zoning%20By-law/Zoning%20By-law%20216-2009.pdf](http://www.chatham-kent.ca/SiteCollectionDocuments/planning_development_services/Zoning%20By-law/Zoning%20By-law%20216-2009.pdf) Section 4.20

- Fines for parking on front lawns can be up to \$25,000 for property owners

Clean Yards

All yards, carports and porches shall be kept clean of debris and refuse.

<http://www.chatham-kent.ca/SiteCollectionDocuments/bylaws/152-2015.pdf>

- If the property owner receives a **Notice** and fails to comply within the timeframe given, the Municipality will clean up the property. **All clean-up costs will be put on the property owner's tax roll along with a 25% admin fee.**

Derelict and Un-plated Vehicles

No derelict vehicles are allowed on the property unless they are **in** an **enclosed building**. **One** un-plated vehicle is allowed, however it must be in proper running condition.

<http://www.chatham-kent.ca/SiteCollectionDocuments/bylaws/42-2010%20Derelict%20Unlicenced%20Vehicles%20By-law.pdf>

- If the property owner receives a **Notice** and fails to comply to remove the vehicles within the timeframe given, the Municipality will tow such vehicles. **All towing costs will be put on the property owner's tax roll along with a 25% admin fee.**

Property Standards

All properties should meet the minimum standards set out in the Property Standards By-Law. These standards apply to both the interior and exteriors of the building.

- If the property owner receives an **Order** and fails to comply with the Order by the timeframe given, remedial action will occur to rectify the violation. **All costs to rectify the Order will be put on the property owner's tax roll along with a 25% admin fee.**

Building Code

Basement bedrooms may require a building permit. Items addressed in the building permit are but not limited too, smoke and carbon monoxide detectors, fire separation and require either a door on the same level with direct access to the outside or a window with an unobstructed open portion having a minimum area of .35m²

Zoning

The definition of a "lodging house" has yet to be decided for the purposes of possible amendments to the Zoning By-law. The term "rooming rental" includes, but is not limited to: lodging houses, rooming houses, boarding houses, Airbnb's and short term internet rentals.

A survey is available for property owner's input as one part of the public process that will be used to inform Council as the Municipality considers amending the Zoning By-law to address "lodging houses" and other types of rooming rentals. Here is the link:

<https://www.surveymonkey.com/r/LodgingHouseRoomRental>

Garbage Collection

- Recycling (biweekly and unlimited)
 - residential properties with up to five dwelling units can utilize recycling boxes available free of charge at the Ridgetown Service Centre. There is a maximum of 2 boxes per unit and they must be picked up by the property owner not the tenant(s).
 - subsidized recycling toter carts are available and mandatory for properties with six or more dwelling units. The cost per recycling toter cart is \$75 taxes and delivery included.
- Garbage limits (weekly and limited)
 - Single family homes - one garbage toter cart or 3 bags/items
 - Duplex - two garbage toter carts or 6 bags/items
 - Tri-plex - three garbage toter carts or 9 bags/items
 - Four-plex - four garbage toter carts or 12 bags/items
 - Five-plex - five garbage toter carts or 15 bags/items
 - All buildings with six or more dwelling units - five garbage toter carts or 24 bags/items
- Garbage toter carts are supplied by Waste Connections of Canada (519-360-9435 Ext. 0) free of charge to all residential properties containing five or less dwelling units. Toter carts are available for all buildings with six units or more at a cost of \$75 per toter cart (maximum is five toters per building).
- A garbage toter cart must be 1 metre (3 feet) away from all items with handles facing the residence. Toters must be placed away from snowbanks and accessible for the collection vehicles.
- Although a toter cart is considered a prescribed container, any material that prevents the lid from closing is considered excess and will result in the toter cart not being emptied.

- If the toter cart contains unacceptable waste items, is too heavy and/or poses a health and safety risk to the collection worker, we reserve the right to leave the toter and its contents unemptied.
- No owner or occupant shall place or permit placement of any toter cart, garbage bag(s) or waste item(s) out for collection before 7:00 p.m., local time on the day prior to the day of collection; and not after 7:00 a.m. local time on the day of collection. Collection is only provided if the garbage is placed out at the curb before 7:00 a.m. local time.
- Collection schedules and further details can be found at www.chatham-kent.ca
- Contact you're nearest municipal Service Centre or Waste & Recycling Services at 519-360-1998 for more information.

Attachment D

BY-LAW NUMBER _____-2017

OF THE CORPORATION OF THE
MUNICIPALITY OF CHATHAM-KENT

A By-law to amend
By-Law Number 41-2004, being:

A BY-LAW TO PROVIDE FOR THE REGULATION AND PROHIBITION OF
UNUSUAL NOISES OR NOISES LIKELY TO DISTURB THE PUBLIC AND FOR
THE PREVENTION OF PUBLIC NUISANCES.

FINALLY PASSED the _____ day of December, 2017.

WHEREAS the Corporation of The Municipality of Chatham-Kent did enact By-law 41-2004 for the purpose of regulating and prohibiting unusual noises or noises likely to disturb the public and for the prevention of public nuisances;

AND WHEREAS The Corporation of the Municipality of Chatham-Kent now deems it expedient to amend certain provisions contained in By-law 41-2004.

NOW THEREFORE the Municipal Council of The Corporation of the Municipality of Chatham-Kent enacts as follows:

1. Section 2 of Schedule 2 to By-law 41-2004 is hereby replaced with the following:

The operation of any electronic device or group of connected electronic devices incorporating one or more loudspeakers or other electromechanical transducers, and intended for the production, reproduction or amplification of sound in a residential area.	Monday – Saturday Between 10:00p.m. and 8:00a.m. Sunday and Statutory Holidays – at all times.
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2. By-law 41-2004 of the Corporation of the Municipality of Chatham-Kent as heretofore amended from time to time is hereby ratified and confirmed in all respects save and except as amended hereby.

THIS By-law shall come into full force and effect upon the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME this day of December, 2017.

Mayor - Randy R. Hope

Clerk – Judy Smith

Attachment E

BY-LAW NUMBER _____-2017

OF THE CORPORATION OF THE
MUNICIPALITY OF CHATHAM-KENT

A By-law to amend
By-Law Number 76-2015 being:

A BY-LAW TO PROHIBIT AND REGULATE SERIOUS PUBLIC NUISANCES
WITHIN THE MUNICIPALITY OF CHATHAM-KENT

FINALLY PASSED the _____ day of December, 2017.

WHEREAS the Corporation of The Municipality of Chatham-Kent did enact By-law 76-2015 for the purpose of prohibiting and regulating serious public nuisances within the Municipality of Chatham-Kent;

AND WHEREAS The Corporation of the Municipality of Chatham-Kent now deems it expedient to amend certain provisions contained in By-law 76-2015.

NOW THEREFORE the Municipal Council of The Corporation of the Municipality of Chatham-Kent enacts as follows:

1. A new section 5(2)(d) be added:

For the purposes of an inspection under this By-law, the Officer may:...

(d) require information from any person concerning a matter related to the inspection;

2. A new section 5(6) be added:

5(6) An Officer, and any person accompanying the Officer under the Officer's direction, may at all reasonable times enter upon and inspect any land for the purposes of enforcing this By-law, determining compliance with this By-law, or laying charges under this By-law.

3. A new section 5(7) be added:

5(7) Every person at a Nuisance Party or partaking in Nuisance Party Activities shall, when requested by an Officer, identify himself or herself by full legal name and address.

4. By-law 76-2015 of the Corporation of the Municipality of Chatham-Kent as heretofore amended from time to time is hereby ratified and confirmed in all respects save and except as amended hereby.

THIS By-law shall come into full force and effect upon the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME this day of December, 2017.

Mayor - Randy R. Hope

Clerk – Judy Smith