

Additional Solutions - Not Recommended

Item No.	Description	Explanation
1	<p>Mandate a responsible person</p> <p>Require STR owner to designate a responsible person who would be contacted to deal with complaints. The responsible person would need to be onsite within 30 minutes to resolve the issue. Failure of the responsible person to attend the site or resolve the issue would result in follow up from By-law Enforcement or Police Services. This could only be used if a third-party contractor is utilized.</p>	<p>Survey results indicate individuals know who to call with complaints. There would be an additional cost to implement and with limited data on the number of STR properties and complaints, it could be excessive. This option can be added at a later date.</p>
2	<p>Limit building type or location</p> <p>Only permit STRs in certain types of dwellings or locations in the City.</p>	<p>Both of these options create a risk of an underground market. Licensing mechanisms are being utilized to address the most common concerns such as noise and nuisance.</p>
3	<p>Regulate on a case-by-case basis</p> <p>Use zoning by-law amendments to evaluate each STR application individually.</p>	<p>This would create an increased workload for staff that cannot be accommodated with current resources.</p>
4	<p>Appeal process</p> <p>Allow STR operators to appeal a suspended, revoked or denied licence.</p>	<p>Some municipalities have an appeal process for STR owners when their licence is suspended, revoked, or denied. Staff feel an appeal process is not necessary at this time as the suspension/revocation/denial will be objective rather than subjective, e.g., number of violations, property standard orders, outstanding fines. Once more information is available, an appeal process could be added at a later date.</p>

Item No.	Description	Explanation
5	Parking Restrictions Require that a minimum number of parking spaces be required to support the number of occupants	Staff recommend that parking be approved on a case-by-case basis. Each property will have a different number of parking spaces it can accommodate and the STR should be able to operate if they have a parking plan in place.
6	Exclude Bed & Breakfasts Not include Bed and Breakfasts in definition of STR	Staff recommend that STRs be operated in principal residences; bed and breakfasts have similar characteristics and should be subject to the same requirements. The intent of the MAT is for Bed and Breakfasts to be included, which allows for consistency between the STR by-law and MAT by-law.