

Short Term Rental Survey

SURVEY RESPONSE REPORT

23 June 2022 - 27 June 2023

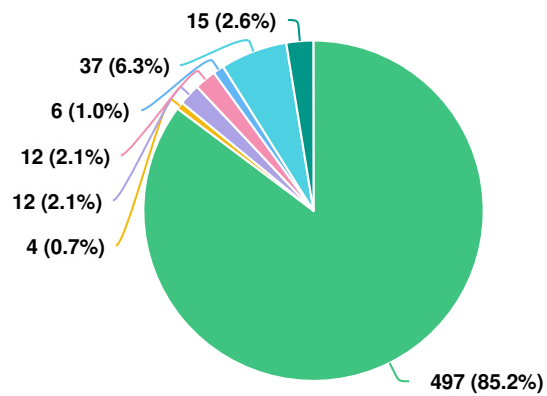
PROJECT NAME:

Short Term Rentals (STRs)



SURVEY QUESTIONS

Q1 How would you best describe yourself?



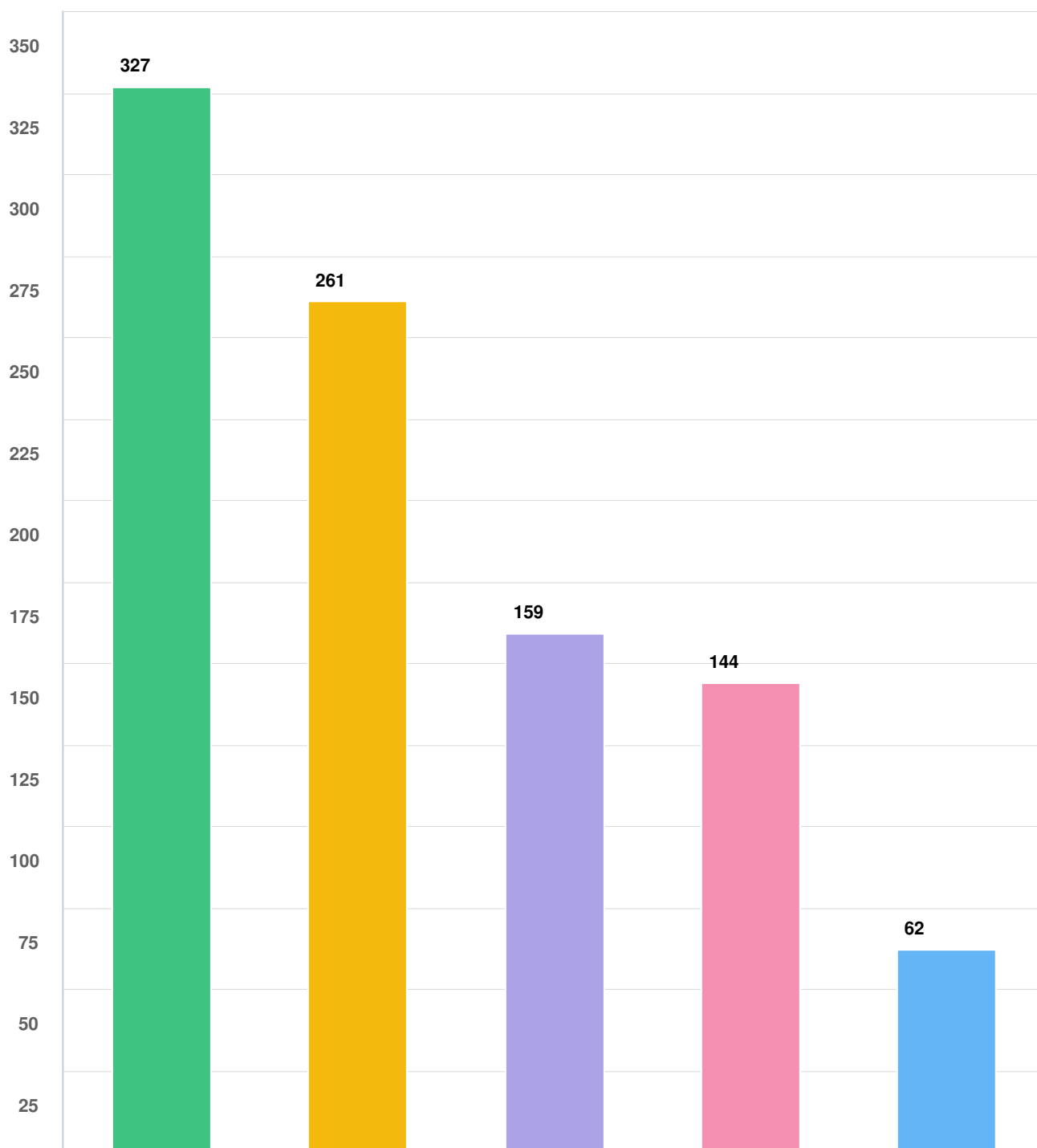
Question options

- Owen Sound (OS) Resident, full time
- OS Resident, seasonal
- OS Resident, business owner
- Non-resident, OS property owner
- Non-resident, OS business owner
- Non-resident, visitor
- Other

Mandatory Question (583 response(s))

Question type: Radio Button Question

Q2 What do you think are the benefits of Short Term Rentals (STRs)? (Select all that apply)



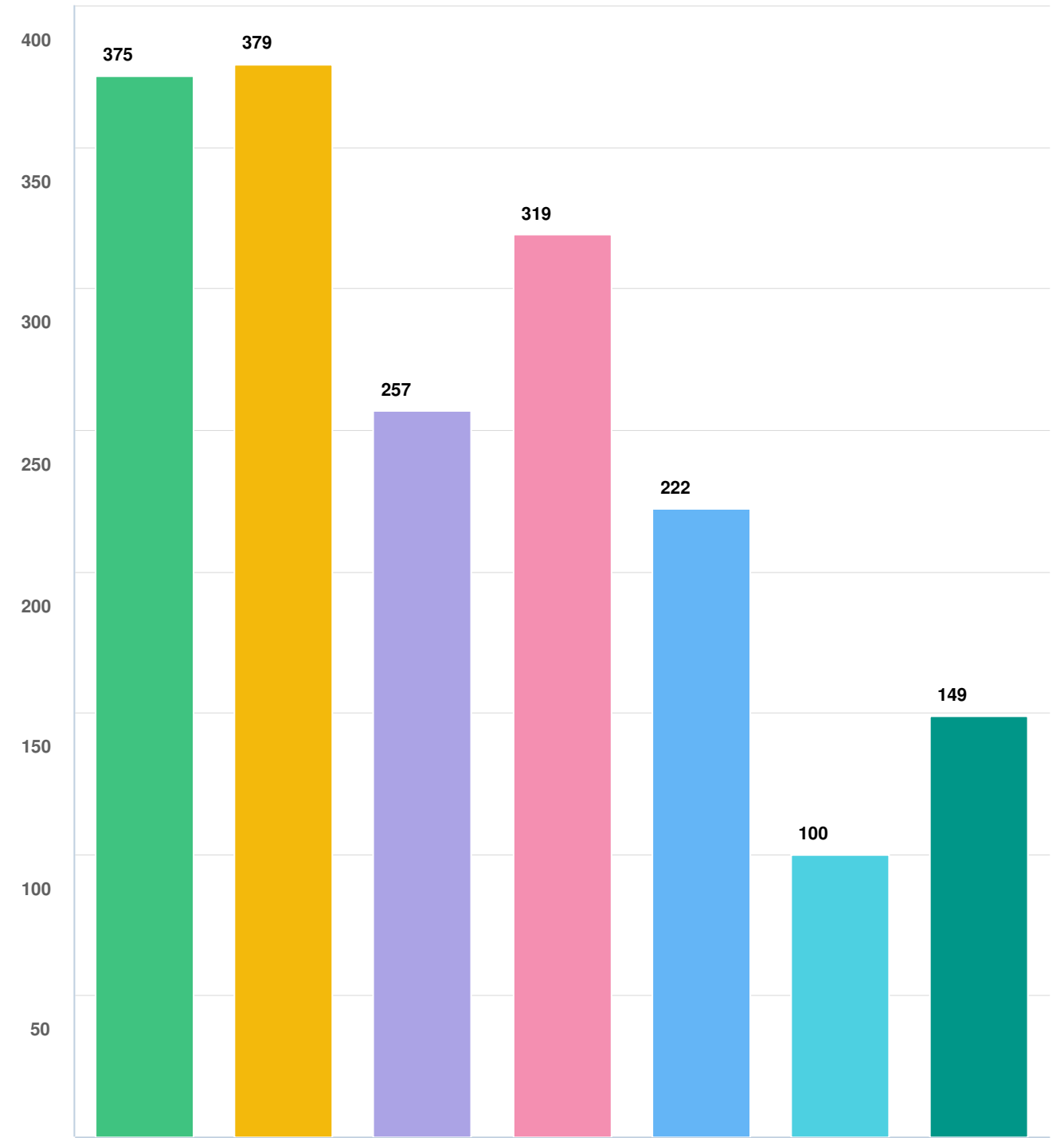
Question options

- ☒ Brings additional visitors and supports local economy ☒ Supplements other accommodation options
☒ Allows for multiple families to stay together ☒ I'm not aware of any benefits ☒ Other (please specify)

Mandatory Question (583 response(s))

Question type: Checkbox Question

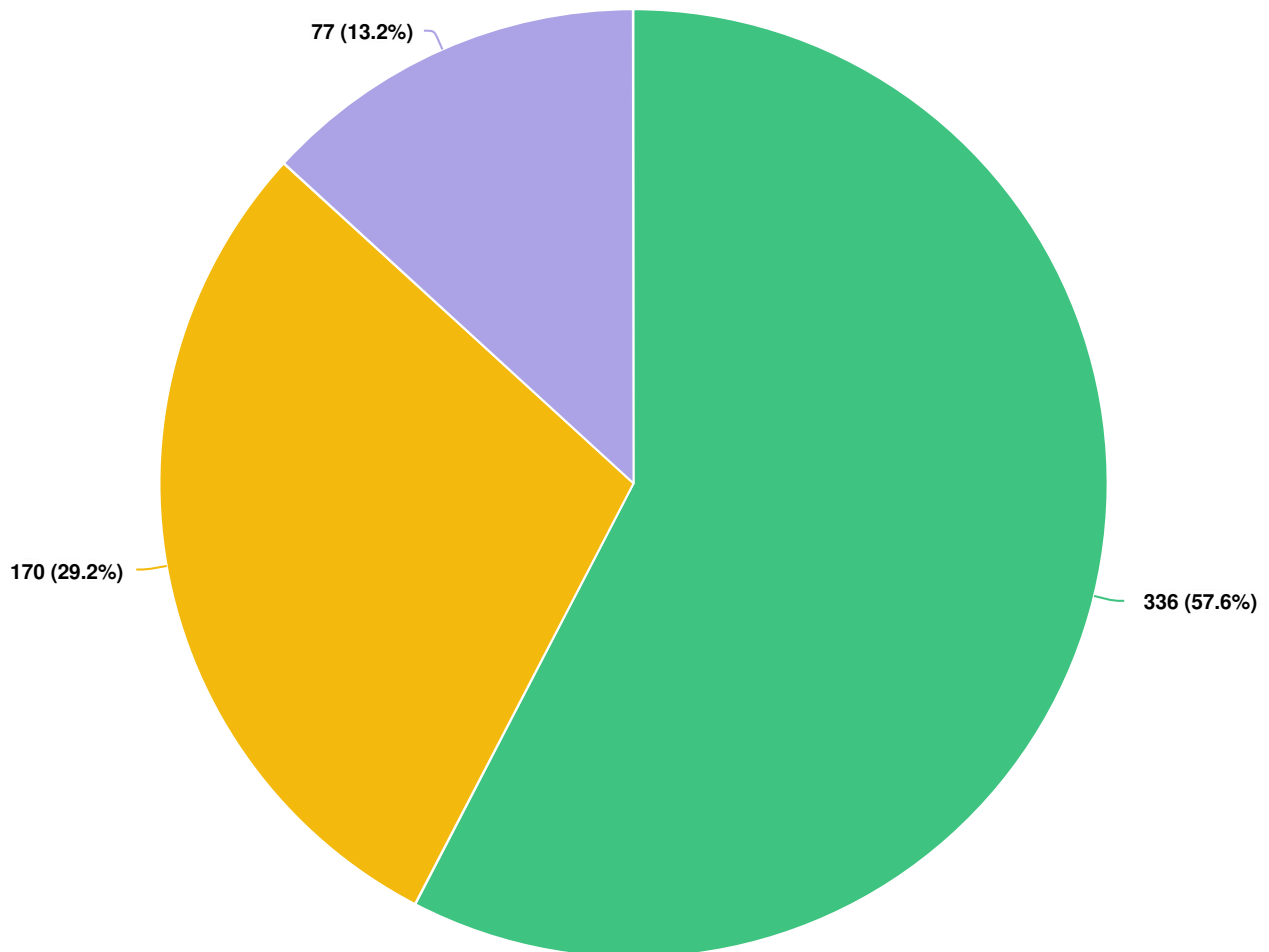
Q3 What do you think are the drawbacks of STRs? (Select all that apply)



- Question options**
- Noise
 - Number of people at the property
 - Garbage
 - Parking
 - Fear of personal or property safety
 - I'm not aware of any drawbacks
 - Other (please specify)

Mandatory Question (583 response(s))
Question type: Checkbox Question

Q4 Are you aware of an STR in your Owen Sound neighbourhood?

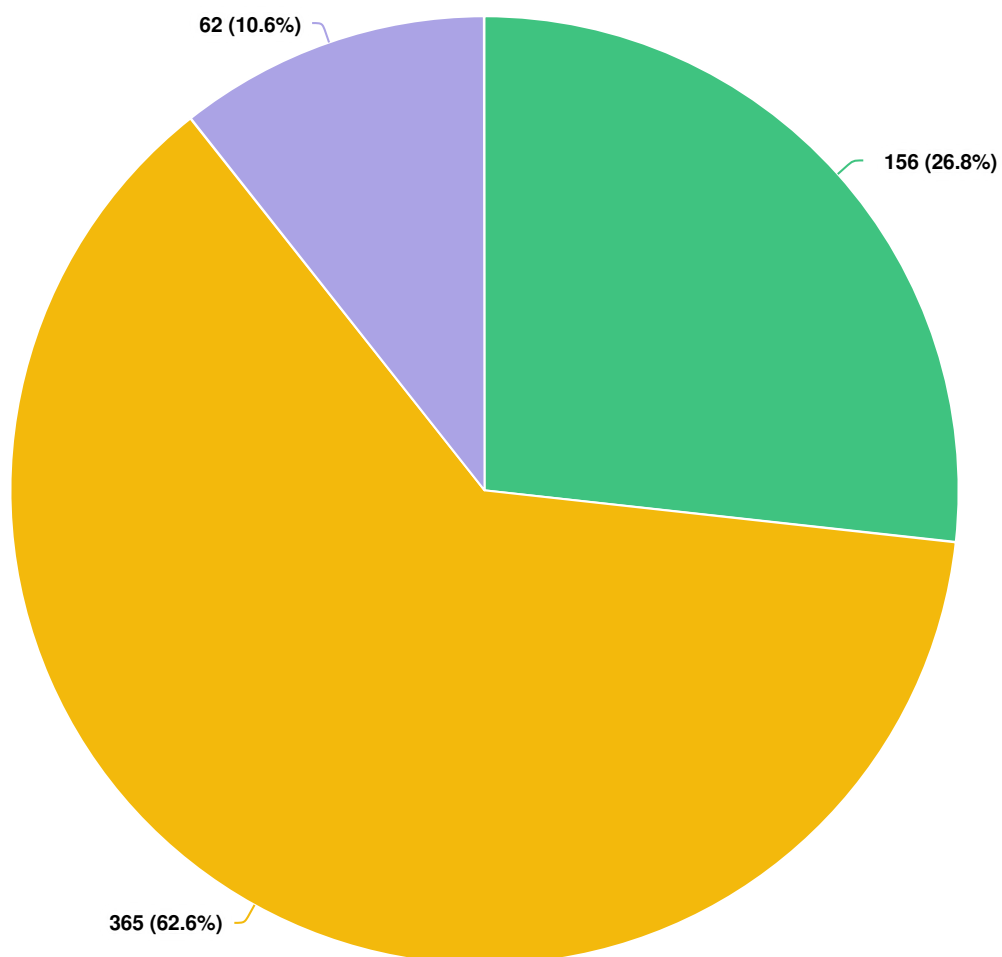


Question options

☒ Yes ☐ No ☐ Unsure

*Mandatory Question (583 response(s))
Question type: Radio Button Question*

Q5 Have you ever been disrupted by an STR in Owen Sound?



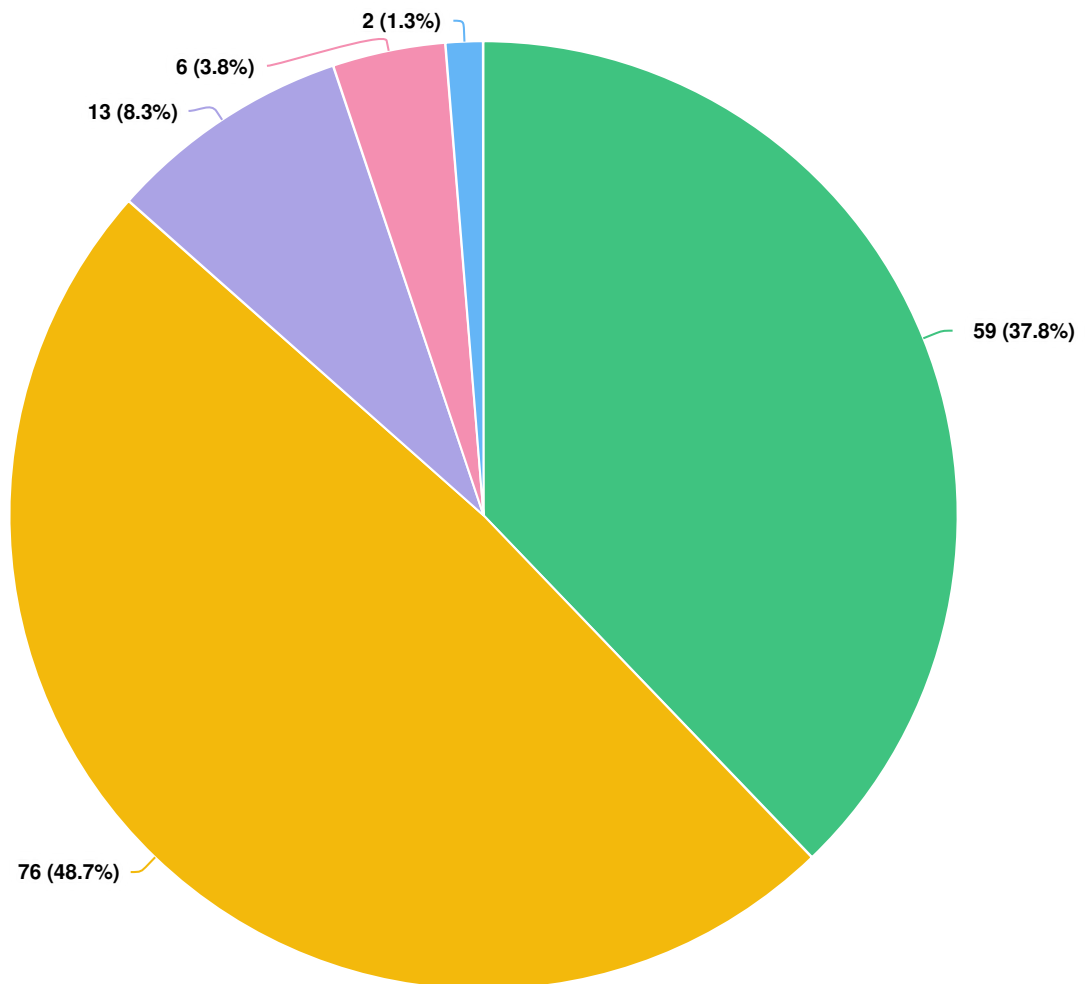
Question options

☒ Yes ☒ No ☒ Unsure

Mandatory Question (583 response(s))

Question type: Radio Button Question

Q6 If you have been disrupted by an STR, how frequently does it occur?



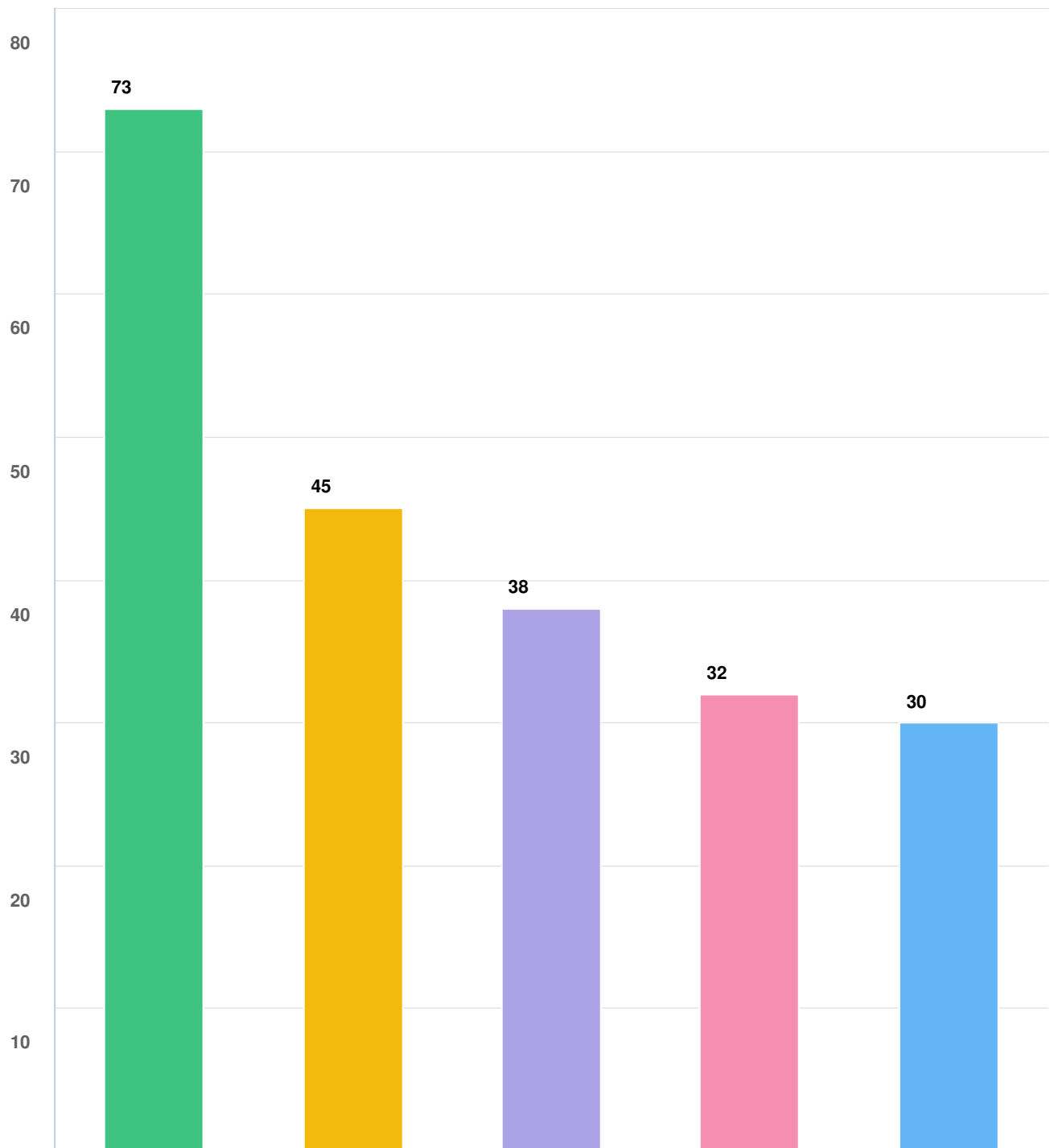
Question options

☒ Frequently (once a week) ☒ Sometimes (once a month) ☐ Rarely (once a year) ☐ Unsure ☐ Never

Mandatory Question (156 response(s))

Question type: Radio Button Question

Q7 If you have been disrupted by an STR, how have you handled these disruptions? (Select all that apply)



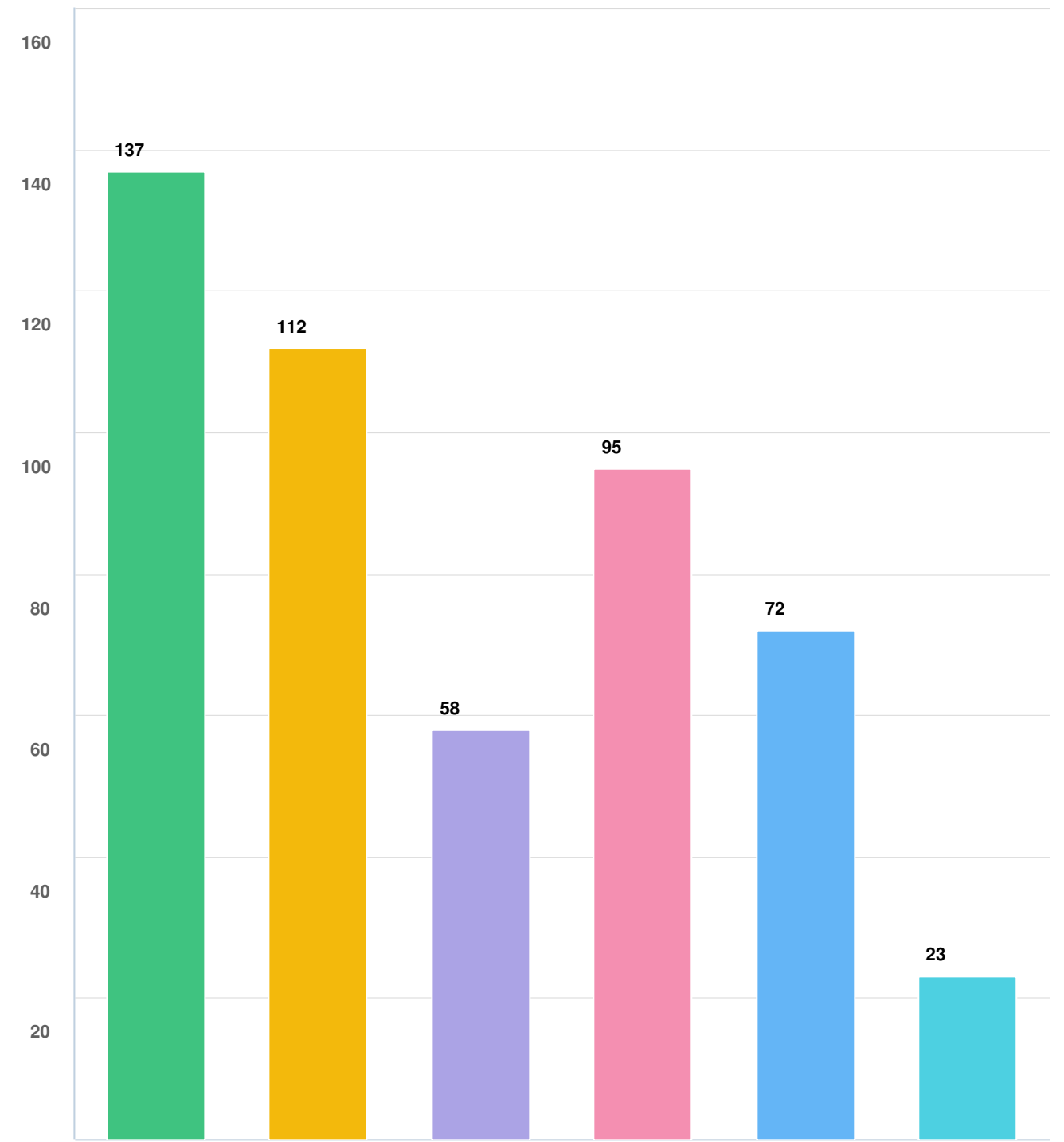
Question options

- ☒ Did not do anything ☒ Talked to the property owner ☒ Contacted By-Law Enforcement ☒ Contacted Police Services
☒ Other (please specify)

Mandatory Question (156 response(s))

Question type: Checkbox Question

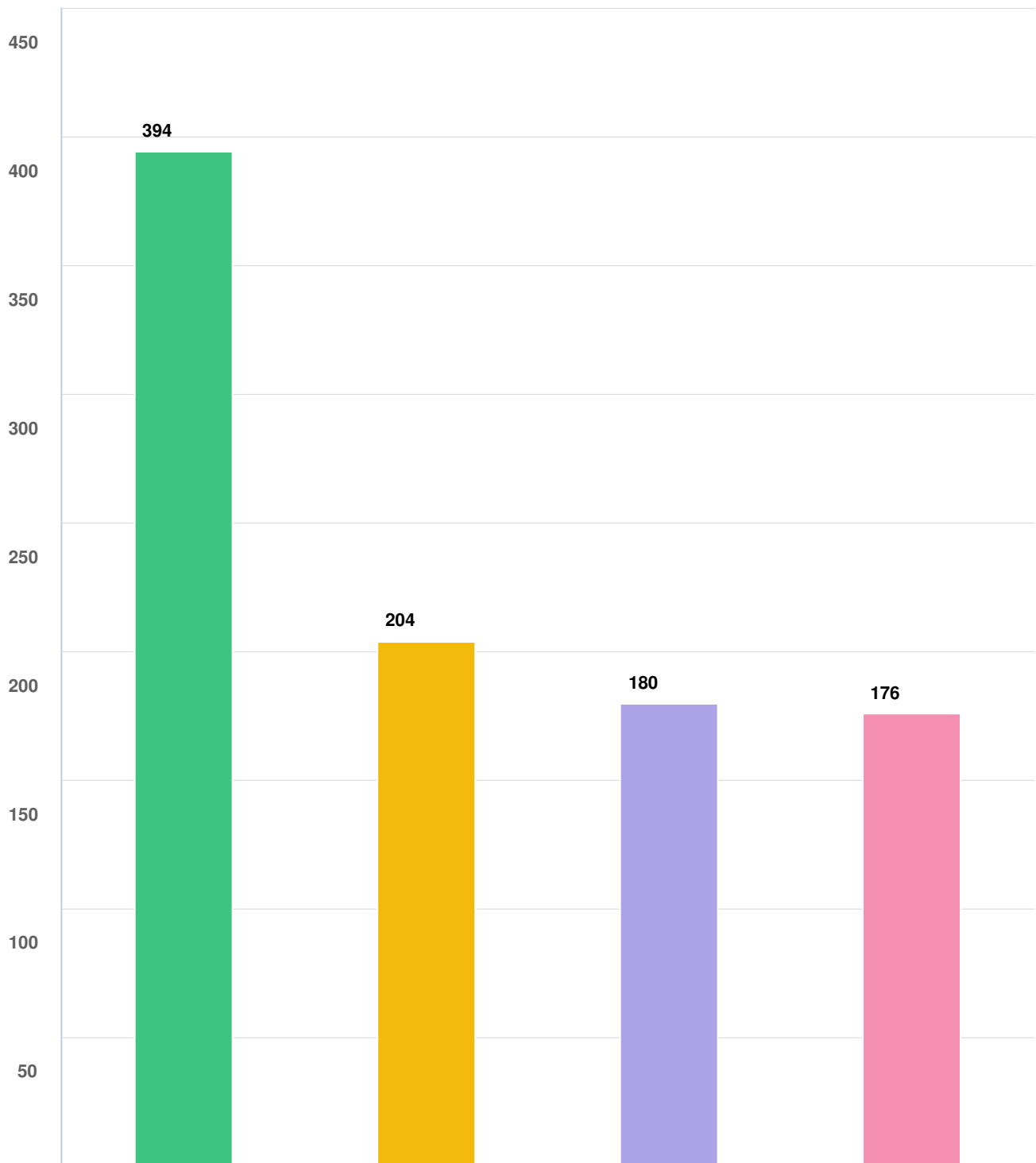
Q8 If you have been disrupted by an STR, what issues have you experienced that are related to STRs? (Select all that apply)



- Question options**
- Noise
 - Number of people at the property
 - Garbage
 - Parking
 - Fear of personal or property safety
 - Other (please specify)

Mandatory Question (156 response(s))
Question type: Checkbox Question

Q9 What type of dwelling should STRs be permitted in? (Select all that apply)



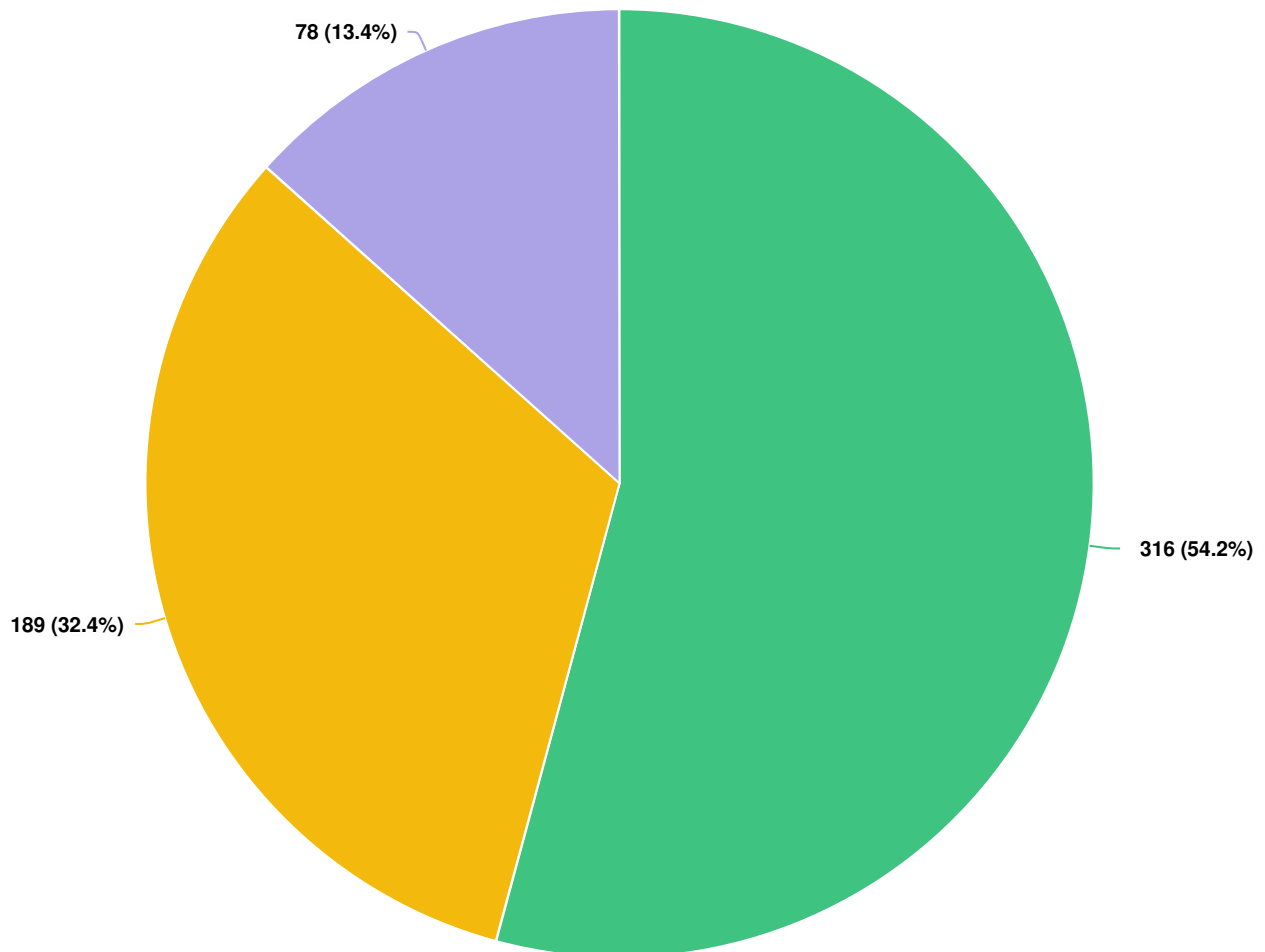
Question options

● Detached dwelling ● Semi-detached dwelling/townhouse ● Apartment ● Other (please specify)

Mandatory Question (583 response(s))

Question type: Checkbox Question

Q10 | Do you believe that STRs should be restricted to an operator's principle residence?

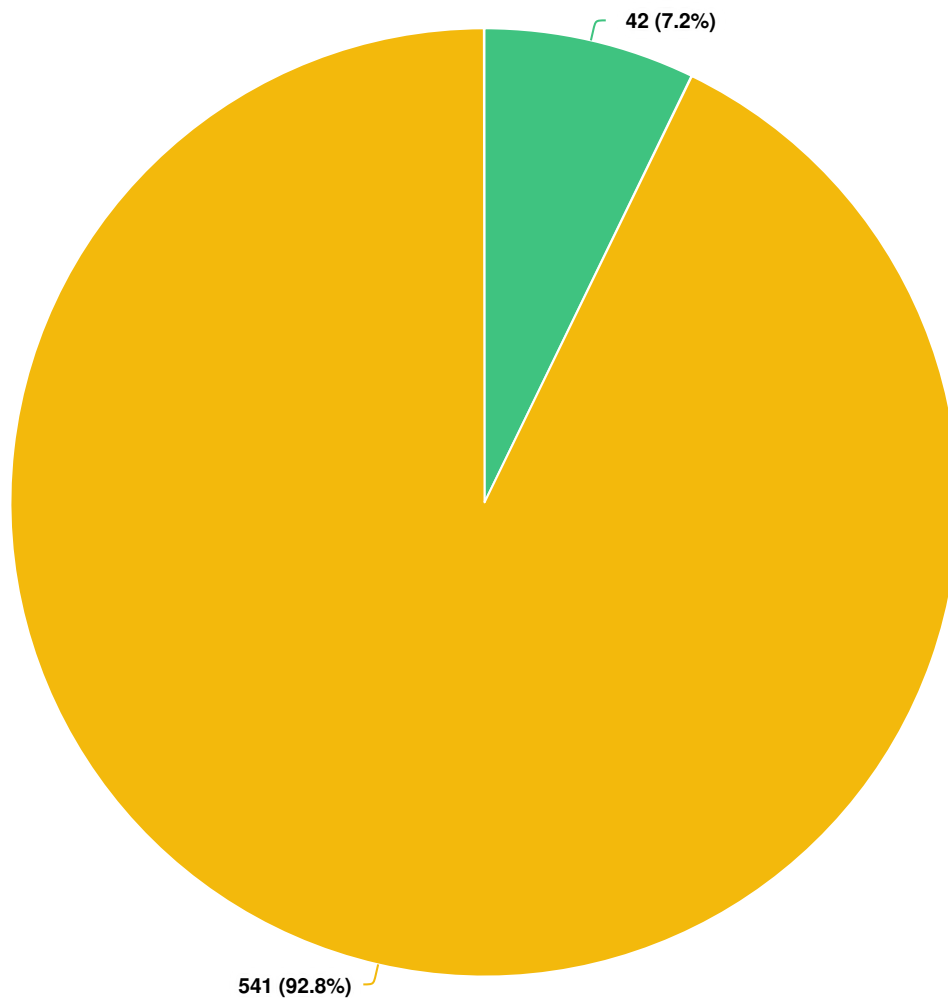


Question options

☒ Yes ☐ No ☐ Unsure

*Mandatory Question (583 response(s))
Question type: Radio Button Question*

Q11 | Are you an STR operator or have you advertised your dwelling in Owen Sound as an STR?

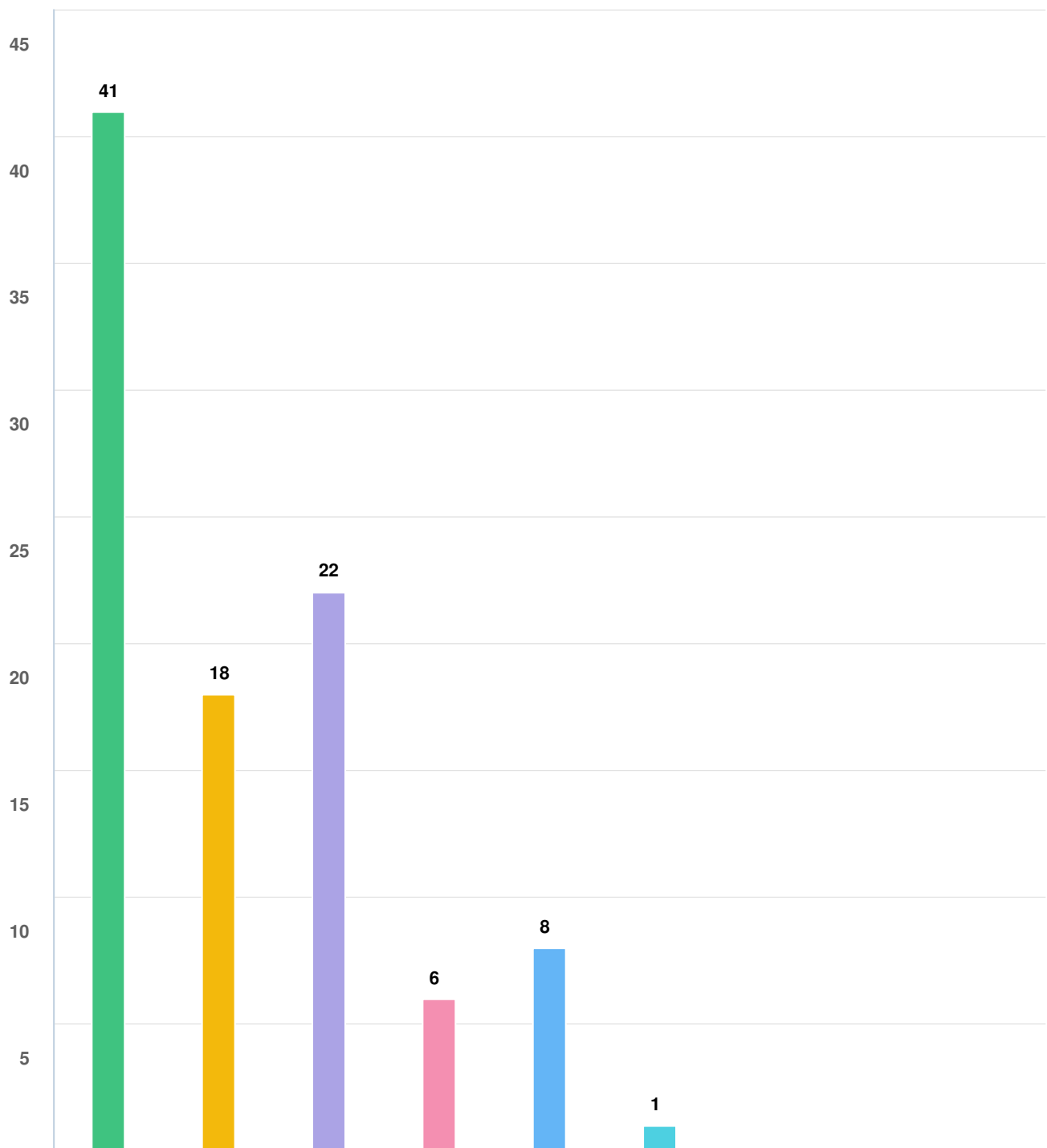


Question options

☒ Yes ☐ No

*Mandatory Question (583 response(s))
Question type: Radio Button Question*

Q12 How do you advertise your STR? (Select all that apply)



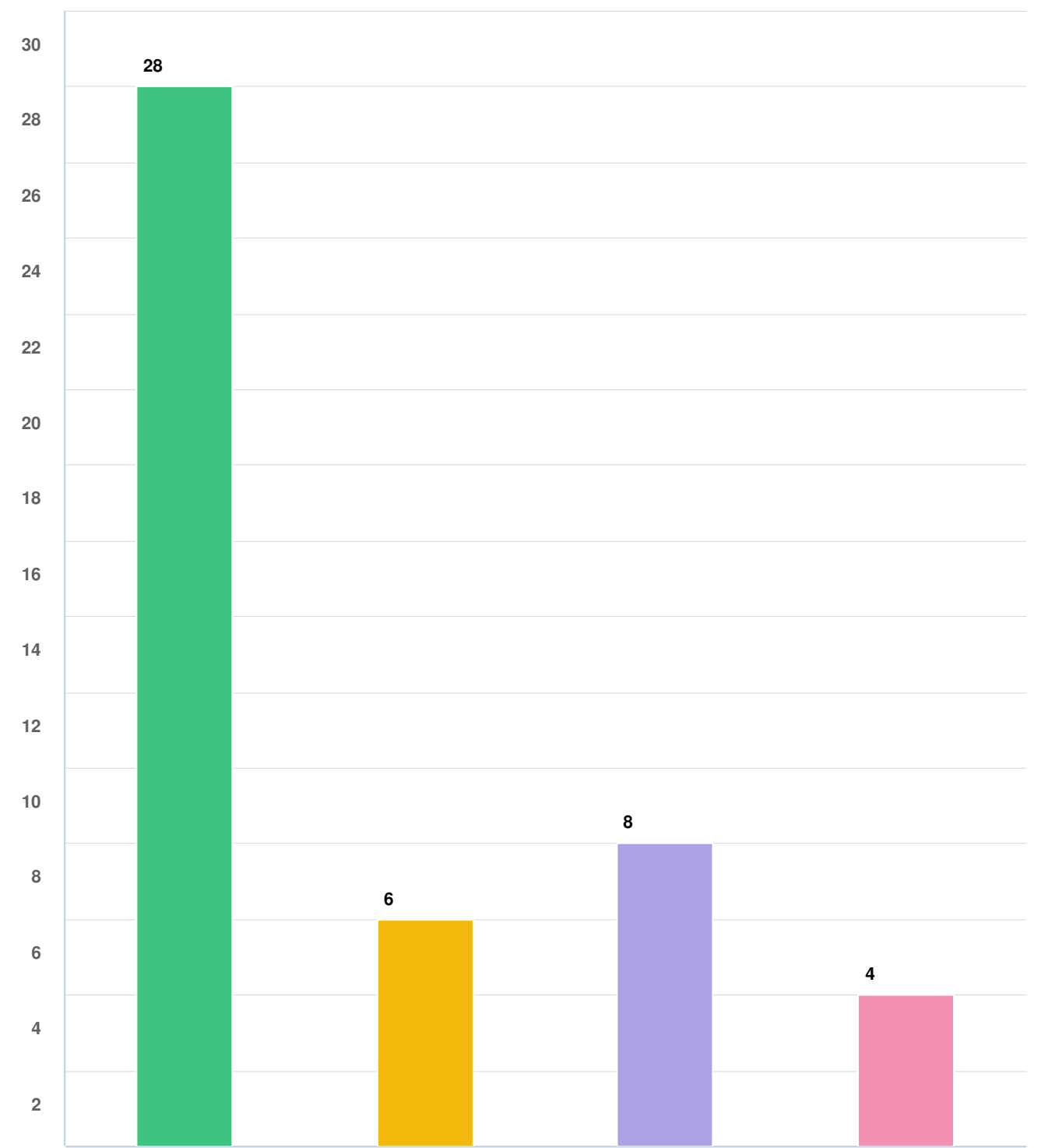
Question options

- ☒ Air BnB, VRBO, or other platform ☒ Word of mouth ☒ Friends and family ☒ Website ☒ Facebook
☒ Other (please specify) ☐ Rental agency ☐ Kijiji ☐ I don't advertise

Mandatory Question (42 response(s))

Question type: Checkbox Question

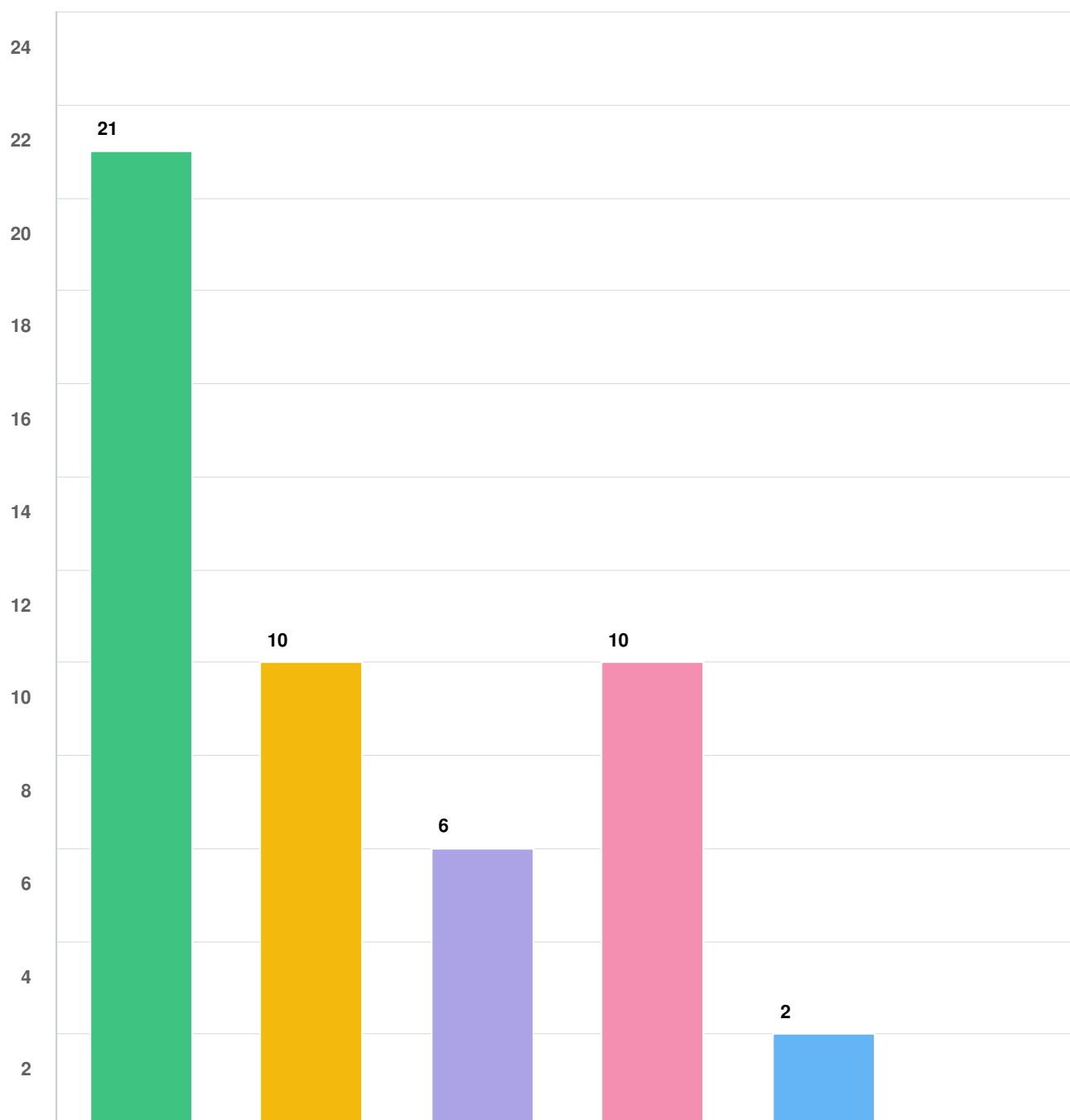
Q13 How do you describe your STR unit? (Select all that apply)



Question options
● Detached dwelling ● Semi-detached dwelling/townhouse ● Apartment ● Other (please specify)

Mandatory Question (42 response(s))
Question type: Checkbox Question

Q14 How do you operate your STR? (Select all that apply)



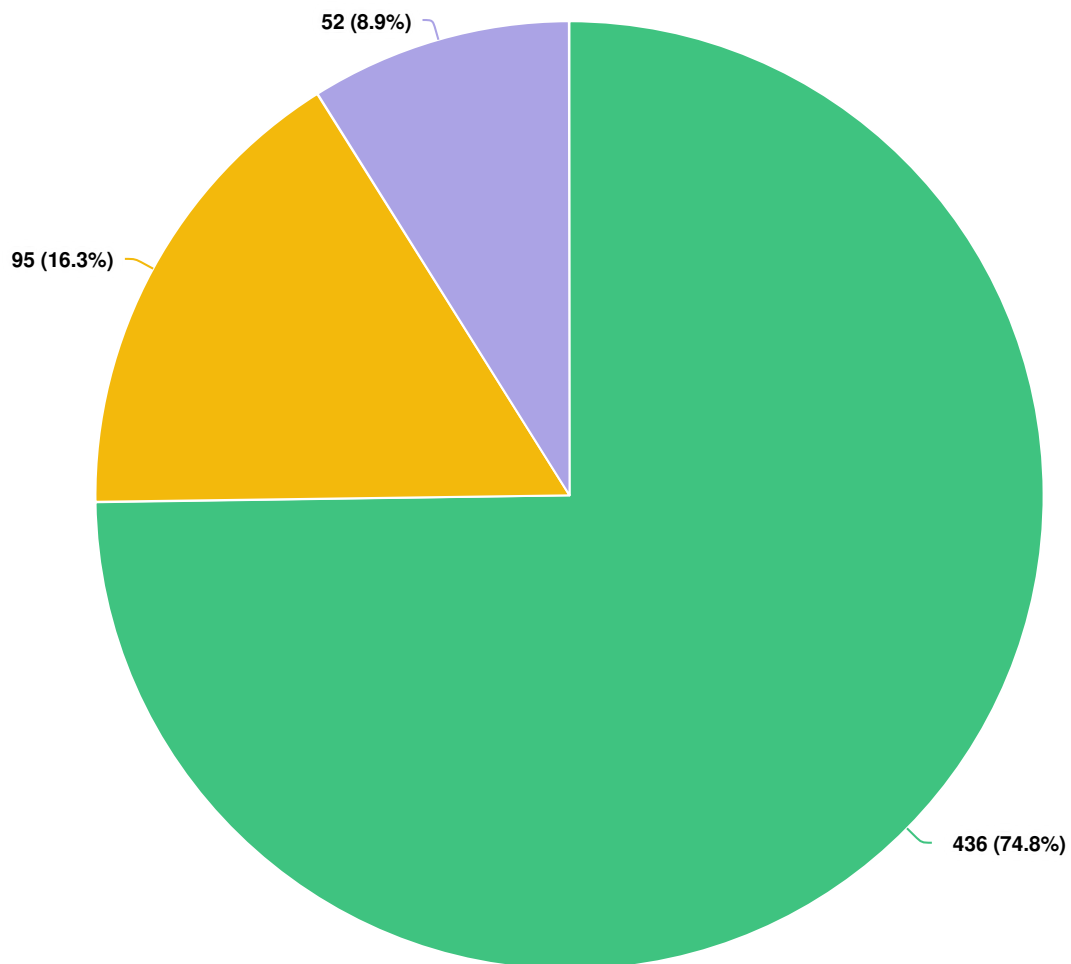
Question options

- ☒ The STR is your residence and you are present when it is rented
- ☒ The STR is your residence and you are not present when it is rented
- ☒ The STR is an investment property
- ☒ The STR is in an additional dwelling unit on your property and you are present when it is rented
- ☒ The STR is in an additional dwelling unit on your property and you are not present when it is rented
- ☐ Other (please specify)

Mandatory Question (42 response(s))

Question type: Checkbox Question

Q15 | Do you believe that STRs should be regulated/licensed in Owen Sound?



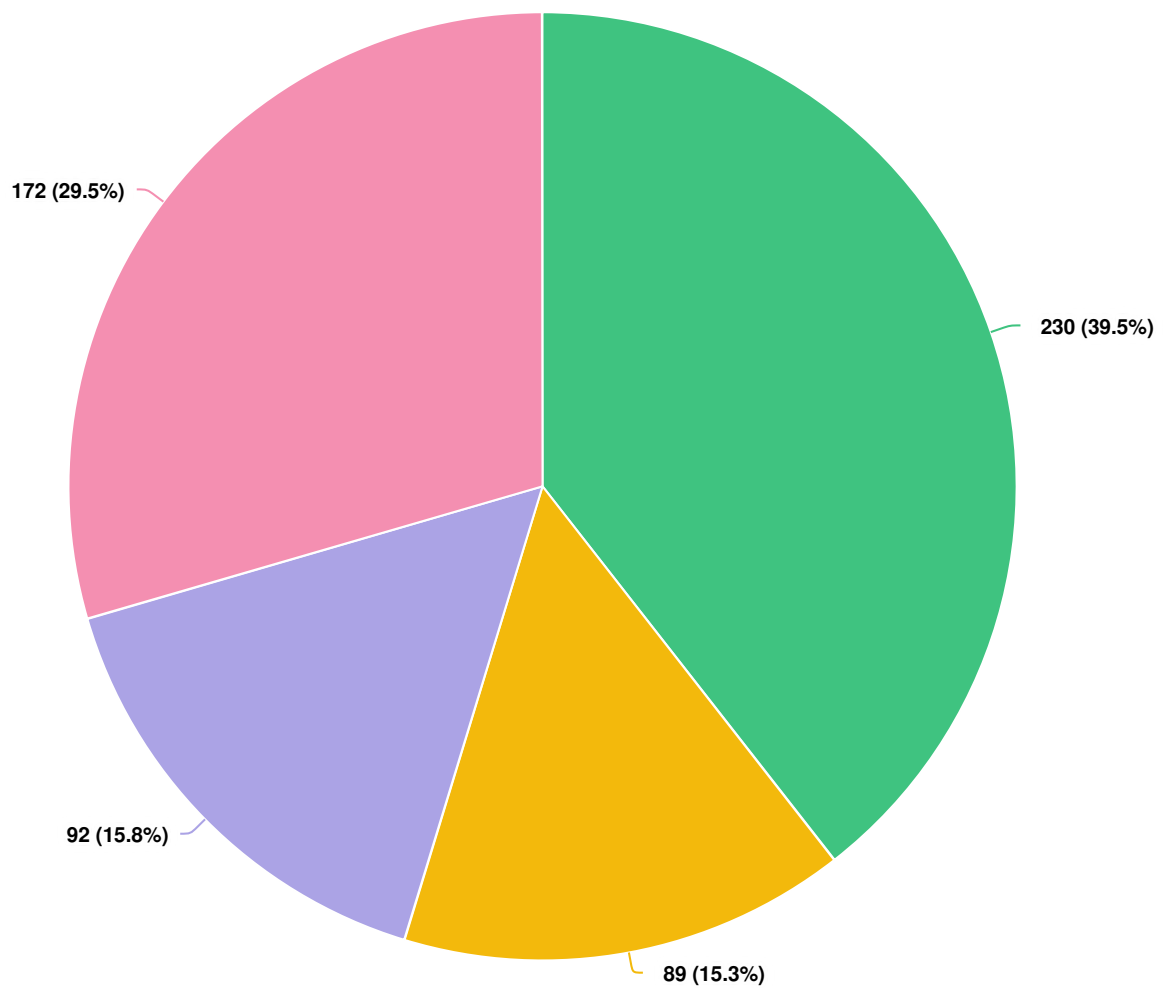
Question options

☒ Yes ☐ No ☐ Unsure

Mandatory Question (583 response(s))

Question type: Radio Button Question

Q16 Do you think there should be a maximum number of guests allowed in an STR?



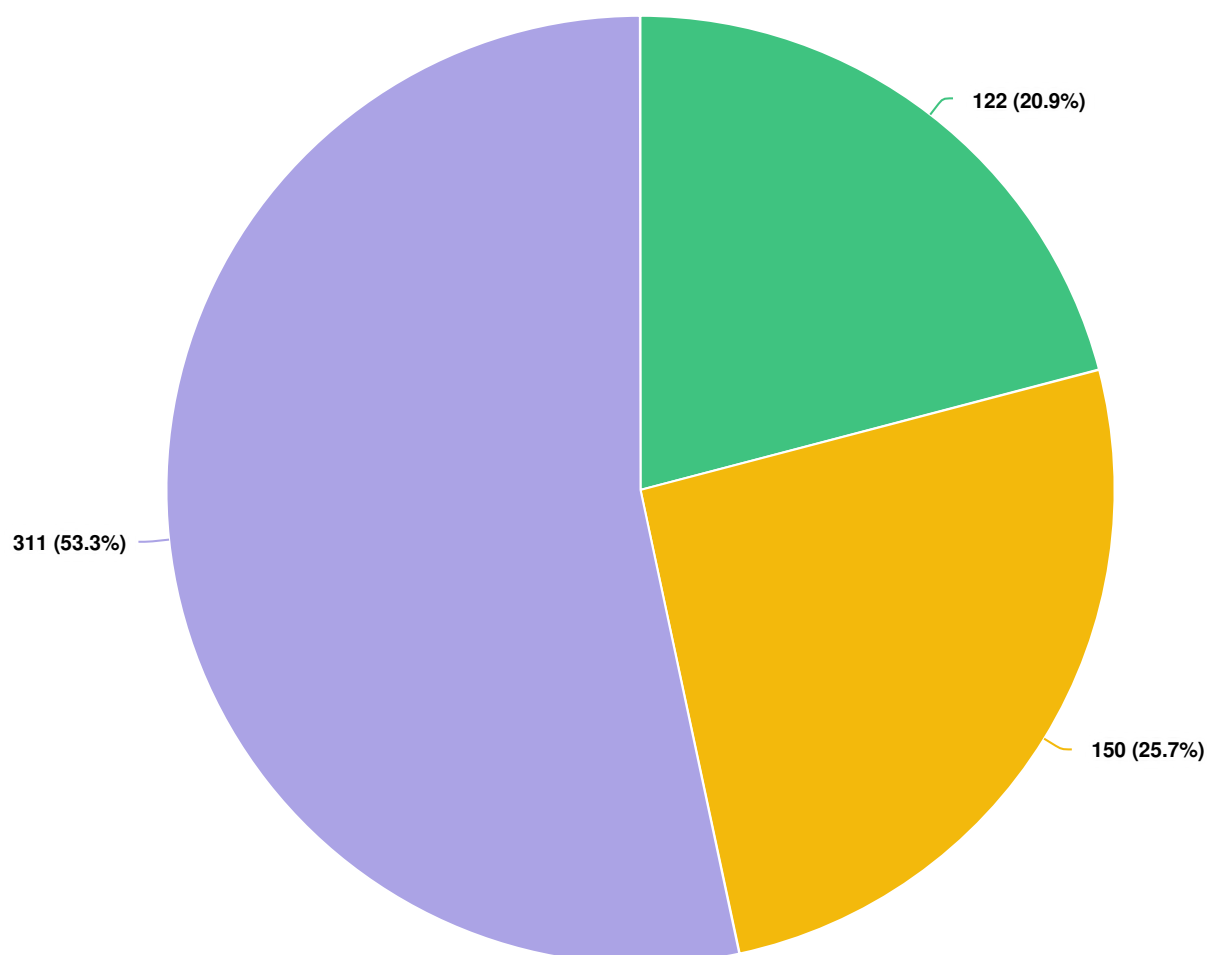
Question options

Yes, up to 5 Yes, up to 10 No Other (please specify)

Mandatory Question (583 response(s))

Question type: Radio Button Question

Q17 Of the three options being considered by Council, which option do you support?



Question options

- Status Quo (not license, use current by-laws to enforce complaints)
- Ban (not permit STRs)
- License (permit STRs and implement a licensing program)

Mandatory Question (583 response(s))
Question type: Radio Button Question

Q18 | Do you have any other comments on STRs?

Anonymous

6/01/2023 08:29 AM

To protect the owners, STRs and neighbourhoods -- based on experiences in other communities -- this can be an excellent means to bring visitors into our community; however, there are associated challenges that result in increased costs to the City that will require passing along costs via licensing, taxes and/or fees. Those benefiting will likely be local merchants and they, too, should expect increased taxes/fees. This is not going to benefit local neighbourhoods and, therefore, it would be unfair to pass these expenses on to residential tax payers who gain nothing by this.

Anonymous

6/01/2023 08:45 AM

I think they can be extremely useful, both for a source of income for the operators, as well as a great option for larger families or groups looking to visit Owen Sound. Additionally, they tend to be a better option for people bringing lots of bags, needing additional storage for recreational activities such as paddleboarding, scuba, etc.

Anonymous

6/01/2023 08:48 AM

Minimally they need to be Licenced and charged accordingly

Anonymous

6/01/2023 08:53 AM

We live in a town house complex mostly seniors..parking at a premium most times without added none related guests....owner was away all winter and rented out with no supervision! Covid was on a report was issued to police because not adhering to rules...weed butts all over road and lawn ... bad enough we have to put up with students and now this...they should pay business taxes as a hotel does this is not fair to them Most don't stay in city it's just a place to move on either to beach or ?

Anonymous

6/01/2023 09:18 AM

This is a very complicated issue, I do not envy the city having to deal with the many different opinions involved.

Anonymous

6/01/2023 09:48 AM

We do not have the infrastructure to handle str do not need this for os

Anonymous

6/01/2023 10:04 AM

Banning or restricting STR's could help the current long term rental situation in OS. Many of these STR could be longer term apartments for residents instead of out of towners who fly in and out of the city, often not bringing much benefit to the community.

Anonymous

6/01/2023 10:16 AM

As a tourist destination I understand the need for a limited number of stars but there absolutely has to be regulation as they have the potential to disrupt neighbourhoods. Licensing would ensure there are standards in place to manage those sites that are problematic.

Anonymous

6/01/2023 10:19 AM

There are houses standing empty after being sold. Undoubtedly investment properties for the rising price of real estate. (% rates are up but that will not affect prices of real estate). The way to have immediate income for these absent land lords is to rent the whole place to AirBnB short term tenants and pack in as many as possible. How does the city justify the tax charged for hotel and motel rooms? The city will no longer be the charming well tended place that residents and citizens make it, if it encourages the use and abuse of AirBnB.

Anonymous

6/01/2023 10:40 AM

B+B's only. No renting out seasonal properties.

Anonymous

6/01/2023 10:44 AM

Let's keep the rules pretty stringent on this. Police are busy enough as it is without having to attend noise complaints etc at STRs.

Anonymous

6/01/2023 11:03 AM

I do NOT believe STRs should be licensed or regulated. They are destructive to communities and neighbourhoods. Families have to move away to escape, allowing more wealthy landlords to buy more homes.

Anonymous

6/01/2023 11:07 AM

Wouldn't be opposed to use a licensing program. Would have to see the details. I am a resident of Tara, previously Owen sound. May move back. Family is in Owen sound.

Anonymous

6/01/2023 11:42 AM

I feel strongly that STR should not be allowed where the owner does not live on the premise. It leads to too many problems, disrupts neighbourhoods, and will cost the taxpayers in the long run. There are alternatives for people who want to run a stand-alone hospitality business. Motels, for example, need buyers and investment.

Anonymous

6/01/2023 11:51 AM

No comments

Anonymous

6/01/2023 11:53 AM

I'd be inclined to limit the number of dwellings one can use for STR. I believe their popularity has contributed greatly to the housing

shortage.

Anonymous

6/01/2023 11:56 AM

As a city that struggles with homelessness, I don't like that houses are sitting empty for days at a time and long term renters have a hard time finding an affordable price range when STR make a landlord more money. I am not completely against STR because I can see some people could benefit from the available option but I believe they should be regulated and respectful of the neighborhood they are located in.

Anonymous

6/01/2023 12:48 PM

How do you plan on protecting tax payers who are adverse to living next to a STR? How do you plan on compensating tax payers who have bought a homes in a quiet neighbourhood with the expectation of enjoying a quiet lifestyle, who have lived for years in such an environment and are now force to live under dramatically different circumstances? How will you protect tax payers who watch the value of homes go up in for those who don't live next door to STRs as theirs goes down? Will there be compensation? How do you plan on protecting tax payers from hostile hosts and guests? If there aren't any real solutions for people who don't want these as their neighbours, I can't support them!

Anonymous

6/01/2023 12:59 PM

Licensing and regulation should eliminate most issues to allow this to be a positive feature in the community. Licensing important for consistency with hotel operators for MAT

Anonymous

6/01/2023 01:07 PM

STRS are a blight on the community and gut the long term rental availability due to investors buying up property to rent as STR and while not living in Owen sound. Due to current standards these are a business that should require business taxation rates. There is no benefit to the community at large in these circumstances. Every weekend a new group arrives and treat it like a vacation spot. Its always an event with multiple families having a great time. Not so much for the residents on either side of the STR. WHY SHOULD WE BE SUBJECTED TO LIVING NEXT DOOR TO A HOTEL IN A RESIDENTIAL NEIGHBORHOOD. Far too often we are made to feel like the concierge as we are interrupted from enjoying our gardens, backyards and safe spaces by hotel guests looking for information on the area. We pay a fare share of property taxes to Owen sound to live in our RESIDENTIAL neighborhoods.

Anonymous

6/01/2023 02:20 PM

STR's diminish our already minimal rental stock.

Anonymous

6/01/2023 04:54 PM

Isn't there a new thing available to municipalities in Onatario that allows for the taxing of STRs? How much would it cost to license/regulate? Who would enforce it? Are there city staff available to run this? Lots of questions here. Sounds like a cash grab. If there are few issues, why not leave it? This will cause these STRs to increase in cost.

Anonymous

6/01/2023 04:58 PM

I spent a lot of \$ on making my old attached garage into an apartment. I live here so don't want a permanent tenant so I can use it for friends and family visiting our city. But I also want to supplant my pension.

Anonymous

6/01/2023 05:00 PM

In the city plan for str how will you account for the economic desperities of the situation? People with money are for and people without are against.

Anonymous

6/01/2023 06:17 PM

I strongly feel that OFF STREET PARKING should be provided by the owner to accommodate any STR tenants. This would reduce impact on neighbours. I also think ideally the owner would live on site...ie) renting out a room in the home, one side of a duplex, etc. There should be someone nearby that would be responsible for any issues that arise ...not put any additional burden on our police services, and I believe our bylaw enforcement officers work M-F, 8:30-4:30 - not a likely time for issues.

Anonymous

6/01/2023 06:53 PM

The option for frequency does not allow for seasonal occurrences - the noise issue is much more frequent in the summer when the property is rented & partiers are outside. With the frequent turnover of guests, I'd say every two weeks on average there will be a large, loud group partying. I have not called the police yet simply because thus far others have done so before I got to the phone. Don't permit STRs in residential zones. Can't talk to the property owner as he doesn't live here and have no idea who he is. Ban them - in residential areas.

Anonymous

6/01/2023 07:36 PM

I live beside an STR in Owen Sound with a capacity for 16 guests. This results in large parties which are noisy late into the night. It is unnerving and scary to have different groups every weekend, where any night could involve people impaired by alcohol, and many other drugs. The STR guests frequently party in the backyard, which makes the noise much worse.

Anonymous

6/01/2023 07:44 PM

Residential areas are not meant for STRs where the owner does not live in the dwelling. STR users do not have an vested interest in the neighborhood or what impact their presence will have on the day to day lives of people next to the dwelling. If the facility has outdoor areas, pools, firepits etc, then it is like being next to a party home. Unless noise complaints are dealt with immediately then tax paying home owners adjacent to the dwelling could have the enjoyment of their home drastically affected by the noise and frequent turn over of people

Anonymous

6/01/2023 07:46 PM

Ban STRs in residentially zoned areas.

Anonymous

6/01/2023 08:02 PM

u never know what type of person(s) will be occupying STRs

Anonymous

6/02/2023 03:28 AM

Allowing STR's will have a negative impact on the housing crisis. Many landlords will opt for this and will no longer rent for the purposes of long term rentals.

Anonymous

6/02/2023 04:56 AM

Following restrictions of STR's current ones should be closed with adequate notice.

Anonymous

6/02/2023 05:39 AM

I am not in favour of STR however if Owen Sound chooses to allow them I feel they should be regulated/licensed.

Anonymous

6/02/2023 07:40 AM

I do not have a hard stance on this. I myself as a homeowner in OS have struggled with living next to extremely disruptive tenants, who had multiple visitors over per week with different cars parked beside my property everyday and night, to the point where they were blocking our access. We took it upon ourselves to build a fence for our own privacy. I believe that STRs do support the economy and contribute to tourism. However, if we are going to add red tape to STRs, does this not open the door to also add red tape to landlords renting out homes to tenants who operate like STRs, having several people over each day/night? The same could go for homeowners who have many different people over at all times and cause plenty of disruption? To me, it is extremely difficult and a strain on staff resources to attempt to regulate when noise complaints are an issue over many different kinds of neighborhoods and homes, not just STRs. I would say that most people who do not like STRs do not like noise and disruption in their neighbourhood, which unfortunately is a reality for all different kinds of homes, not just STRs.

Anonymous

6/02/2023 08:55 AM

We have such a housing shortage here, STRs can take away from housing needed by fulltime residents,

Anonymous

6/02/2023 09:10 AM

Examine best practices and issues of other municipalities licensing STRs to model a path forward.

Anonymous

6/02/2023 09:57 AM

Licensing would allow police to know where STRs are and patrol accordingly.

Anonymous

6/02/2023 12:12 PM

Disgusted at the disruptions caused by str. No regard for the community. No reply from bylaw or Police

Anonymous

6/02/2023 02:10 PM

There should should a distinction between a owner who operates a STR from their principal residence and a large corporation that owns many. Having this extra income stream helps us afford a home and contribute to the local economy.

Anonymous

6/02/2023 02:31 PM

They pay inadequate tax, are unprofessional (this is usually a side hustle - professionals go into Hotels & resorts), never have fire escapes, drive the up the cost of rent for local workers by reducing supply and neighbours have to deal with the BS so they can make a quick buck. They should pay the commercial rate of tax just like hotels do. Seeing as they pay only residential rates everyone else has to pick up the tab for the increased traffic, sewerage, noise, police etc.

Anonymous

6/02/2023 02:52 PM

It's bad enough that I can hear the partiers a few blocks away, I would not want to live next to one. Please keep them out of our homes and residential communities. Keep our residential communities for people who live, work and are raising families here.

Anonymous

6/02/2023 04:01 PM

Only allow Bed and Breakfast establishments, not Air B and Bs. I know friends whose sleep has been disrupted by rowdy Air B and B tourists. Also these take away much needed rental housing.

Anonymous

6/02/2023 06:18 PM

Leave our beautiful city alone

Anonymous

I sure wouldn't want to live next to one. Generally, no respect to the

6/02/2023 06:32 PM

hood, they will never be back. Same with no respect to our environment and water falls and conservation areas. Just check out the Peninsula, it is being destroyed by garbage and no respect.

Anonymous

6/02/2023 10:44 PM

On my street alone there are 2 Airbnbs. Both used to be rented long term to families. Now they are empty 8 months a year, except this week when they started pumping noise 24/7. The landlord actually reno-victed one of the families for this enterprise. Houses, Apartments are for long term stays. Hotels are for short term stays. I have had 4 staff members (salaries ranging from 80 - 110k, health-care) out of a team of 14 quit because the rent is so expensive in town. 2 left the province, one went back to India for a better life (yup, you read that correctly). If you wonder why there is a shortage of healthcare workers look no further. Rents in town are only a few hundred bucks cheaper than Toronto now. We can't attract staff here anymore.

Anonymous

6/03/2023 05:48 AM

STRs do have a place in the business community and most are well run but it only takes one like "the party house" near the Jubilee bridge that spoils it for all the others. Weekenders don't live in the community and don't necessarily respect the community they are visiting. Calling police to resolve noise violations seems a waste of their valuable time and resources. A licensed approach with an ability to report the bad apples who would then in turn have their license suspended until things improve would be a step in the right direction. Summers are short and sitting outside in my yard without excessive noise and bad language from nearby STRs is just a given. Please license them and provide a hotline for a complaint process.

Anonymous

6/03/2023 05:54 AM

Owen Sound has not grown in 50 years. We need out of area (Grey Bruce) folks to come discover Owen Sound. It puts money into the local economy but more important may influence folks that stay at STR to perhaps buy home, open business small, medium and large and promote and grow Owen Sound. For council to prevent STR shows the small mentality of council and not looking at the big picture of growing our community and economy. Please don't be the same council we had over the past 15 years that thinks small, be the council that says ok some folks maybe upset about STR but we need to grow our community. Check the stats of folks that rent STR, they are usually families, middle to high income and always looking for somewhere else to call home.

Anonymous

6/03/2023 05:56 AM

With the current shortage of affordable housing and any reasonably priced housing, ban short term rentals.... Owners of multiple

properties are the main cause of the current housing shortage. Housing prices are out of reach for most normal wage earners in the GB region.. The city would benefit far more from full time residents living in these places than people that come here and use the short term rentals.

Anonymous

6/03/2023 06:00 AM

Stand alone properties running set's have been major problems in the cities. Youth parties like in Vaughan saw a young man killed, as owners are solely interested in profit. They add little to the economy as absentee landlords usually use out of town contractors to repair and maintain the property. Srt's also take regular rental property out of circulation for standard, yearly renters.

Anonymous

6/03/2023 07:02 AM

Home owners next to STR are losing value in the resale of their homes. The surrounding neighbours should apply for and receive a 25 percent reduction in their property assessments.

Anonymous

6/03/2023 07:29 AM

They provide needed short term accommodation to support the growing tourist industry, which supports the community. In many cases, income from STRs operated by local residents brings more income directly into the community, (through referring guests to local independent business, as well as added income that hosts are able to spend in their community) than chain hotel rentals do.

Anonymous

6/03/2023 07:46 AM

Licensing and limiting the number of STRs is critical to addressing the lack of affordable and appropriate housing

Anonymous

6/03/2023 09:29 AM

We need more taxi and cab at night or allow uber

Anonymous

6/03/2023 09:33 AM

Only so many licences within a designated area, so that whole streets or neighborhoods don't become STRs. Also licences should be graduated based the number of days rented. For example if a homeowner camps for Summerfolk and rents out house for the weekend should have a different licence than a "professional". If licensing is implemented it wouldn't take much ,ore to expand the licensing to all landlords either. This will improve housing in general. RGI housing should be limited to 6 days a year if any tenants start STR'ing.

Anonymous

6/03/2023 09:36 AM

Make the license fee less than 4%, if it is decided that a license fee is to be implemented. There are not enough hotels to accommodate

everyone that comes up to OS, so folks look to STR for accomodations. I believe a fee would deter the overflow during peak tourist season. They would go else where, which means other businesses lose out on any money that would be spent in town.

Anonymous

6/03/2023 09:37 AM

One of my big concerns is that the owners of many of these Strs are not from Owen Sound, so if there are concerns they can not be addressed right away. I also believe that people utilizing these are not adding to the economy of the community. The owners also should be paying commercial taxes, not the same taxes as residential taxes. Owen Sound is being taken advantage of.

Anonymous

6/03/2023 11:59 AM

As someone who has utilized a STR with my extended family I am in favour of multi family rentals. It allows family members from other parts of the province or country to spend time together.

Anonymous

6/03/2023 12:54 PM

Regular (every 6 months) inspection and paperwork check. Survey to neighbors & Police on an annual basis re: complaints

Anonymous

6/03/2023 01:34 PM

Strs are a good way to make additional income by renting out unused room or a house when the primary resident isn't there. However they should not replace hotels, etc. If a place is suitable to be rented long term as an apartment then it should be.

Anonymous

6/03/2023 01:51 PM

make sure units adhere to building, fire code, etc, then free reign.

Anonymous

6/03/2023 01:57 PM

None

Anonymous

6/03/2023 02:30 PM

Almost other destination is doing it. Get with the program.

Anonymous

6/03/2023 02:30 PM

Although I feel Owen Sound should ban STR's, it seems improbable. We are not a cottage/beach community however and realistically, it could be considered and be allowed if the owner of the property lives in O.S. (not 2.5 hours away for example, "off site") and that it's regulated (by permit) with clear regulations. If there's an issue, the city can proceed on fines etc. That is also going to be an issue: can the city afford to enforce the permit regulations? Will there be fines implemented? It has to be clear to the owner of the STR property.

Anonymous

6/03/2023 02:40 PM

B&bs, and short term rentals that are for living (student housing etc.) Aren't a problem, it's the party house air bnbs that are so disruptive to residential neighborhoods. The city needs a real plan for where tourists can stay and enjoy themselves without ruining quiet residential areas.

Anonymous

6/03/2023 03:43 PM

I live in a townhouse that has a str beside my unit. The owner of this property resides in the gta and rarely checks on this property which is really frustrating. People rent this place to come and have fun and can at times be really noisy and have no respect for neighbours. They do not care if they use your driveway or park so close that you can't get in your car and refuse to move. I do not think that str should ever be allowed in anything but detached homes and be licensed. Owners should also have to reside close enough to manage the property!!

Anonymous

6/03/2023 03:44 PM

Housing is already scarce. We don't need to make it worse by slowing more STR

Anonymous

6/03/2023 05:36 PM

STR's bring tourists to the area that might not otherwise visit. It also provides these tourists with an example of what it would be like to live in a home in the area. STR operators are interested in providing a positive and memorable stay to their guests. It's the only way they can operate in the long term. In the process they are promoting OS and the Bruce Peninsula and the local businesses.

Anonymous

6/03/2023 05:45 PM

Airbnb and vervo they have really strict policy, guest really take care of the place and follow it. No issues .. must be permitted. It will bring lots of tourist and helps local business

Anonymous

6/03/2023 05:59 PM

Owen Sound has much to offer and people need to draw tourism to thrive. STR are important way to put Owen Sound on the map draw attention to this beautiful place. Sharing it with many people of all cultures. Owen Sound has as much to offer if not more than its competitors Muskoka, Kawartha's etc. If Owen Sound really is what its slogan says, a place you really want to live, then STR should be a way the City works with hosts provide a the best possible experience to tourists and future potential residents.

Anonymous

6/03/2023 06:23 PM

I have no issues with str's. It's a way to make money, why place restrictions on people. Stop trying to control people.

Anonymous

6/03/2023 07:05 PM

I think number of short term rentals in residential areas need to be limited. Operators of short term rentals in Owen Sound should be residents of Owen Sound, not just own short term rentals here and live elsewhere. (This is happening in my neighborhood). I also think there should be a maximum percentage of short term rental housing in Owen Sound. ie 5%

Anonymous

6/04/2023 04:29 AM

No str

Anonymous

6/04/2023 04:50 AM

I own a long term leased rental residential property in Owen Sound, however, I live in Sauble Beach, South Bruce Peninsula. STRs are in my own neighbourhood and although they are now somewhat regulated, they have changed our subdivision to where we have complete strangers regularly present. No one who lives here knows who is visiting and we never get a chance to ever know them. We occasionally see the police visit a STR but never learn why. This is not living situation people who purchase property for their family home expect or deserve.

Anonymous

6/04/2023 07:33 AM

They should not be in apartments where other tenants reside in the same building.

Anonymous

6/04/2023 08:12 AM

I believe licensing is a good idea. It would protect the owner, the City and the users. The STR should have to be inspected in order to get a license. If there are ongoing problems with noise, neighbourhood damage etc, the owner STD should be liable, perhaps with a hefty fine or withdrawl of license.

Anonymous

6/04/2023 08:18 AM

How about focusing on housing for RESIDENTS of the city. I work full time at the hospital and cannot to afford to live here.

Anonymous

6/04/2023 08:27 AM

This survey seems really focused on noise complaints and misses the entire issue of our current housing crisis.

Anonymous

6/04/2023 09:08 AM

We need affordable housing not more "motels"

Anonymous

6/04/2023 06:25 PM

Implement a small licensing fee too offset the costs of additional fire & bylaw inspections

Anonymous

6/04/2023 07:15 PM

I live in Chatsworth Township, but work daily in Owen Sound. In Chatsworth, STRs are popping up all over. As a resident of Chatsworth, the bylaws state that I'm allowed to use up to 25% of the square footage of my home for business purposes. Often, STRs are using 100% of their home for business purposes, but these properties aren't zoned for commercial business. This is wrong. AirBNBs are basically hotels. If you want to run a business, get your property re-zoned as commercial, and pay the proper commercial taxes. But also, I don't want your commercial business in my residential neighbourhood. Its disruptive, and I feel like a prisoner in my own home with a new set of strangers prancing through on their vacation every weekend while I'm trying to live my normal day-to-day life.

Anonymous

6/04/2023 09:44 PM

Absolutely license and regulate at minimum : perhaps \$375 annual OR \$600 bi-annually owner/operator units only - in order to offset additional staff resources required to accommodate STR in OS. (administrative, bylaw, garbage collection, police, fire) STR unit owner must live within Grey Bruce region as a primary residence ban all STR in residential areas-restricting any new (after July 1st /2023) STR's to River District only-to clearly focus the attraction of visitors, enhance safe use of downtown streets, support the city's vision for a vibrant , active "river district" (downtown, waterfront) In the event OS decides to license/regulate STRs- a penalty for non compliance must also be considered. This issue is being addressed about 10 years late-if-in a small city such as OS there is already an estimated 115 STR units-the horse is out of the stable on this and catching up on any licensing/regulations will be sluggish at best

Anonymous

6/04/2023 09:59 PM

Allowing residential properties to act as hotels is a slap in the face to hotel owners who pay commercial taxes and are subject to laws and regulations for the privilege of operating that type of business. It also takes housing units out of the rental market, and Owen Sound can not afford to be doing that. Add to these issues the problems that they can pose for bylaw enforcement in residential neighborhoods, I hope that council will take a hard line and ban them outright. STRs encourage more absentee property owners, And I can't see any benefits that outweigh the problems.

Anonymous

6/04/2023 10:08 PM

Dont allow absentee owners, zone areas where they're allowed, cap maximum number of STR's, use a lottery system

Anonymous

6/05/2023 04:19 AM

They are great!!! It helps bring tourism to the city and helps local businesses. It also may help people realize what owen sound has to offer as a city and people may consider buying residential in the area,

which in turn can provide growth for the city. Also with STR it helps the owners with supplemental income to help support them, specially with the high interest rate.

Anonymous

6/05/2023 06:23 AM

I feel very strongly that people have the right to use the property they own to make additional income if that helps them financially succeed in life. I believe the few issues that may arise from noise etc. can be dealt with on a case by case basis with existing noise by-laws. Having Airbnb allows travellers to stay in quaint homes rather than hotels. Our guests have raved about how wonderful their stay at our house has been and this means more people will continue to visit our city and spend money in our economy.

Anonymous

6/05/2023 06:46 AM

Will this Council cater to the wealthy (investors, vacationers)...or average families trying to but an affordable roof over their head?

Anonymous

6/05/2023 07:08 AM

STRs need to be licensed and restricted to reduce impact on housing availability in OS

Anonymous

6/05/2023 07:11 AM

I know it isn't necessarily feasible, but I believe that when purchasing a home, STR operators should be required to declare their intent to operate an STR on the property to the seller, and should be required to pay specific taxes that can be used to fund affordable housing development in the community to offset the units they are taking off the market!! I have had the experience as a first time homebuyer of competing with STR operators, and the playing field is simply not fair. It is driving up long term rental costs and pushing out young families trying to get their first home. Definitely they should be taxed as commercial businesses as well, because there is not question that these are commercial operations.

Anonymous

6/05/2023 07:33 AM

Neighbours of str properties have undergone huge stress and worries. The one on our street made getting into our own driveway difficult because of parked cars on the street . (it isn't running currently) when renting a whole house for this purpose it is definitely a business and should not be allowed in residential zoned areas.

Anonymous

6/05/2023 08:14 AM

I was born and raised in Owen Sound and am listing my home as a STR while I pursue additional education in the city. The STR enables me to take care of my home financially and allows me to hire neighbours to help with upkeep, offering a small flexible income to people who might not be ready for a full-time job (eg, stay at home

moms) The income from Airbnb has helped me fix my home and improves the neighbourhood appeal. My tenants so far have been people bringing professional skills to Owen Sound (e.g., travelling nurses, doctors considering relocation to Owen Sound). My home offers them a much more comfortable experience than a single hotel room and is important in helping people envision a permanent life in our beautiful community. On the flip side, I think that when one person owns many AirBnBs this becomes problematic because it takes housing away from local families. I think my situation is ok because it is MY home where I actually live and I am sharing my space while I am away.

Anonymous

6/05/2023 08:42 AM

If the ban of STR is to promote more longterm rental options (because of the serious lack) there should also be laws in place to cap rent. The rates that STR brings in vs LTR is unrealistic and landlords are becoming more and more greedy with what they can bring in. If this is because the city is being 'disrupted' by visitors, that is silly. City council has been marketing the city as youthful , vibrant, up and coming. Those words dont usually get associated with forced permanent residency. You should be able to rent part time in a casual setting. Hotels do not offer the same level of comfort as STR houses. If the city wants to bring in a younger crowd and help boost the local economy, they need to allow it to actually happen. Driving our housing market up by forcing home purchases to enjoy the area is putting people who grew up here in the position that we will never be able to own a home in the town that means everything to us.

Anonymous

6/05/2023 08:47 AM

Short Term Rentals are goo alternative for landlords wanting to fill a place to maximize their investment. It brings people to our community and helps to promote our food and hospitality industry.

Anonymous

6/05/2023 09:07 AM

If licensing occurs, I think it should be easy to get a license but also easy to lose it, due to multiple complaints etc.

Anonymous

6/05/2023 09:19 AM

STR's have caused housing issues all over in bigger cities. Including Montreal where my sister lives. Making the cost of housing go up. Be sure you take that into consideration when making your decision. Also don't forget that it is long term landowners and renters who make owensounds atmosphere what it is.

Anonymous

6/05/2023 09:29 AM

I think i've said everything I had to say. It's a blight on society that we should stop as soon as possible. It does not serve anyone, and I say this as someone who used to use the airbnb network. It disrupts

people's lives and gives no motivation for landlords to rent to long term tenants in need of housing.

Anonymous

6/05/2023 10:48 AM

By utilizing the Airbnb platform it enables me to remain in my family home. CPP and OAS doesn't cover all my costs. I view this as supplemental income.

Anonymous

6/05/2023 10:48 AM

Yes, I believe licensing should cover an inspection for safety. I.e. Fire extinguishers, carbon monoxide, basic safety measures so the renter is protected. My airbnb was a positive experience, and I know brought business to the area.

Anonymous

6/05/2023 10:54 AM

STR's provide a viable income resource for many who really have little other alternative, especially those on fixed income or who are semi retired/retired. It does provide social interaction for guests and hosts. I think meetings with hosts area by area, with city officials would help to clarify expectations and standards for all to keep

Anonymous

6/05/2023 01:06 PM

They are not just there for people visiting. They are also there for people looking to do schooling or placements or even a family that is building and waiting for the house to finish. Some people also own their house and rent it out if they decide to do schooling but still wish to come back after it's done. Also need to think about rentals that need to be fixed and those landlords need to place the tenants somewhere while the house is being fixed. Not to mention someone who needs a place to stay with their children incase the rental they are going into isn't available for a month or 2 after an they are made/chose to leave their current place for whatever reason. Short term rentals are jot just for visitors but also the people already or becoming part of the community. I think short term rentals are a great idea for all but there should also be rules that need to be followed.

Anonymous

6/05/2023 01:40 PM

I have been a resident for over 10 years here. I was looking at the report and noticed it said over the past few years there have been "12 complaints with 3 minor issues noted". We have so many bigger issues in this town, I am just not sure if this is something we need to further invest our time and money into pursuing. Our taxes are high enough!



6/05/2023 02:04 PM

They should not be allowed in R zones

Anonymous

6/05/2023 02:10 PM

I believe they are great for all the businesses, dining out, shopping, going to Roxy, summer folk, fish derby, museums and other events.

Anonymous

6/05/2023 02:12 PM

I would like to see the license displayed on the properties, so the neighbourhood can easily identify these establishments.

Anonymous

6/05/2023 02:12 PM

I believe the city has an opportunity to be a thought leader in the STR space. Owen Sound is a beautiful destination and the city should be putting up an "open for business" sign regarding welcoming everyone. The challenge with neighbors is that they are fearful of folks visiting from the city. The not in my backyard mentality does not solve anything. If we continue to take this approach we wouldn't have roads or hospitals.

Anonymous

6/05/2023 02:14 PM

Air B and Bs bring tourists that support local businesses.

Anonymous

6/05/2023 03:20 PM

They are necessary in our city bc there are nowhere near enough other accommodation options and families w children prefer STAs to hotels/motels bc they have yards, kitchens, hosts that can give them advice on what to see and where to go for experiences tailored to their interests.

Anonymous

6/05/2023 05:17 PM

Question 14 is misleading. There are better options than those listed and this survey should reflect them as they relate to the issues that STRs create or address. This issue has the potential to undermine the quality of life in Owen Sound significantly. It is fairly easy to find examples of the damage that STRs have done to communities, so let's not pretend that Owen Sound is the first place to look at this. Where is the analysis of what these other places have experienced? A more in-depth and thoughtful review is required.

Anonymous

6/05/2023 06:31 PM

STRs offer a unique option to what else is available. Some people can't afford a hotel, others dislike camping, and some cottages are far over budget and only available for a minimum of 1 week stay. STRs are essential for vacationers, people visiting for work, parents visiting their child who is studying here, or simply overflow for family reunions which are too big to host at one house. We are a community who thrives on tourism, and banning STRs would greatly impact our ability to warmly welcome and host people in our community. I am shocked this is even a consideration.

Anonymous

6/05/2023 06:41 PM

I think it will bring in a lot of business

Anonymous

6/05/2023 06:44 PM

I never had any issues with strs

Anonymous

6/05/2023 08:13 PM

It stuns me that the survey doesn't mention lack of long term rentals as a down side of short term rentals. Is the council not aware of the housing crisis ? Or is this conversation about keeping rate payers happy and land values up?

Anonymous

6/05/2023 11:08 PM

Let's not let the rent prices keep going nuts, we need to legislate against this stuff.

Anonymous

6/06/2023 06:27 AM

This is adding to high rental and sale prices on what should be homes not businesses. Also how is this fair to the hotels in town that pay commercial taxes. Ban STR period

Anonymous

6/06/2023 07:24 AM

I live 3 doors down from an STR that advertises up to 16 guests. This is a very quiet residential neighbourhood along the River. Noise carries along and across the river. With 16 guests, there is very little chance that noise and parking will not be an issue. We have had quiet family get togethers disrupted by loud music and profanity coming from this property. It is clearly a commercial venture that should be banned in a residential area. The only benefit is to the owner of this property at the expense of long time residents who are very concerned about the noise and the devaluation of our properties. I believe there should be a limited number of guests (under 6) allowed at any STR and that owners should be fined when by-laws are broken.

Anonymous

6/06/2023 09:42 AM

Renting out entire houses or apartments takes away from the housing pool for residents as it allows landlords to buy up multiple properties for the sole purpose of STRs

Anonymous

6/06/2023 10:15 AM

I recognise these renters are law abiding citizens, but I am concerned and annoyed with people who treat our street like cottage country. It is hard to explain, but the culture of a neighbourhood is different from the culture of cottage country.

Anonymous

If they are allowed in properties not occupied by owners, we lose

6/06/2023 10:49 AM

local housing options and availability. Prices are driven up by out of town people buying up properties to use as STR.

Anonymous

6/06/2023 11:07 AM

Although I realize they are essential to tourism, its also important to factor in the needs of the long term residents who make the industry possible by working here. Additionally, rental rates should not be comparable to Toronto while pay rates are not.

Anonymous

6/06/2023 04:54 PM

Owen sound needs the revenue from tourists. Stop penalizing the permanent residents by charging them extra for every little thing.

Anonymous

6/07/2023 10:17 AM

The most important aspect is that the people who actually live here can find affordable housing to rent or buy. That should be the top of the list for any decisions made with respect to str.

Anonymous

6/07/2023 02:12 PM

Should be designated areas of the city. Not in established residential neighborhood

Anonymous

6/07/2023 02:14 PM

Owners need to be present. On our street the owners live in Toronto.

Anonymous

6/07/2023 03:01 PM

I don't think a ban is the solution but some sort of regulation. If not I'm more in favour of a ban over the status quo.

Anonymous

6/07/2023 03:13 PM

Thanks for polling residents. We definitely need licensing of these STRs—not a complete ban, but some kind of regulation.

Anonymous

6/07/2023 04:46 PM

Our neighbor uses Airbnb but also rents rooms nightly. Plus we have been told it's being used as a drug rehab however the smell of drugs is so bad we have to close our windows and door. Numerous issues with unstable people living in this home. More than the allowed rooms plus a huge police presence in numerous occasions

Anonymous

6/07/2023 06:26 PM

STRs should NOT be allowed in residential areas. They destroy existing and long term residents' enjoyment of thier own properties

Anonymous

6/08/2023 02:04 AM

The city desperately needs money and people coming in. In addition, bringing companies like Uber would open up options for visitors to spend money locally

Anonymous

6/08/2023 11:59 AM

Do not have any issues if the owner of the property is there to answer the calls from neighbours. We have heard our neighbours ask the STR on our street to keep the noise down only to have profanities yelled back at them. They figure they paid to be there so they can do whatever they want. Wonder if the short term renters act like that at their homes?

Anonymous

6/08/2023 01:06 PM

Perhaps council should focus on more pressing issues such as the excessive amount of vagrants, mentally ill and drugged persons roaming about, making our residents feel unsafe.

Anonymous

6/08/2023 06:51 PM

Licences would allow neighbours to have a bit more input and a common set of rules would help if the owner is making poor choices about who to rent to.

Anonymous

6/09/2023 05:00 AM

no

Anonymous

6/09/2023 05:04 AM

I don't agree with them but at least license them if they are allowed to stay

Anonymous

6/09/2023 07:29 AM

If a hotel needs a commercial licence, then STRs should need a similar type of licence.

Anonymous

6/09/2023 01:54 PM

I think that Owen Sound needs to be forward thinking in their approach-it is going to be increasingly difficult to ban short term rentals. Instead, taking a look at licensing to ensure that standards are clear and requiring things such as noise monitors and garbage removal plans as well as a demerit based system will ensure that landlords take things seriously. Owen Sound should look at a tax on all STR properties in order to fund the enforcement of the rules. Finally, I do think that Owen Sound should require that property owners have home ownership of 2 or less properties (in total) to ensure that real estate isn't being gobbled up by larger corporations with no investment in the community but instead are owned by individuals with a commitment to Owen Sound.

Anonymous

6/09/2023 04:24 PM

I see no problem with STRs. We don't have enough hotels in this area and the ones that are good are expensive. My family used one up the street from us when my mother passed away. It was perfect as

we were all in the same neighbourhood. I know of at least three in my neighbourhood and see no problem with them.

Anonymous

6/10/2023 12:13 AM

i think that STR are great for the community. they allow people to stay in the city without having to pay high prices for hotels, as wellll they offer the rate payer another way to gain income. I also believe that because the renters are paying less they will spend more money within the city. (i speak from experiance).

Anonymous

6/10/2023 06:58 AM

I run a STR in another community that lack accommodations and it is beneficial there are limited places for guest to visit that allows them access to a full kitchen, enough beds for their family etc I think it is a great use of properties as it brings more money to our economy.

Anonymous

6/10/2023 08:55 AM

I have no issue with licencing STRs, but the program should be affordable to those who are renting out rooms or part of their principle residence, as these rentals don't bring in the same kind of funds that large entire home rentals do. By licencing the STRs with expensive fees or charges, it will deter those who are making less money, while those properties that are large, rent out the entire home and can charge more will be able to swallow the added cost. Airbnb and other platforms already substantial fees attached to rentals. It should be a fine balancing act, because in the long term, bringing visitors to the city is a benefit for so many, including businesses and services.

Anonymous

6/10/2023 11:21 AM

Airbnbs are great.

Anonymous

6/10/2023 05:26 PM

We have run our successful Bed and Breakfast Inn for 22 years in Owen Sound. We are answering this survey only because you asked that Bed and Breakfasts do so. We ARE and always have been licensed by the City of Owen Sound. We are NOT one of the "party houses" that may have led to this survey. We believe that they are a real problem, but at the same time, we feel that any new restrictions put on them should NOT be put on us. We have followed all regulations since Day One in the business, and we aren't about to change that. Please consider NOT putting true Bed and Breakfast operations under the umbrella of the STR title. Thank you. [REDACTED]
[REDACTED] - The Highland Manor Grand Victorian Bed and Breakfast Inn - 867 4th Avenue A West - Owen Sound N4K 6L5.
www.highlandmanor.ca

Anonymous

I, as well as other family and friends, have been bothered non-stop by

6/10/2023 05:47 PM

these STRs. If STRs are permitted, they need to be licensed and regulated as well as the OWNER OF THE PROPERTY LIVING IN THE HOUSE ALONG WITH RENTERS, aka a traditional B&B/STR, in order to maintain peace in our otherwise peaceful neighbourhoods.

Anonymous

6/11/2023 12:24 PM

To those that are interested in the regulation of air bnb's and short term rentals, We would like to add another point of view. Like many things, We think there are nuances to consider, and our experience is just one. We live in the home that we operate a small air bnb unit out of. We're not a distant corporation or a real estate baron with multiple properties trying to make all the money. Our guests come in groups ranging from one to five people. We don't host party groups. At most they'll bring two cars. This extra income allows us to maintain a historic home, manage with a disability, host friends and family between bnb guests, and provide us with a little more money that we can spend in the downtown of Owen Sound. Our home is a five minute walk from main street Owen Sound - the river district. We direct all our guests to the stores and restaurants there, in contrast to people who stay at hotels and often need to drive, and thus choose the corporate main street on 16th St. East. We run our bnb responsibly, and we are proud to be ambassadors of this great community to all visitors, whether they're working here on a short contract, visiting family, touring the Bruce, or considering moving here. Please don't paint all air bnb's with the same brush. We're a hard working couple that loves talking up this city and loves hosting people in our home. Please think twice before voting to take that away from us. p.s. To those that would say our air bnb is taking away a long term rental property, it definitely is not. We tried renting to tenants, and even though we were renting rooms in our own home, we had zero legal protection under the landlord tenant act (LTA) when a tenant became abusive. All of the rights were with our tenant, making our home life miserable. Unless the LTA is changed to give homeowners more rights about who they allow in their own home, we will never rent again and make ourselves vulnerable to a dangerous person that has all the legal right to stay. Thank you, Chris Johannsen

Anonymous

6/11/2023 05:58 PM

I don't like the idea of monetizing residential properties, It makes neighbourhoods uncomfortable places.

Anonymous

6/11/2023 07:05 PM

if an STR has more than 3 complaints in one year its license should be revoked. Additionally, while they bring income into the city they are also raising rents and taking away long term rentals from residential areas that have schools and other amenities for year long residents. The license cost should be quite expensive, a percentage of previous

years gross not net rental income, like 10%, that money should then go towards one bylaw officer specifically in charge of STR that people with concerns could contact a specific person. Extra revenue should be used to fund and improve affordable housing.

Anonymous

6/11/2023 07:47 PM

What people do in their own homes is their own business.

Anonymous

6/12/2023 10:43 AM

We have a rental , landlord lives in Toronto . Has rented to East Indians with numerous cars parked all over front lawn , grass will never be cut let alone garbage out . Down grades the value of our neighbourhood , why is this allowed

Anonymous

6/12/2023 11:37 AM

Simply licensing STRs is not enough to address their impact on the housing crisis. Many other municipalities have paired licensing of STRs with other tools like a vacant unit tax or progressive tax brackets for properties beyond a principle residence. The licensing fee needs to be high enough to pay for appropriate enforcement.

Anonymous

6/12/2023 03:10 PM

Operator needs to be present under he same roof.

Anonymous

6/12/2023 07:14 PM

Bylaw doesn't work for problematic air bnb's because a lot of the issues are at night. You need an off-city hours bylaw person you can pay for through licensing fees and penalties. And there should be a mechanism to suspend licenses if places are continually problematic. Also, the city needs to invest in affordable housing as it's already a serious problem and air bnb's will make it worse.

Anonymous

6/13/2023 12:09 AM

Owners MUST be present it is the only way to ensure compliance by renters

Anonymous

6/13/2023 03:59 AM

HOUSING CRISIS!!!! You want to see it get worse? Allow STR! Some council members are so worried about the economy they are loosing focus on the bigger issue: WHERE IS EVERYONE GOING TO SLEEP OR LIVE IN THIS CITY THATS SO OVERPRICED!

Anonymous

6/13/2023 05:59 AM

Licensing/occupancy is paramount.

Anonymous

My sister rents STR s as she has a family of 5 and 2 dogs. We have

6/13/2023 06:18 AM

family get together when she visits she spends a fair amount of money in our stores and restaurants when she is here.

Anonymous

6/13/2023 07:53 AM

Again, there was not an "other" offering in the last question. I recommend banning OWNER UNOCCUPIED STR's from residential neighbourhoods where people expect to lead a peaceful, quiet life with their young families, older retired citizens and working people (who count on being able to get a peaceful sleep...day or night). The traditional Bed and Breakfast (with usually a maximum of 2 rooms and the owner on site) could likely be maintained and licensed as they have previously. Further comments: Please recognize the deteriorating mental health that comes with the constant frustration of all of these "drawbacks"...particularly the noise.. swearing and yelling. Sleep becomes a real challenge and insecurity about who is next door or down the street is unnerving. The neighbourhood no longer provides that opportunity we have normally had to "re-set" and regenerate. I have heard talk that there may be a consideration to "grandfather" in existing STR's. That would be a terrible part of a solution. It would be unfair to give these commercial property owners an opportunity to continue their businesses and not have them comply with the same restrictions that every other STR would be subject to (if Council recommends still allowing some form of STR in residential areas). They have already demonstrated that they are disruptive to our neighbourhoods...so why would our City Council continue to allow this very negative situation? While you are deliberating, please consider giving the police more "teeth" in enforcing bylaw issues...particularly noise and disturbance complaints. I have been hearing from other neighbours who have called the police recently that they are very slow getting to the home of complaint and even when called repeatedly the same night, they have no real recourse but to caution the "guests". The homeowner should be ticketed (at a \$ value that may mean something to them) with an escalating \$\$\$ value for repeated complaints. The STR in our neighbourhood charges about \$1700/night. At the end of the day, please protect our residential neighbourhoods. They are the backbone of this city and from these neighbourhoods comes our workers, our volunteers, our Board/Committee members and importantly...our families.

Anonymous

6/13/2023 12:16 PM

Impairs affordable housing options when housing that could be long term rentals for residents make more from short term rentals.

Anonymous

6/13/2023 01:10 PM

I would worry about noise, vandalism, and lack of surveillance by property owner.

Anonymous

6/13/2023 01:43 PM

That is a major long term rental crisis in Owen Sound. STR only adds to the problem. Even the federal government is losing on taxes. In order to identify these practices they offered rebates for receipts on personal taxes for 2022.

Anonymous

6/13/2023 01:45 PM

Everything should be done to prevent STRs from impinging on neighbouring residences. In residential areas, the owner should be a principle resident of the establishment.

Anonymous

6/13/2023 06:12 PM

If not a ban, then I support licensing with a maximum number of STR's per neighbourhood and in the city as a whole. Enforcement will be critical, however. Residents need to know that if a complaint is registered, it will be investigated in a timely manner and penalties imposed if warranted. But banning STR's entirely would make enforcement easier!

Anonymous

6/13/2023 07:43 PM

Why are you allowing local hotel motel owners to have unfair competition they pay taxes. Nobody needs these str's in residential neighbourhoods.

Anonymous

6/13/2023 08:17 PM

There is a province wide housing crisis going on. We should NOT be encouraging STR's, but rather encouraging landlords to consider having tenants for long term stays.

Anonymous

6/14/2023 06:14 AM

I have no issues with str

Anonymous

6/14/2023 06:18 AM

I think they are great for the city. It provides growth and adds tourism to this great city. Make Owen sound great again

Anonymous

6/14/2023 07:33 AM

Many STRs are owned by non residents who do not have strong ties to Owen Sound. They are solely used to generate income for the out-of-town owner. If Owen Sound is serious about helping solve the housing crisis, they should take to bold move and ban STRs. Non-owner occupied homes should be levied a substantial additional fee on their property taxes. As well, non-resident STRs should pay a higher licence than owner occupied STRs. Non-compliance of the rules should be a fine of 3x the registration fee for the first offense and rising to 5x the registration fee for the 2nd offense. On the 3rd infraction, they are banned from operating a STR in the city. How do you charge and regulate a MAT on STRs? Is it through AirBnB and Vrbo websites?

Anonymous

6/14/2023 09:57 AM

the value of our property has diminished substantially. Our home was a retirement plan. Our enjoyment in the best part of the season is terribly compromised for months. therefore the taxes we pay for the lovely street we chose is completely out of line.

Anonymous

6/14/2023 11:37 AM

Owner should be nearby.

Anonymous

6/14/2023 12:01 PM

We currently have a shortage of safe and affordable housing/apartment rentals in Owen Sound. Regulations should be in place limiting the number of existing rentals converted to STR.

Anonymous

6/14/2023 01:01 PM

Please provide more safe, long term affordable housing for the residents of Owen Sound! Too many people are homeless or under housed, and wages here do NOT support the extremely high rental prices.

Anonymous

6/14/2023 06:38 PM

This town has plenty of hotels but a major affordable housing crisis. We need to support locals as much as we do tourism. In my opinion short term rentals only hurt the housing market.

Anonymous

6/14/2023 07:10 PM

They need to be regulated and charged if they aren't following the rules.

Anonymous

6/15/2023 08:03 AM

I think this is a great way for some people to make income, welcome different guests to the city (often of different demographics.) It needs to have 'city' guidelines THAT ARE ENFORCED' to be successful. I have run three different 'in my home' AIRBNB businesses in Grey Highlands, Owen Sound and Georgian Bluffs and never had any issues. I welcomed couples, families and some young friends, but always screened them personally through the app. I did decline 'university graduates celebrating, girl's weekends and couples doing pre wedding parties'. It is a shame to not allow supplemental income to people like me because 'business' STR owners fill their places without concern for quality or quantity. They are the ONLY PLACES I HAVE EVER HEARD COMPLAINTS ABOUT. They do 'automatic booking' that the apps encourage. I think there could be a group formed that self regulates the STR registered places. If everyone wants it to be successful they will also monitor the concerns. There might be good reason to have guidelines that make it EASY TO QUICKLY SHUT DOWN STR, until they are able to comply to noise

and other restrictions. Maybe give them a couple of chances, but having an intolerant city stance might be the only way this can be successful. I think benefits outweigh the pitfalls of run well. Maybe OS could set the new standard for this kind of success, since it might grow more slowly than other places might.

Anonymous

6/15/2023 09:48 AM

No STRs should be allowed in residential neighbourhoods. Guests arrive at any time day or night, often loud and disruptive, disregarding the proximity to private residences. The "public pool" noise level and entertaining level of music is evident at any time with outdoor pool and hot tub. We realize the guests are on holidays and paying a lot of money for a good time (up to \$2000 /night plus) but not in a close residential neighbourhood.

Anonymous

6/15/2023 11:16 AM

When they are well run by responsible owners, they are fine in my opinion. Party houses shouldn't be in city neighbourhoods. My main concern is people buying up properties as investments to make way more than they could by offering the place for monthly rent to a long term occupant. We need housing, not STRs.

Anonymous

6/15/2023 02:23 PM

I live in a neighbourhood with limited parking and existing parking issues. STR owners should be required to provide parking that is not on the street, so that guests do not add to the existing parking issues.

Anonymous

6/15/2023 05:15 PM

Home owners of strs should be billed for each visit the police make or the bylaw officers come out. This would be A direct consequence of owning an str where guests cause problems or are not screened properly. Strs provide accommodations that hotels do not, ability for people to stay as a family and to visit county settings. Strs should be regulated and the cost of the disruption to the neighbours, garbage, bylaw infringement and police visits should all be passed on to the owner. Homes should also be registered as STR so city is aware and can restrict the number of them in the city.

Anonymous

6/15/2023 08:26 PM

These are a hindrance to every day tax pays who live, work & sleep

Anonymous

6/16/2023 04:01 PM

Ban all Air B & Bs. They take away from regular much-needed long term rentals. My friend on 3rd Ave E. has had sleep disrupted by noisy Air B and B people.

Anonymous

6/16/2023 04:13 PM

The government is in everyone's back pocket already, leave STR's alone

Anonymous

6/16/2023 05:02 PM

Ban STRs in Owen Sound, let Georgian Bluffs and Meaford take up the slack .. it's about time OS got something out of the lopsided relationships with its hinterlands aside from excessive municipal taxes.

Anonymous

6/17/2023 05:09 AM

I left a community with str. It was a nightmare. Please no str here

Anonymous

6/18/2023 04:43 AM

-must have adequate parking (not parking that only fits compact cars as trucks/full size vehicles always show up and obstruct right of way - repeated violations of parking such as blocking right of way, parking on resident's property, damaging resident's car, result in cancellation of license -must have adequate soundproofing in common walls for attached units or neighbors' permission. The old townhouses in Owen Sound with zero insulation (balloon-framed) do not qualify unless owner demonstrates they have upgraded the soundproofing in the common wall to meet a minimum standard decided by council (e.g. min. 4" insulation in common wall)

Anonymous

6/18/2023 10:40 AM

Ban them or put a cost control on it, so that what they're charging us no more than what a person would pay in rent- not for massive profits...

Anonymous

6/18/2023 11:35 AM

Owner should definitely live there, not use it as a party house like the Mansion on River is on 4 th Ave West. The poor neighbours there. I am on 5th St East and I can hear them. This one has to be shut down.

Anonymous

6/18/2023 01:33 PM

If a licensing system shows that STR's are impacting the housing market, added measures should be put into place to limit STRs in secondary properties. There should really also potentially be a landlord registration system to track how concentrated ownership is of housing rental properties are and whether is it driving up rental costs or if there are other issues that could be explored to both support better rental arrangements

Anonymous

6/18/2023 03:06 PM

So far guests visiting are from around the world, and I offer a kitchen/laundry for travellers or sports team parents that can't find a hotel in this town during a tournament Just way nicer than a

motel/hotel for guests Cone check it out?!

Anonymous

6/18/2023 03:30 PM

It's hard to say not in my backyard...not sure what the answer is, but it's a real thing on our street.

Anonymous

6/18/2023 06:34 PM

As with any municipality, there are a couple bad apples when it comes to short term accommodations - unfortunately the answer is to manage all of them in order to weed out the bad apples or at least manage them. The issue is when property owners don't maintain the exterior of the property and when guests are loud, rowdy or just plain disrespectful of neighbors. From experience, Limiting the number of people at a property will eliminate 99 percent of the problems.

Anonymous

6/18/2023 06:49 PM

I think if STR replace Long term rentals then we in Owen Sound have a problem. We need LTR as we all know so a balance must be met.

Anonymous

6/18/2023 06:51 PM

Applications are necessary and approval required

Anonymous

6/18/2023 07:48 PM

Not particularly against STR other then the fact that some people may choose to rent sent term only, adding the rental shortage for long term rental. Maybe allowing people to only

Anonymous

6/19/2023 03:56 AM

You cannot ban STR , it would harm property values and it's 2023 air bnb is used all over the world and many peoples first option . If Owen sound didn't allow but neighbour municipality did not ban they would all stay and spend there money elsewhere

Anonymous

6/19/2023 05:43 AM

Drawing from a news article about the Airbnb down in the Harrison Park area from last year, (the property that former Council Member, Mr. Tanning used to own) the owners stated that they had 10 properties across Ontario that were operating as Airbnbs. In these times with the amount of people who are either homeless and/or struggling its like a slap in the face. Airbnbs should be licensed and taxed just as any other business would and there should be a limit to the amount of properties used. Meaning that if owners I referenced above were to rent out 8 of those properties to long term residents and have two fully licensed Airbnbs, I'd be fine. Besides, with the amount of people who have already moved here and the amounts of builds going up to accommodate the more affluent people that we're catering to, we already have enough money coming into Owen Sound.

Anonymous

6/19/2023 08:06 AM

Only in primary residence, in areas zoned commercial/residential, institute fees equivalent to commercial tax rate.

Anonymous

6/19/2023 09:07 AM

I don't love the idea of STRs but know there is a place for them. I do think strict regulations should be in place. People outside of Owen Sound owning property for the purpose of STRs without rules in place as to maintenance isn't helping Owen Sound or its residents. Properties that become over grown and in ill repair because it's only maintained prior to a renter arriving isn't fair to neighbours or the community as a whole. Noise is another issue altogether. Until these things can be managed, I would personally prefer to see them banned.

Anonymous

6/19/2023 09:59 AM

Just because some people who live in millionaires row got ticked off doesn't mean that all STRs are managed poorly and that regulations are needed. We have 2 in our neighbourhood and you'd not even know they're there. This is a classic example of NIMBYism!

Anonymous

6/19/2023 10:01 AM

The costs far outweigh the benefits. Especially if the city is serious about housing affordability. They compete with existing businesses (motels etc.). If they are allowed, they should be licensed and controlled. How many in one neighbourhood?

Anonymous

6/19/2023 10:01 AM

No other then the price of houses, taxes, water, has caused people the need to do this to pay for their homes

Anonymous

6/19/2023 10:10 AM

STRs are needed in Owen Sound to provide alternatives to hotels and motels. During special events, for example, it is difficult to find accommodations. However with the long term housing shortage in Owen Sound I don't think investors should be able to buy properties for the sole purpose of renting as an STR. Especially if they are not a city resident.

Anonymous

6/19/2023 10:15 AM

I think a license would help. In Kawartha Lakes, they have licenses for STRs. If there are a certain number of complaints lodged against the STR, then fines are imposed, and if warranted, the license can be revoked.

Anonymous

History shows that if there is a go ahead they will not be monitored

6/19/2023 10:23 AM

correctly within the boundaries that are given. By-law enforcement in Owen Sound is in name only not enforced due to a submissive attitude by the city. It will be a big negative for those of us who pay taxes and vote for City Council.

Anonymous

6/19/2023 10:23 AM

operators of the STR's must be responsible to the neighbouring community and not rent to people who can not be responsible and mindful of others. This could be managed with hefty fines if complaints lodged or large deposits conditional return of \$ only if no complaints lodged This might be a deterrent to misbehavior by renters

Anonymous

6/19/2023 10:35 AM

I think all options need to be considered, including the possibility of banning STR as STR are contributing to the housing difficulties in our area, and I only see this problem getting worse. Especially as this area sees a large number of tourists, and there is a demand for STR.

Anonymous

6/19/2023 10:40 AM

Enforcement will be an afterthought and the damage already done for the neighbours. Loss of peace,sleep,privacy, etc. come on Owen Sound...don't be afraid to make a decision that seems unpopular because a few citizens want to rent out their house. Taxes are very high here. Homeowners deserve some respect.

Anonymous

6/19/2023 10:45 AM

OUR RESIDENTIAL NEIGHBOURHOODS ARE NOT DESIGNED FOR THIS - HOME OWNERS SHOULD NOT BE ALLOWED TO PURCHASE IN A RESIDENTIAL NEIGHBOURHOOD AND THEN TURN IT INTO A HOTEL WITH ALL OF THE TRAFFIC AND NOISE THAT COMES WITH IT

Anonymous

6/19/2023 10:47 AM

Need to be away from other family houses. STRs or Air BnBs are used for parties, drinking, etc. not near kids. Families live in their house to be away from "Hotels" and rentals to enjoy peace and quiet not partying.

Anonymous

6/19/2023 10:55 AM

People should be allowed to do what they want on their property within reason (comply with by-laws, regulate noise, limit #of guests). Many of us are hurting financially and this extra income helps us personally/financially and visitors help economy. Let's face it, the amount of quality motels/hotels is VERY limited in OS.

Anonymous

6/19/2023 11:11 AM

I think the biggest issue with STRs is making sure that affordable, permanent residences aren't being turned into STRs for the sake of

profit. It doesn't do any good for the housing crisis to have properties and rooms that could be long-term solutions for people and families struggling with housing used instead to make profits for those who are already housed.

Anonymous

6/19/2023 11:18 AM

As mentioned above, properties that are committed to being short-term rentals are being used as businesses instead of viable rental options for full-time residents who are otherwise unable to find a place to live with their families. Owners who want to rent out their properties should need to be licensed and have applicable property taxes in order to operate STRs.

Anonymous

6/19/2023 11:30 AM

This survey is flawed. It has no economic bracket question, so it won't reveal what we all know which is that STRs only benefit the wealthy and harm the poor. Also it's not linked to an email or anything so individuals can submit as many times as they like, making the results unreasonable. It's just a checkbox for the city so they can say they have consulted the people.

Anonymous

6/19/2023 11:48 AM

Don't push away visitors to the city who spend money supporting our local economy. People complain about taxes, road conditions, water price but want to make zero changes to allow for additional income

Anonymous

6/19/2023 01:29 PM

All I have heard from neighbours of STRs are complaints about noise, rude people and there seems to be no enforcements.

Anonymous

6/19/2023 01:44 PM

I think STRs could be useful for our economy; however I do not understand why we do not invest in more hotel chains and other forms of accommodation that do not take away from people's ability to live; and also bolster our economy. I also think Owen Sound needs more houses for individual people or families, and less split apartments. It's a personal opinion; but it's still easier for someone to rent a house with roommates than an apartment; both expense wise and mentally. A lot of my friends and myself are stuck either in tiny apartments that are barely up to code, single rooms, or parents houses. Because to "progress" we need to save, or can't even make enough to save if we are independent. It would just feel disheartening to have families be able to rent vacation homes for the weekend when other families have been on the emergency housing list for years.

Anonymous

I do feel strongly that there needs to be a person present at a str to

6/19/2023 01:50 PM

manage disrespectful behaviors and actions. Whether this person is the owner or a hired individual. The residents of the community have a right to a safe, quiet and respectful environment.

Anonymous

6/19/2023 02:42 PM

The should not be allowed in areas zoned R1. The annual licensing fee should be based on a formula for square footage/number of guests allowed and applied to the property's tax bill. SRT's should pay commercial tax rates versus residential tax rates as they are in direct competition with hotels that pay the commercial tax rate. This may not be possible and if not the MAT for SRT's should then be a multiple of the MAT applied to commercial hotels/motels. E.G. 8% on an SRT versus 4% for a commercial hotel/motel. Perhaps there should be a fine system(bylaw) for valid complaints and after a certain number of fines in a time period the license for the property is revoked, The City should look to municipalities with "mature" relationships with STR's. Stratford and Niagara-on-the-Lake come to mind.,

Anonymous

6/19/2023 02:42 PM

They should not disturb quiet neibourhoods.It would be better if they were not taking from people who are not going to have a place to live .

Anonymous

6/19/2023 03:19 PM

I wish to further clarify my answer above, to say that in licensing, and regulating STRs, they must be banned from residential areas/neighbourhoods. We love our city, but we don't love this, and THIS is where we live.

Anonymous

6/19/2023 03:24 PM

If STR's are banned, the city will not incur any additional costs nor require any extra staff and none of those costs will be passed on to city taxpayers.

Anonymous

6/19/2023 03:25 PM

They should not take away accommodations for people who permanently live in Owen Sound.

Anonymous

6/19/2023 03:32 PM

Str's are a cash cow for municipal governments, you will go ahead and get permit money and leave the problems to affected taxpayers, nothing I say will change your minds.

Anonymous

6/19/2023 04:20 PM

No.

Anonymous

6/19/2023 05:25 PM

There are no STRs in my immediate neighborhood and I am glad of that. I would not like to live next to one.

Anonymous

6/19/2023 05:26 PM

The cost of STR licenses should reflect the additional costs the city incurs in dealing with them, i.e. police calls responding to noise complaints. Licenses should be granted on an annual basis so that bad apples can be weeded out in a timely manner.

Anonymous

6/19/2023 05:29 PM

The city of Owen Sound will have to increase their number of bylaw officers to deal with infractions from dwellers in a STR and complaints made by neighbours as the number of STR rentals increase in the city.

Anonymous

6/19/2023 05:52 PM

Do not allow this to happen, it will turn Owen Sound into a noisy city with unwanted guests

Anonymous

6/19/2023 06:09 PM

Renting a room for a weekend should be ok but people buying houses just to make them str should be banned

Anonymous

6/19/2023 06:40 PM

Tax STR

Anonymous

6/19/2023 06:54 PM

Number of vehicles at STR's should be limited and enforced

Anonymous

6/19/2023 06:56 PM

I think STR are a fantastic option to have in our community. Just like in Europe, they must be licensed and are governed by the same bylaws as permanent residents. Banning them would not be a good idea, it would create an "underground"/"illegal" renting and that would create more negative issues for our town. Have a reasonable licensing program to keep it honest, while improving our tourism economy. We have 3 children and often travel with the grandparents and kids in communities that allow STRs, as it is a true family vacation when we can all be in one house. As a permanent resident of Owen Sound, I believe licensed STRs would be good for our community.

Anonymous

6/19/2023 07:00 PM

It would work for all parties if the STR was the operator's principal residence - policing of noise and numbers would be built in. And the rental market would hopefully not be impacted by reducing the number of long term rental spaces available. Owen Sound is currently

in short supply.

Anonymous

6/19/2023 07:36 PM

Enforce By-Laws aggressively for STR, and devise regulation similar to fire inspections to ensure units are being maintained. Could also consider a rule similar to neighbouring kennel licenses...no problem until complaints are filed

Anonymous

6/19/2023 07:38 PM

Many STR's have a lot of drawbacks, personal/property safety, cost, do not allow pets, restrictions on how many people, it contributes to increasing rental costs, as well as people who own the properties dictating who is allowed there, what source of income, how the person residing in the STR lives, and charging any amount the landlord wants

Anonymous

6/19/2023 08:19 PM

The problem is not the STR itself, it is the behavior of the renters. If they behave like the regular residents of the street - same number of people and cars, and respect the neighborhood's normal quiet times, I think that's fine. But when the behavior disrupts the neighbors, that's not right. The rules need to be clear (and I'm not sure they can be), and the City must be prepared and resourced to enforce the rules. The rules should be given to the renter and agreed to before they are permitted to sign an agreement. I recommend we do not permit STRs in Owen Sound because I am not at all confident that a) we can make the rules clear, and b) that we will provide the will and the resources to enforce the rules.

Anonymous

6/19/2023 08:48 PM

I think the priority of licensing should be given to residents of Owen Sound. In our current housing crisis, it will take all levels of government to solve the problem. Having family homes bought out by foreign investors or out-of-town multi-property landlords to run STR will diminish the already limited supply. This should be taken into account. We also need more affordable rentals for students.

Anonymous

6/19/2023 09:24 PM

on question 14 -- license STR that have principal residence as rental - owner lives on premises ---VRBO type properties should be banned (they are hotels without regulation in a residential neighbourhood) -- they cheapen our quality of life

Anonymous

6/19/2023 09:35 PM

We shouldn't have STR's while people are unable to find affordable housing/rentals for LTRs.

Anonymous

6/19/2023 10:00 PM

I think it brings in a lot of tourism's

Anonymous

6/20/2023 02:49 AM

With licensing, provide dedicated enforcement options for resident complaints about STRs.

Anonymous

6/20/2023 05:13 AM

keep them out of residential areas if owner not on premises

Anonymous

6/20/2023 05:23 AM

I am not opposed to any STRs as long as they are not disrupting anyone. I believe there should be a by law in place after a certain amount of noise complaints that the license does not get renewed for STR use.

Anonymous

6/20/2023 06:09 AM

We have called police MULTIPLE times on a STR location on 4th St W that I'm sure many are aware of, and have never seen any results or benefits from reaching out to the police.

Anonymous

6/20/2023 07:00 AM

I do not agree with STR they increase traffic in our neighbourhood and causes the uncertainty of knowing who is in the house. These rentals need to be very particular about who they rent too,as we have had a problem with one place renting to addicts and other people who in my opinion should not be in an area with children,a school,and daycares. Extra taxes and licencing should definitely be in effect.

Anonymous

6/20/2023 07:16 AM

Ban them in residential areas but allow with proper (enforceable) regulations in areas zoned for commercial or mixed use.

Anonymous

6/20/2023 07:22 AM

Keep them out of neighborhoods.

Anonymous

6/20/2023 07:30 AM

When the fall comes around again, look at all the apartments that become available from October to April only. We have a housing crisis on our hands, and short term rentals are not helping matters. Why would you rent out n apartment for 1200 a month (sometimes up to 1600!!!) When you could rent it out for 150 or 200 a night on airbnb?

Anonymous

6/20/2023 08:06 AM

The primary concern council should be reviewing is how this impacts long term rental housing in a time that is widely known as a crisis situation.

Anonymous

6/20/2023 10:47 AM

Yes. They should not be permitted in R zoning only Mixed use or commercial. STRs have been shown to erode the housing stock in many communities causing economic hardship, social disruption and loss of community cohesion. The benefits accrue to investment landowners and the people who use them, but not the community at large. These residences are not surplus to the needs of people who make our community their home. Motel and hotel owners have to abide by zoning and other regulations that have been found, over time, to allow the harmonious relationship between visitors and residents. This survey appears to be biased in favour of STRs in residential neighbourhoods. There should have been other options - such as these - in the survey.

Anonymous

6/20/2023 11:11 AM

I think too much emphasis has been put on STR's being used for parties. I think you have to remember that Owen Sound has a large hospital, a hospice and lots of retirement homes to go with our aging population. Someone forced to stay for a lengthy period to attend to someone may want privacy not afforded at hotels. They may want to make their own meals so they feel more like at home and get rid of the distractions. I know someone who experienced this years ago in London while waiting for their son to get a heart transplant. They hated staying in a hotel but that was all that was available at the time. They had no privacy and didn't feel normal once. Lets stop looking at STR's just as an excuse to party.

Anonymous

6/20/2023 12:58 PM

I believe STRs are incredibly beneficial to our economy and responsible management can mitigate most complaints. That might include mandating things like remote noise monitoring or digital locks to protect property. Council can and should support STR business owners

Anonymous

6/20/2023 02:12 PM

Renting out a location for profit is a business. As such, people operating this business should have a license.

Anonymous

6/20/2023 03:30 PM

People can stay in motels, bed and breakfasts. The people that run a B&B live in OS. Most STRs are from out of town.

Anonymous

6/20/2023 05:21 PM

strs contribute nothing to a neighborhood

Anonymous

We live on 4th street west. We have made numerous calls to the

6/20/2023 05:27 PM

police due to excessive noise at all hours of the night including 3am on week nights... little or no action has ever been taken to address this concern. If STR are going to continue to operate in Owen Sound by-laws MUST be enforced with tickets issued to the guests OR home owners. No grey areas. If there's a concern by the general public actions must be taken and tickets issued.

Anonymous

6/20/2023 06:54 PM

STRs are an economical way of bringing visitors to the City. It also incentivizes those with money to invest in potentially run down properties/areas surrounded by beautiful scenery. Gentrification may ensue with greater concentration of investment from outside the City.

Anonymous

6/20/2023 08:00 PM

STR's are a business to provide income for the home owner. These STR's should be taxed the same as any other business in Owen Sound.

Anonymous

6/20/2023 08:21 PM

If these properties are run by local people, let them continue. If they are run by strangers who don't care about our community, I see why we may want to restrict this activity.

Anonymous

6/20/2023 08:31 PM

The existing by-laws should be sufficient in addressing noise complaints and inappropriate behaviours. My main concern is absentee property owners who are not around to monitor their STRs.

Anonymous

6/20/2023 09:00 PM

These have been an entire problem with so many areas of concern. There is no respect for the 365 tax payer who works & sleeps here.

Anonymous

6/21/2023 07:23 AM

Rules must be enforced. thought should go into the licensing, eg where STR could be permitted.

Anonymous

6/21/2023 12:25 PM

There is quite a difference between a B and B where the owners are living on the property or nearby and a house that is being used strictly for short term rentals, usually on the weekend, and the owners live far away from this community. Who is available to monitor noise, an excessive number of cars than normally permitted, and the state of the dwelling before and after each rental?

Anonymous

6/21/2023 01:13 PM

Owners need to screen their visitors.

Anonymous

6/21/2023 01:44 PM

There's no temporary accommodation available for people who want to visit.

Anonymous

6/21/2023 03:05 PM

There are benefits to short term accommodations. I have used them myself while travelling. There must be a limit of the amount of guests that can stay at a rental to limit disruption (noise, garbage, parking etc.). Ideally the home owner is renting out part of their own residence (nanny suite, apartment over a garage etc) but that then causes a lack of rental housing for long term tenants which Owen Sound is in desperate need of. Short term accommodations need to be regulated for the safety of the guests (eg fire). Short term rentals should require a license and there needs to be a limit of how many short term accommodations are available in the area.

Anonymous

6/21/2023 04:37 PM

Short term rental is really hard to come by in Owen Sound, coming from someone who has had no luck trying to find a place for family coming to visit. In the end these people visiting need to stay somewhere and will therefore look to rent in other surrounding areas taking the potential income benefit from Owen Sound.

Anonymous

6/21/2023 07:33 PM

Licenses should be only for owner occupied STR's

Anonymous

6/21/2023 08:27 PM

Owen Sound has a rental housing crisis. There is a lack of available rental units and the prices are outrageous. A friend recently got a good job in Owen Sound, could not find a rental here and lives in another community instead. If I wasn't a homeowner, I wouldn't be able to afford to rent in this city. Ban STRs here until this problem is addressed by providing more affordable housing options and encouraging the rental market in Owen Sound.

Anonymous

6/22/2023 06:18 AM

The few complaints about the few poorly enforced STRs will ruin it for the rest of the well operated and well enforced STRs. It's no different than having a bad neighbour that leaves garbage out and is loud etc - where's the ban on them? Most people using an AirBnb / rental are here with their kids and family and don't want to shove them into a motel for the weekend. They're not partying and being loud, they're just a family enjoying the beautiful city of Owen Sound and letting their kids be kids.

Anonymous

6/22/2023 06:40 AM

I have B&B license from the city

Anonymous

6/22/2023 07:30 AM

licensing i sures the homes are safe with all fire regulations and building codes for visitors safety. Being a STR allowed me to stay in my own home. However, I haven't been an active STR since last year. I had 5 star renters and they supported the economy using restaurants food stores and general shopping.

Anonymous

6/22/2023 07:31 AM

I think Owen sound residential neighbourhoods should be for Owen sound's residence. The city should implement a fairly strict requirement that only your principal residence can accommodate an STR. Otherwise. City repairs and their families may be subjected to noise and parking issues among others. The viability of Owen sound residential neighbourhoods should be maintained.

Anonymous

6/22/2023 10:26 AM

there must absolutely be at the time response for complaints and legislation to allow for resolution

Anonymous

6/22/2023 11:07 AM

I believe you first have to think of all the Motels, Inns and licensed establishments you have here now and see if they are overflowing with requests for lodging. These people have to comply with all public health, fire and safety rules and declare their income and the taxes they have collected. If we have licensed establishments that are losing out to not licensed and regulated Air B&B's then that is not right.

Anonymous

6/22/2023 12:24 PM

We have owned and operated a STR that is attached to our primary residence for 5 years now. We are always present when guests rent our suite and we ensure they comply with the rules. We have seen many benefits to offering short to rental to our city and surrounding area. Many people travel from different countries or provinces to see the beauty of Grey Bruce, they eat at local restaurants, visit local tourist sites and they tell their friends and family how wonderful this area is. We have hosted many guests who come to work in the area for 1-2 months and staying in a home rather than a hotel is much more comfortable and affordable. We have hosted 2 families that welcomed new born babies through surrogates and staying in a hotel would have not been an option to properly care for a new baby. We agree with having a license and regulating STR and look forward to what the city has for the future of STR.

Anonymous

6/22/2023 01:34 PM

We occasionally rent out our home when we go on long term vacations but I don't think it's worth it if it means were risking one of our neighbours renting out their property short term every weekend.

The noise of airbnb's is real. But what's worse is the depersonalization of a neighbourhood. It sucks to have rotating strangers as neighbours every weekend.

Anonymous

6/22/2023 04:01 PM

These residential areas were built as homes for people, not commercial enterprises. It is unfair to young local families to compete against Torontonians who are abusing the good nature of locals to set up a 'hotel' in a residential area, adding no value to the community, just hassle. Go to Venice, Italy and see how they wrecked the city.

Anonymous

6/22/2023 04:33 PM

There need to be consequences to people who run their STR poorly. There are lots of owners doing a great job but some see to have no regard for the neighborhood their property is in.

Anonymous

6/22/2023 05:53 PM

STRs are a huge part of the rental crisis and average people not being able to find reasonably priced housing.

Anonymous

6/22/2023 08:29 PM

Do t stop us from making taxable money

Anonymous

6/23/2023 02:51 PM

STR's should not be allowed in city residential areas unless the owner resides on the property.

Anonymous

6/23/2023 07:26 PM

I live behind a hotel and it is just as loud as I'm sure some STRs can be but you don't have complaints or surveys on that. There's always a few bad apples but don't punish the people who are diligent in respecting their neighbours and correctly managing their air bnbs.

Anonymous

6/24/2023 02:12 AM

In my neighborhood I can see affordable properties being purchased for the purpose of STRs. Options for first time home buyers and long term renters are limited already and I worry most about affordable housing options (rentals and mortgaged) as STRs become more desirable to property owners

Anonymous

6/24/2023 09:55 AM

I do not think that STRs really add to the city and I think that there is enough accommodation available .Aren't we building 2 more hotels? However since Council will probably approve option c) question 11..BYLAW ENFORCEMENT 24/7 will be REQUIRED. Not 9 to 5 only on Monday to Friday! And there should be hefty penalties for non-compliant STR property owners, including being banned from

renting out as an STR. . We have an STR across our street and don't know who is there or who should be there or who to call if there are issues or problems. Our neighbours fall into the family/older citizens range and I know that they are already concerned about strangers walking the streets and being in their back yards (YES). A nasty effect of allowing STRs is that the rental housing stock in Owen Sound is depleted. The STR across our street was a large family home for years (4 to 5 children) and now that home is no longer available for this use because the owner can earn more from an STR than renting it out to a large family. How is that going to solve our housing problem?

Anonymous

6/24/2023 12:50 PM

These STRS have taken homes from people who need a home. They have increased the price of homes in the area which is a hardship on the locals. These people who own these STRS do not reside locally.


Anonymous

6/24/2023 01:06 PM

The issue is that only a small number of people benefit from STRs. The quality of life of many more, i.e. all adjacent neighbours is impacted negatively. Communities that value quality of life have banned STRs.

Anonymous

6/24/2023 06:44 PM

Stop trying to control every single aspect of people's lives for  sakes.

Anonymous

6/25/2023 06:35 AM

If someone owns one to help with their income that's fine. My worries are when people try to monopolize on it when living space is as tight as it is.

Anonymous

6/25/2023 07:36 AM

I would love to see more accomodation availability. Lack of hotels/motels always pose a problem when planning large events within the city of Owen Sound. However, homelessness in Owen sound is a growing issue, I strongly believe that only primary residences should be licensed as to not displace anyone.

Anonymous

6/25/2023 04:01 PM

With licensing you can limit the number of properties in areas, and generate revenue enabling bylaw officers to be available at times when they are needed ie evenings & weekends

Anonymous

6/25/2023 06:35 PM

There should be no short term rentals in attached dwellings. There's a lot of older attached dwellings in Owen Sound that does not have the adequate sound proofing. Unless agreed by the neighbouring

properties, no town home or row houses or attached dwellings should be allowed to conduct a short term rental. These rentals are for vacation and it's not fair for anyone to be next to a party environment 24/7. Especially if the neighbouring properties own the home and aren't renting.

Anonymous

6/26/2023 05:11 AM

STR are creating the housing crisis. This is a tipping point. Pick one you can't have your cake and eat it too. Either you support STR or you support in helping your community work towards the housing crisis. Don't spit on my cupcake and tell me it's frosting, new hotels are being built and or completed in the area so that argument is moot

Anonymous

6/26/2023 05:40 AM

It was really helpful to have an affordable alternative option to hotels and B&Bs for visiting family members when we were married last year. But as we consider moving back home to be closer to family, it looks as though there is a serious lack of available long term rental options for young families who aren't ready to buy.

Optional question (290 response(s), 293 skipped)

Question type: Essay Question