

# Short Term Rental in Owen Sound, Ontario

XXXXXX

**I oppose the licensing of xxxxxx., Owen Sound, Ontario xxxxxx as an AirBnb for the following reasons:**

(Please consider these reasons in your deliberations with regard to establishing by-laws for attached AirBnb's).

# Background

My family is originally from Owen Sound. My Grandfather, xxxxxx, was a Machinist, and his shop was where xxxxxx now is. I decided to retire in Owen Sound, and purchased my townhouse privately Oct. 11, 2021. At the time, the owner also owned xxxxxx and was operating AirBnb's in both townhouses. I was told that they would cease operating the AirBnb at xxxxxx, I said "Good, because I do not want to live beside an AirBnb." The AirBnb at xxxxxx did not cease operations, and has operated consistently since then. It is rarely not booked, and its operation severely impacts the enjoyment of my home.

# Overview - The Reasons

- Noise
- Proximity (Privacy and Safety)
- Lack of Familiarity
- Parking

# •Noise

**The noise from an AirBnb differs from usual resident noise. For example:**

- 1) Residences are not usually comprised of 5 adults trying to talk over each other on a daily basis. Residents do not usually have 4-5 adult friends over on a daily basis.
- 2) Residents do not usually hoot and holler, open and slam all doors to see what's behind them, run up and down stairs with boots on
- 3) Residents do not usually keep the same hours as those on vacation. Residents do not usually talk loudly outside your open window in the early morning or late night.
- 4) Residents do not usually drink the same amount of alcohol on a daily basis as those on vacation. There is much literature with regard to the fact that alcohol consumption increases the noise level.

# Noise (Cont'd)

- 5) Residents do not usually bang around cleaning house and vacuuming on a daily basis.
- 6) New residents do not usually move in and out on a daily basis.
- 7) Residents do not usually yell in the parking lot about their trip home and how/where to park on a daily basis.

While these examples may not exceed allowable decibel levels, please consider how they could be annoying to residents and how you would feel about having a motel unit attached to your home. With regard to xxxxxx, Owen Sound, there is zero insulation or soundproofing in the common wall between their AirBnb business and my home (xxxxxx). I do not hear noise from the townhouse on the other side of me, as there is a brick wall (soundproofing) which separates us. There is also a brick wall on the other side of xxxx separating them from xxx, but no brick wall or insulation between my home and the AirBnb.

# Lack of Familiarity

- Residents usually become familiar with how/where to park; not so with AirBnb Customers.
- Residents usually become familiar with noise transmission levels; not so with AirBnb Customers.
- Residents usually become familiar with property boundaries; not so with AirBnb Customers.
- Residents usually become familiar with by-laws such as vehicle idling by-laws; not so with AirBnb Customers.
- Residents usually become familiar with how to respect the privacy of neighbors; not so with AirBnb Customers.

# Proximity - Privacy and Safety

- Attached residences are in close proximity to each other, which reduces privacy. (Regularly, there are new strangers who can easily see into my yard, see me suntan, etc., which feels like a violation to my Common Law right to privacy and a threat to my safety.)
- AirBnb customers do not undergo criminal checks and with attached residences are in close proximity to residents and their possessions.
- Attached residences are in close proximity to each other, which increases fire risk to residents.
- Older attached residences are often balloon framed, which increases fire risk and severity.
- Alcohol consumption increases fire risk. There is much literature with regard to alcohol-related fires.

# Parking

- Attached residences often have small parking spaces which only fit compact cars. (This is the case with xxxxxx and although this is stated on their AirBnb page, their customers often show up with full size vehicles, obstructing the right-of-way)
- Attached residences often have complicated parking, involving narrow back alley right-of-ways. When AirBnb Customers obstruct these right-of-ways, residents are unable to use them and sometimes unable to leave their home. (This is the case with xxxxxx, and I have multiple photographs of my car being blocked in by AirBnb Customers and also photographs of them parking on my property). When I have told them they need to move their car, I have encountered their anger and I have encountered a vacation attitude “Just let us know if you need out-  
\*Residents should not need to ask permission to be able to get out and should not have to deal with these encounters)



# Parking (Cont'd)

- Because the parking of attached residences can be tight and complicated, there is an increased chance of damage to residents' vehicles. (This is the case with xxxxxx and the passenger side of my car which faces the AirBnb has numerous scratches and gouges The rear view mirror on the passenger side is also damaged. I have numerous photographs of AirBnb Customers parking 8" from my rear view mirror and I have never seen an 8" wide AirBnb Customer. This summer, one of their AirBnb Customers drove into the back of my car while trying to turn around in the right-of way and was proceeding to leave until I stopped him and obtained his insurance info. The damage estimate to my car for both that accident and the passenger side of my vehicle is approximately \$4,227.06 and my car is scheduled to be repaired this September.

# Conclusion

I love my townhouse and location, and do not wish to move; however, the AirBnb causes me constant disruption and annoyance I worry about my car and my personal safety and am uncomfortable with the constantly rotating party of strangers next door. The AirBnb interferes with what should be the reasonable enjoyment of my home and retirement. This should not be the case for any resident.

I do not think AirBnb's should be permitted in attached residences. If they are permitted, they should have to demonstrate adequate soundproofing /insulation of any and all common walls, and should have to have full-size parking spots, which can fit a full-size vehicle without obstructing a right-of-way. If there are repeated incidences of issues such as blocking right-of-ways, damage, parking on residents' property, etc. the AirBnb license should be revoked. Thank you for your time and consideration.