

HALDIMAND COUNTY

Memorandum BME-M01-2023 Short Term Rental Accommodations - 2023 Update



For Consideration by Council in Committee on December 12, 2023

To: Mayor Bentley and Members of Council
From: Randy Charlton, CMM III, MLEO(c), CPSO Chief Building Official, Manager of Building and Municipal Enforcement Services

Council received Report [BME-01-2023 Short Term Rental Accommodations](#) (STRA) during the May 2nd, 2023 Council in Committee meeting. The report detailed staff's research of various options for regulation of STRAs. The options presented represented a full range of those options that can be considered in Ontario, including a complete ban, use of existing enforcement instruments and a full licensing program.

Given the limited extent of the present-day issue in the County, the resource demands (personnel and costs) for a license program, and the wide array of regulatory tools currently available, staff recommended at that time, the status quo option and not to proceed with establishing a license program for STRAs. Council supported this recommendation.

As part of report BME-01-2023, staff committed to continuing to monitor the issue and report back to Council at the end of 2023 regarding the effectiveness of current tools and any changes to the extent of the issue. This memo serves as the brief summary of that commitment.

The chart below, which was presented as part of BME-01-2023, has been updated to highlight the inquires and complaints received in 2023.

Year	Inquiries from Realtors or Interested Buyers	Complaints/Inquires					
		Noise	Clean Yard	Property Standards	Ontario Building Code	General Complaints	COVID 19 Inquiry
2023	5	0	➤ 1	0	0	❖ 3	0
2022	5	1	1	1	1	3	0
2021	12	0	0	0	0	0	1
2020	2	0	0	0	0	0	0

- Note - Complaint was regarding the long grass, weeds and a hornet's nest - not related to the guests or it being a short term rental.
- ❖ Note - General Complaint about a Short Term Rental Accommodation operating, no by-law violations.

The statistics, as noted in the above chart, indicate that the issues around STRAs remain very minimal and have actually seen a slight decline when compared to 2022. Given these facts, staff's recommendations from May (BME-01-2023) remain unchanged, and staff are of the opinion that at the current time there is not a need to license STRAs and that the status quo option—which involves using existing regulatory tools to address issues—is suitable for enforcement. Staff will continue to monitor STRAs and report annually to Council (similar to this memo) to ensure that issues are being managed effectively and allow for any necessary changes to approach to be considered.

REFERENCES:

1. [BME-01-2023 Short Term Rental Accommodations](#)

ATTACHMENTS:

None.