



February 13, 2024

Short Term Rental Accommodation Public Meeting

BY-LAW DIVISION, DEPARTMENT OF DEVELOPMENT SERVICES & ENVIRONMENTAL SUSTAINABILITY

Short Term Rental Regulations Pathway



Project Update

- Numerous Committee discussions regarding the topic over the past year, including the endorsement of a pathway
- Public Survey conducted in summer of 2023 with 488 responses provided
- 2 Public Open House meetings conducted in the summer of 2023 (Virtual held on July 14th, 2023 and in person held on July 18th, 2023)
- Following the most recent Committee meeting on October 12, 2023, changes were made to the first draft and as a result, the Public Meeting being held is to allow the public to comment on the second draft STRA Licensing By-law.

Highlights of Draft By-law

Application Requirements

- Responsible person (someone to be available within 1 hour from time notified of a concern)
- Photo of front of STRA, entrance to laneway and if necessary, photo of entrance to private road which STRA is situated on
- Proof of insurance (\$2,000,000)
- Site map identifying all buildings, structures, parking areas etc.
- Floor plans drawn to scale depicting each room and intended use
- Occupancy limit of STRA
- Fire Safety Plan
- Sewage disposal system maintenance records
- All advertising methods to be used

Highlights of Draft By-law

Information Package Requirements

Each rental group shall receive an information package from the operator which includes the following items:

- Contact information for Responsible Person
- Instructions on 9-1-1 emergency system
- Name and address of nearest hospital or emergency medical services
- Approved Floor Plan
- Non-emergency contact for OPP
- Instructions on solid waste disposal
- Schedule of common offences and related penalties (provided by Township)
- Boater safety and on-water safety information (provided by Township)

Highlights of Draft By-law

- Licenses will be required every two (2) years from the date of issuance
- Demerit Point System will be utilized to track contraventions at each Premise
- Operators have ability to appeal suspensions (with exception of an immediate health and safety issue)
- Appeals to be heard by Council appointed Committee
- Contraventions could result in Administrative Monetary Penalties in conjunction with demerit points
- Code of Conduct to be signed and acknowledged by each rental group

Highlights of Draft By-law

- Property owners who rent out their property 14 days or less will not be considered a STRA
- Maximum 50% of days are permitted for rentals in the summer months and another 50% during the fall, winter and spring months
- A minimum of 7 nights per stay is required in the summer months and a minimum of 3 nights per stay is required in the fall, winter and spring months.
- A total of 15 demerit points will result in a license being suspended
- Prior contraventions (founded investigations) to the passing of the by-law could result in demerit points added to a new license

Monitoring Software

Workflow | Approvals

Compliance Monitoring



Permitting & Registration



Tax Collection



24/7 Hotline



Rental Activity Monitoring



Consulting Services



Address Identification

Communications

Resident

Visitor

Business

Next Steps

Recommendation:

Staff to bring a report to Planning Committee summarizing public comments and an updated draft By-law pending any changes

Consideration of additional Public Meeting(s) or final By-law approval by Planning Committee and Council

Upon By-law approval:

- Implementation of software program
- Creation of webpage for application and licensing process
- Public communication and education efforts