

Staff Report

Report To: City Council
Report From: Briana Bloomfield, City Clerk
Meeting Date: February 12, 2024
Report Code: CR-24-012
Subject: Housekeeping Update to STR By-law

Recommendations:

THAT in consideration of Staff Report CR-24-012 respecting a housekeeping update to the Short-Term Rental (STR) Licensing By-law, City Council directs staff to bring forward a by-law to amend the STR By-law as outlined in the report.

Highlights:

- As of March 1, 2024, STRs are required to be licensed in the City.
- Application material and information for operators, visitors, and neighbours are available on the City's [website](#).
- Housekeeping amendments are being recommended by staff to provide flexibility in application material while not affecting the City's liability.

Strategic Plan Alignment:

[Strategic Plan](#) Priority: This report supports the delivery of Core Service.

Climate and Environmental Implications:

There are no anticipated climate or environmental impacts.

Previous Report/Authority:

[STR By-law](#)

[Report CS-22-027](#) – Municipal Accommodation Tax – Preliminary Report

[Report CR-23-045](#) – Short Term Rentals (STRs)

[Report CR-23-065](#) – STRs - Feedback and Next Steps

Closed Report CR-23-066 – STRs – Legal Opinion

[Report CR-23-070](#) – STRs - Draft By-law and Short Form Wording

[Report CR-23-097](#) – Rental Cap and Principal Residence Requirements

[Report CR-24-008](#) – STR Implementation – By-law Updates and Complaint Tracking

Background:

The Short-Term Rental By-law (STR By-law) was approved by Council on December 4, 2023, and comes into effect March 1, 2024. Application material and guides are now available on the [City's website](#).

Analysis:

Now that application material is available on the City's website, the City has received feedback on requirements relating to electrical safety and insurance. In order to create more flexibility for applicants and encourage operators to opt-in to the STR program, staff recommend the following updates to the STR by-law:

- amend section 15.h.i and 15.h.ii. to only apply to commercial insurance policies;
- add a clause that if an operator does not have insurance their STR licence is automatically suspended; and
- amend the electrical safety requirements to permit the submission of a letter from a certified electrical contractor as an alternative to an assessment from the Electrical System Safety Assessment.

These updates have been reviewed by and are supported by the City's solicitor and insurance provider.

Financial Implications:

None.

Communication Strategy:

The updated STR By-law will be available on the City's website and application material will be updated to reflect revised requirements.

Consultation:

Manager of Legislative Services, Manager of Corporate Services, STR Licensing Coordinator, and the City's solicitor and insurance provider.

Attachments:

None.

Recommended by:

Briana Bloomfield, City Clerk
Kate Allan, Director of Corporate Services

Submission approved by:

Tim Simmonds, City Manager

For more information on this report, please contact Briana Bloomfield, City Clerk at bbloomfield@owensound.ca or 519-376-4440 ext. 1247.