



SHORT TERM RENTALS

VIRTUAL OPEN HOUSE

JANUARY 18, 2022

AGENDA

- Review of Short Term Rentals
- Township Background
- Review the Draft By-law
- Public Comments-Speakers
- Next Steps/Closing



SHORT TERM RENTALS

- Short-term rentals or “home-sharing” is one of the fastest growing sectors in the economy
- A number of jurisdictions are investigating the need for further regulation and/or licensing systems to address short-term rentals and the direct effects that they have on the communities that host such rentals
- In the Township of Wainfleet, short-term rentals are most frequently associated with cottage rentals
- The Township may have well in excess of one hundred short-term rental properties at any given time

IMPACTS OF SHORT TERM RENTALS

Potential Negative Impacts

- Environmental
- Parking
- Noise
- Building Code and Safety
- Housing Affordability
- Compatibility with Neighbouring Uses
- Unfair Competition with Traditional Accommodation



IMPACTS OF SHORT TERM RENTALS

Potential Positive Impacts

- Increased Accommodation Options for Visitors
- Additional Income for Property Owners
- Benefits to the Tourism Sector



BACKGROUND

**August
2020**

- Council directed staff to investigate and report on the policy considerations of regulating short-term rentals in the Township

**April
2021**

- Staff provided the detailed information and options for Council's consideration
- Council decided on the option to implement a Licensing By-law

**October
2021**

- Staff brought the draft By-law forward for Council's review and to initiate the public consultation process

**January
2022**

- Delegations from local residents and landowners at Virtual Open House
- Commenting period open to submit written comments on draft By-law

**February
2022**

- Public Consultation will close
- Staff will review all public comments received and revise the draft By-law as necessary

DRAFT BY-LAW

- Definitions
- Prohibitions
 - Operators must hold a current and valid licence
 - Occupancy limit of two (2) persons per bedroom
 - Cannot be operated for more than one hundred and eighty (180) days within any calendar year
- Administration
- Applications



DRAFT BY-LAW

- Issuance of Licence- Valid for a period of 2 years
- Notice and Appeal- Appeals committee
- Demerit System- In place for 2 years
- Enforcement, Offences and Penalties



PUBLIC COMMENTING PERIOD



NEXT STEPS

- Public commenting period will be open until Friday February 4, 2022
- Staff will review all public comments received prior to revising the draft By-law (as necessary)
- A recommendation report will be prepared by staff and presented at a subsequent meeting of Township Council
- If you wish to be notified when the recommendation report will be brought forward for Council's consideration, please make a written request to:

Ms. Lindsay Earl, MCIP, RPP,
Manager of Community and Development Services
learl@wainfleet.ca



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THANK YOU!