



Staff Report

Report Title: Short Term Rentals 2023 Status Report

Prepared By: Heather Falconer, By-Law Enforcement Officer

Department: By-Law Enforcement

Date: Feb. 6, 2023

Report Number: BLE-2023-02-5

File Number: C11 - BLE23

Attachments: N/A

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BLE-2023-02-5 prepared by Heather Falconer, By-Law Enforcement Officer; AND FURTHER recommends that By-Law Enforcement monitor complaints and concerns surrounding Short Term Rentals to include this information in annual reporting.

Background:

At the Committee of the Whole meeting December 7, 2020, Council received report BLDG-2020-12-25 [Short Term Rental Policy Review \(escribemeetings.com\)](https://www.escribemeetings.com). The purpose of this report was to outline applicable policies and By-laws in Huron-Kinloss and provide Council with background information on the issue of Short-Term Rental (STR) accommodations. Council passed a resolution to:

Monitor complaints and concerns surrounding STR for the duration of 2021.

January 17, 2022, report BLE-2022-01-3 [2021 Monitoring of Residential Short-Term Rentals Results \(escribemeetings.com\)](https://www.escribemeetings.com) was brought forward at the Committee of the Whole meeting containing complaints and concerns pertaining to STR for the year 2021. There were three complaints made and all were managed using the enforcement tools provided in the Noise Control By-law No. 2005-101. Council approved this report with the direction to continue to monitor complaints and concerns surrounding STR for an additional year.

At the Committee of the Whole meeting on August 03, 2022, report BLDG-2022-08-17 [Letter Regarding Short Term Rentals \(escribemeetings.com\)](https://www.escribemeetings.com) was brought forward as a result of a letter from a resident being submitted to Council. The letter outlined STR concerns and stating that STR were a violation against the Comprehensive

Zoning By-law No. 2018-98. The Township did receive a legal opinion confirming that using residences for short term rentals is permitted in the Township's Comprehensive Zoning By-law. Council directed staff to bring back a further report on potential options early in 2023.

Discussion:

For the duration of 2022, there were five complaints regarding by-law violations at alleged STR properties. These violations were handled using the mechanisms within Township's current applicable by-laws. These complaints ranged from a recreational fire left unattended, garbage left on a property, and noise complaints. There were an additional five inquiries, all from the same resident wanting to know what the Township is currently doing regarding STR. There was no specific action or property associated with these inquiries.

Staff has researched and identified three potential options with STR in the Township.

Option One

A potential option is implementing a licensing program. A previous report to Council BLDG-2020-12-25 [Short Term Rental Policy Review \(escribemeetings.com\)](https://www.escribemeetings.com) described in detail how other Municipalities are implementing their processes and their related costs.

The Township of Huron-Kinloss is not alone in seeking guidance in the STR discussions. Many municipalities across Ontario are now in the process of performing a similar review of options available to them. For those municipalities that have implemented licensing programs, it is estimated that it will require one full time staff person to administer and enforce STA requirements for every 100 properties used for those purposes.

Option Two

Another option would be to restrict STR in the Township of Huron-Kinloss. This would involve amending the Comprehensive Zoning By-law to prohibit STR. This would only prohibit new STR in the Township. STR that exist prior to passage of those amendments would be considered legal non-conforming and permitted to continue.

Option Three

The last option would be to continue with the status quo. This would involve neither regulation, nor prohibition, but Staff would continue to monitor complaints, and address these through current mechanisms.

Staff recommends that By-Law Enforcement monitor complaints and concerns surrounding STR and include that information in the By-Law Enforcement Annual Report. Staff also recommend that Council continue with the Status Quo, which does not require either regulation/licensing nor prohibitions.

Financial Impacts:

There are no additional financial impacts associated with this report with the current recommendation. Should Council elect for either option one or 2, the financial impacts would vary from staff hours to complete a zoning by-law amendment and communications thereof, to a new full time staff position.

Strategic Alignment / Link:

We are an accessible community that offers opportunities for everyone by being open and transparent.

Respectfully Submitted By:

Heather Falconer, By-Law Enforcement Officer

Approved By:

Mary Rose Walden, Chief Administrative Officer