Township of Muskoka Lakes
P.O. Box 129, 1 Bailey Street, Port Carling, Ontario, P0B 1J0
Website: www. muskokalakes.ca
Phone: 705-765-3156
Fax: 705-765-3197

[NAME OF RENTAL]
[ADDRESS OF RENTAL]
SHORT TERM RENTAL ACCOMMODATION
RENTER INFORMATION PACKAGE

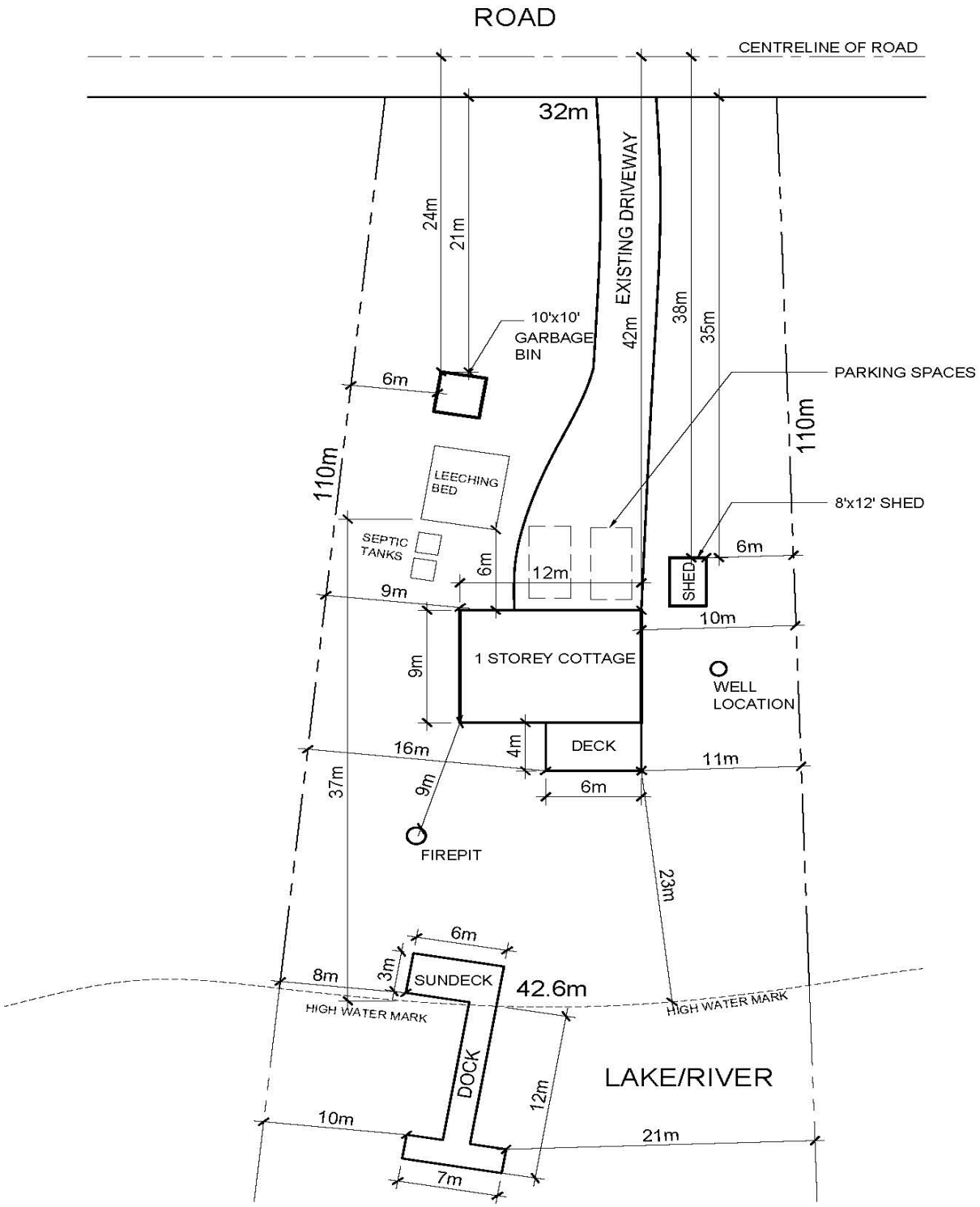
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SHORT TERM RENTAL ACCOMMODATION (STRA)
CONTACT INFORMATION

Contact	Name	Address	Phone Number
Responsible Person	[Name]	N / A	[Phone Number]
Police	Ontario Provincial Police	690 Cedar Lane, Bracebridge, Ontario, P1L 0A1	Emergency – 911 Non-Emergency – 1-888-310-1122
Hospital	South Muskoka Memorial Hospital	75 Ann Street Bracebridge, Ontario, P1L 2E4	Emergency – 911 Non-Emergency – 705-645-4404
Waste Disposal	Eveleigh Transfer Station	1174 Eveleigh Road, Port Carling, Ontario, P0B 1J0	705-645-2100

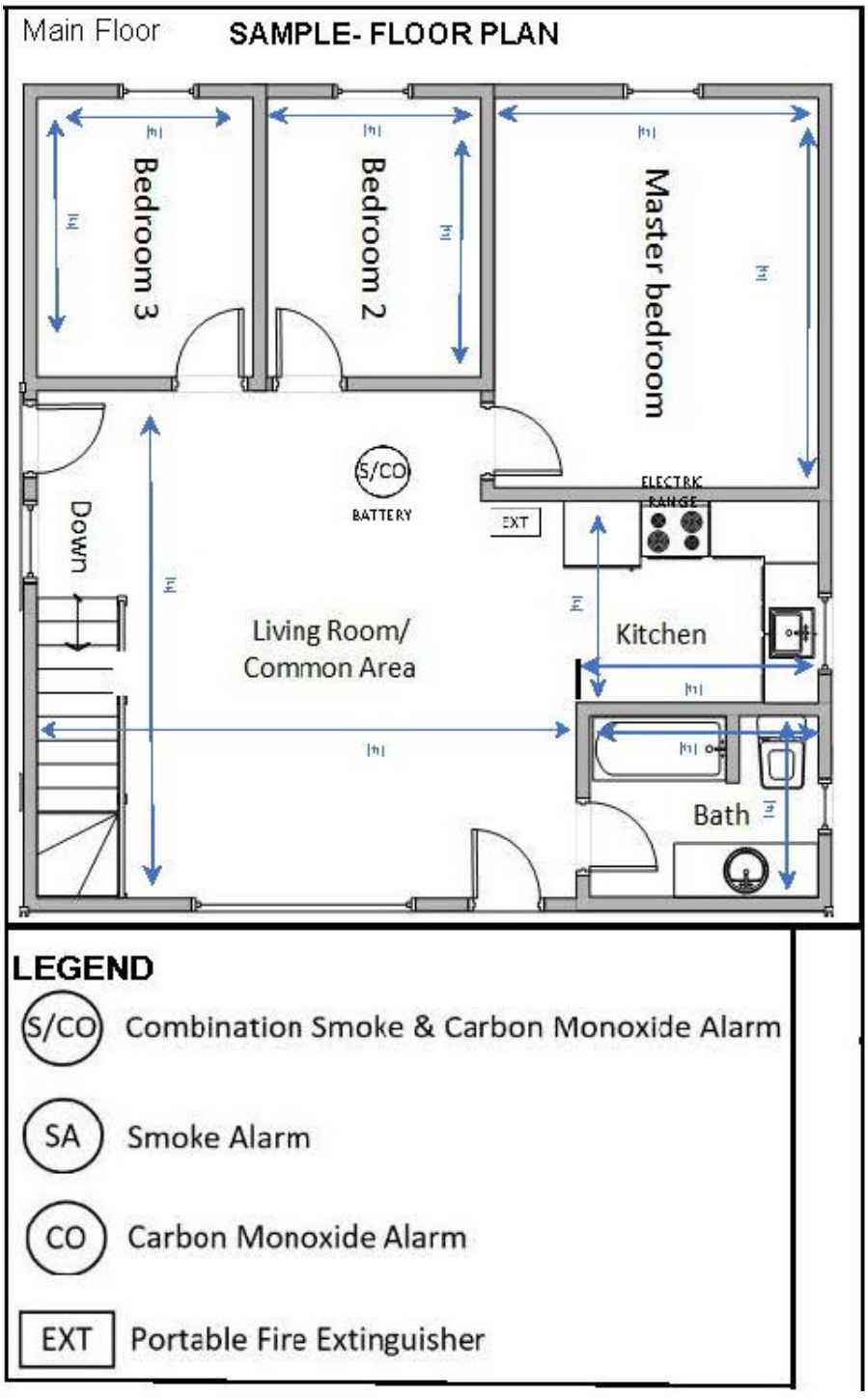
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SHORT TERM RENTAL ACCOMMODATION (STRA)
SITE PLAN



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SHORT TERM RENTAL ACCOMMODATION (STRA)
FLOOR PLAN



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SHORT TERM RENTAL ACCOMMODATION (STRA)
RENTER'S CODE OF CONDUCT (RENTER)

1. Purpose and Objective of the Code

The purpose of the Renter's Code of Conduct is to acknowledge that STRAs are permitted in residential neighbourhoods and that the permanent residents of these neighbourhoods have the right to enjoy their own properties without nuisance. The objective of the Renter's Code of Conduct is to establish acceptable standards of behaviour for owners and renters to minimize any adverse impacts on their neighbours and the community. Owners bear the primary responsibility of conveying this information to renters of their property.

2. Residential Area

The renter acknowledges for themselves and on behalf of others that they will be occupying a STRA that is located in a residential area that comprises of permanent residents. The renter acknowledges the guiding principle:

a. The premises that you are occupying is a home;
b. Treat the premises as your own; and
c. Respect your neighbours.

3. Noise and Residential Amenity

No person shall make noise to cause a disturbance or conduct themselves in a way that is likely to disturb area residents as described within the current Township of Muskoka Lakes Noise By-law. Failure to comply with the Noise By-law may result in an administrative penalty or other legal action being taken.

4. Fireworks

No person shall set off fireworks anywhere within the boundaries of the Township of Muskoka Lakes unless it is compliant with the Township's Fireworks By-law. The only days/ times fireworks are permitted to be set off are:

a. Victoria Day and the Saturday and Sunday of that same holiday weekend,
b. Canada Day and,
c. New Years Eve 11:00 pm to New Years Day 12:30 AM

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5. Open Air Fires

No person shall have an open air fire unless it is compliant with the Township's Burning By-law. If conducting any open air burn during the day in the "burning season" (April 1st - October 31st), a burn permit is required. Burn permits can be obtained through the Township of Muskoka Lakes Fire Department or by visiting burnpermits.com. Please ensure to stay up to date with Forest Fire Danger Ratings.

6. Access and Parking

Please familiarize yourself and your guests with respect to parking for the premises to ensure ease of access. If the premises is water access only, please ensure that the area identified for parking is utilized in accordance with the STRA License.

7. Recycling and Garbage

Please familiarize yourself and your guests with the site map, including the provisions that have been made for waste management and the day of the week in which waste collection is scheduled. Information on waste management provided by the District of Muskoka such as curbside collection and locations of transfer and landfill stations is available on the District of Muskoka website.

8. Occupancy

The maximum occupancy of a STRA is two persons per bedroom unless otherwise approved by the Township. Children aged two and under are not included in the occupancy number. Exceeding the maximum occupancy on the STRA License may result in the malfunctioning of the sewage disposal system and pollution of the ground water system. No person shall exceed the maximum occupancy assigned on the STRA License.

9. Fire and Occupant Safety

STRAs are required to have operating smoke and carbon monoxide alarms. The owner is required to test alarms after each tenancy to verify the alarms are operational. If a renter discovers that any of the alarms are not operational the renter shall immediately notify the owner of the deficiency.

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10. Boating and On Water Safety

All owners of STRAs shall provide a document outlining safety measures if conducting any activities on or in the waterways of the Township of Muskoka Lakes. Please familiarize yourself with this information and ensure that all regulations and rules are followed during your stay. Please be aware that the OPP regularly patrol the waterways and if you are found not to follow the regulations or rules set out by the Provincial Government or Federal Government you are subject to further enforcement action by the necessary enforcement agency.

11. Renter's Additional Responsibilities

All owners and renters of STRAs are responsible for compliance with all other Township of Muskoka Lakes By-laws.

I have read the above and have been provided with a copy of the Renter's Information Package. I realize that a violation of the Township's By-laws or the terms herein may result in administrative penalties, legal action or the suspension or revocation of the STRA License for the owner of the STRA of which I am renting.

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SHORT TERM RENTAL ACCOMMODATION (STRA)
COMMON OFFENCES AND ASSOCIATED PENALTIES
FOR OWNERS, OPERATORS, AND RENTERS

Owners, operators, and renters of a STRA are liable for any by-law contraventions. If a STRA accumulates 15 or more demerit points, the license will be suspended, and the property will no longer be permitted to be rented out. For a full list please visit the Township's website.

BYLAW	FINE	DEMERIT POINT
Loud human noise (yelling, shouting) or loud music between 11pm – 7am	$500.00	5
Daytime burning without a required permit	$500.00	5
Burning during a fire ban	$1,500.00	5
Fail to supervise fire	$500.00	5
Oversized fire	$500.00	5
Burning materials other than clean dry wood	$500.00	5
No method of extinguishment	$500.00	5
Set off fireworks outside of New Years, Victoria Day, Canada Day	$500.00	5
Fail to ensure STRA operates in accordance wit maximum permitted occupancy	$2000.00	10
Allow dog to run at large, trespass on private property, be on public property without a leash, swim on public beach	$200.00	5
Have outdoor lights on between 11pm – sunrise	$500.00	5

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SHORT TERM RENTAL ACCOMMODATION (STRA)
BOATER SAFETY INFORMATION

BEFORE YOUR DEPARTURE:

- Check the condition of your boat including: the body of the boat is not damaged in any way; the electrical, propulsion, throttle, and steering are working well; the oil level is sufficient; spark plugs are clean; battery is charged, and the load of people and gear is well distributed. Check your fuel and ensure you have enough for your trip, to return, and extra in case of an emergency.
- Ensure an appropriate first aid kid and safety kit is on board, in good working condition, and easily accessible. There are different requirements depending on the size of the vessel. Please check with Transport Canada for specifications.
- Carry and wear a Canadian approved lifejacket or PFD of the proper size, for each person on board. Make sure they are in good condition.
- Ensure the driver is carrying a valid Pleasure Craft Operator Card.
- Ensure you have a map or other reliable navigational tool on board.
- Ensure no one on board is or has been consuming alcohol, cannabis, or any other substances and medications that may cause impairment.
- Tell someone where you are going and when you will be back. Ensure all communication devices on board are operable and in good working condition.
- Check and monitor the marine weather forecast.

DURING YOUR TRIP:

- Operate your vessel in accordance with all speed regulations and distance requirements from shore.
- Be aware of all hazards including water levels, rocks, dams, locks, docks, and ferries.
- Be aware of other users of the water including pleasure crafts, commercial barges, non-powered crafts, and swimmers.
- All boaters are required to give right-of-way to towing boats, emergency crafts, non-powered crafts (canoes, kayaks, paddle boards), and swimmers.
- If you are participating in water activities such as water tubing, water skiing, and wake boarding, ensure you have a spotter.
- Sound travels on the water! Operate all music and sound devices in a respectful manner in consideration of all users of the lake, and property owners on the lake.
- If you are boating at night, ensure all navigational lights are turned on and are in good working condition. Follow standard navigational rules and give right-of-way to white lights.

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