



Short-Term Rental One-Year Review

River District Board

May 14, 2025

STR Licences and MAT Revenue

- 24 STR licenses issued
- \$12,000 in gross revenue
- \$11,200 in Municipal Accommodation Tax (MAT)

Summary of STR Licences

- Number of Occupants
 - 8 Occupants: 8 STRs
 - 6 Occupants: 6 STRs
 - 4 Occupants: 8 STRs
 - 2 Occupants: 1 STR and 1 Bed and Breakfast
- Location
 - West Side: 9 STRs
 - East Side: 15 STRs (1 located in River District)
- Type
 - 1 Bed and Breakfast
 - 6 have separate living area for guests
 - 17 have shared living area with guests

Complaints

- No complaints to By-law for fireworks, garbage, noise, nuisance, or parking
- 33 complaints to By-law for STRs operating without a licence
 - All operators either applied for a licence or stopped operating/advertising
- 1 complaint to Police Services relating to a theft

Feedback

- Majority of respondents (86%) are full time Owen Sound residents
- Just over half of respondents (58%) are aware of an STR in their neighbourhood
- The majority of respondents either did not do anything about disruptions or contacted the property owner
- A small number of respondents felt the licensing program has reduced nuisance concerns (13%) and the majority were unsure whether it has helped (62%)
- There was a split vote on whether there should be an exemption to the principal residence requirement for the River District and waterfront areas

Feedback Continued

- The majority of respondents (68%) believe STRs should continue to be regulated/licensed in Owen Sound
- A split vote was received on whether the rental cap should be increased.
- A majority of respondents (40%) are satisfied with the 8-person maximum
- The majority of respondents (40%) are satisfied with the current licensing fee

Recommendation No. 1

- Continue the STR Licensing Program
 - It has been successfully implemented
 - Protects availability and affordability of housing stock
 - Balances economic benefits with compatibility of neighbourhoods
 - Protects the character, amenities and quality of the community
 - Ensures safe accommodations for visitors
 - Permits the operation of licensed STRs
 - Provides equity amongst overnight accommodation options as MAT is collected on all accommodations

Recommendation No. 2

- Housekeeping Amendments
 - Remove 'inn and resort' to align with Zoning By-law
 - Specify that the occupancy maximum includes operators if they are present during a rental

Recommendation No. 3

- Add Provision Relating to Human Trafficking Education
 - Require that a Human Trafficking information sheet be displayed in a prominent place at the STR
 - A package of information will also be provided to all STR operators

Recommendation No. 4

- Increase the Rental Cap from 180 Days to 240 Days
 - No nuisance complaints
 - Remove a barrier for new STRs
 - Economic benefit to the City, including increase MAT
 - Does not reduce availability of long-term rental housing
 - Feedback supports increasing number of rentable days

Recommendation No. 5

- Maintain the Current Occupancy Maximum
 - Maximum is 2 people per bedroom + 2 people in common areas to a maximum of 8 people (including STR operator)

Recommendation No. 6

- Maintain the Current Licence Fee
 - Annual licence fee is \$500

Recommendation No. 7

- Remove the Principal Residence and Rental Cap Requirements in the C1 and MC Zones

Benefits

- Meets the intent of the Official Plan & Zoning By-law
- Potential for additional:
 - Accommodation options
 - STRs
 - Revenue
 - Economic benefits
- No clear opposition from survey results

Drawbacks

- No guarantee STR is being operated by someone local
- Long-term rentals may be removed from the market in these zones
- Potential for landlord issues and complaints due to a mix of residential uses

Recommendation No. 8

- Add a \$750 Licensing Fee for STRs in the C1 and MC Zones where it is not the Operators Principal Residence
 - Only if Recommendation No. 7 is approved
 - Higher licensing fee because:
 - Being operated solely for commercial purposes
 - Not required to live there
 - Can operate multiple STRs
 - Can rent the property all year long

River District Board Feedback

- River District Board feedback will be provided to Council at the May 26, 2025, Council meeting for consideration.
- A motion should be made by the Board to direct the recording secretary to send a memo to Council with feedback presented at the May 14, 2025 Board meeting.