



Staff Report

Report Title: Short Term Rental Property in Huron-Kinloss

Prepared By: Matt Farrell, Manager of Building and Planning/CBO

Department: Building and Planning

Date: Nov. 2, 2020

Report Number: BLDG-2020-11-20

File Number:

400 Reports

Attachments:

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BLDG2020-11-20 prepared by Matt Farrell, Building and Planning Manager/CBO and direct staff to bring back a future report on the options available to municipalities in regulation short term rental properties.

Background:

The Township recently received a letter from several residents raising concerns of the use of a property for short term rental purposes.

The residents oppose the short term rental operation as they believe this is a commercial activity in line with that of a hotel or resort. They point to other municipalities; Toronto, Collingwood, Wasaga Beach and Windsor as jurisdictions that have placed controls on the operation of short term rental properties.

The letter asks that the operation of a specific short term rental property be stopped immediately.

Discussion:

Short term rentals or home sharing is becoming one of the fastest growing sectors in Ontario's sharing economy and has been driven by consumers looking for greater choices, flexibility and lower costs, and the opportunity to earn extra income for hosts. In 2018, the Ministry of Finance released *The Home Sharing Guide for Ontario Municipalities* to help them make decisions on managing these operations locally. <https://files.ontario.ca/home-sharing-guide-for-ontario-municipalities.pdf>.

There are several regulatory levers that a municipality can utilize if wanting to control these operations at a local level. Those would include licencing, installing limitations

or outright prohibition of the activity. However, implementing any of these levers requires policy establishment by Council, in most cases by an amendment to the municipalities Official Plan Policies and Zoning By-law provisions.

Home sharing was not an issue discussed by the Township when recently updating its Local Official Plan and Zoning By-law. It is staff's opinion that rental of properties for any specific duration is not currently regulated in Zoning By-law 2018-98

The example municipalities provided in the letter have taken different approaches to controlling short term rentals and home sharing. Toronto has introduced licensing requirement for these properties and Windsor is proposing to do the same. Collingwood currently limits short term rentals to zones where Bed and Breakfasts are currently permitted with Wasaga Beach taking a similar approach in restricting them from their R1 Zone. None of the municipalities identified outright ban these operations and we were unable to locate any jurisdiction in the Province that has taken that approach.

Financial Impacts:

None at this time.

Strategic Alignment / Link:

We are an accessible community by being open and transparent.

Respectfully Submitted By:

Matt Farrell, Manager of Building and Planning/CBO

Approved By:

Mary Rose Walden, Chief Administrative Officer