

Update: Short Term Accommodation Recommendations Report

Municipality of Northern Bruce Peninsula

Presented by:

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Agenda

1. Public Comments
2. Changes to Draft Report
3. Next Steps
4. Timeline
5. Questions and Comments

Public Comments

- We received 130 detailed comments from the public since the release of draft report in December 2019 - end of February 2020.
- We organized comments into (36) groupings and created a clear and concise chart with responses.
- We made updates to the Draft Report according to these comments.
- Both the chart and updated draft report will be uploaded to website.

Public Comments

- Some of comments included:
 - Clarification on Classification
 - Licencing Costs Too High
 - Continued Public Input
 - More Information on Implementation

Changes

- Classification:

	Maximum Number of Adult (+18) Occupants per unit	Maximum Rented Units Per Property	Maximum Number of Days Rented Per Year	Minimum Number of Nights of Stay
Class A	6	1	28	6
Class B	6	2	180	n/a
Class C	8	3	n/a	n/a

Changes Continued

- **Licensing Administrative Costs:**
- Class B licences must provide a deposit of \$1,500 which must be maintained on an annual basis;
- Class C licences must provide a deposit of \$2,500 which must be maintained on an annual basis;
- Class B and C licences would be subject to an administrative fee of:
 1. \$250 for the first and second complaint investigation in any one year; and
 2. \$500 for any subsequent complaint investigation in that same year.

Changes Continued

- Implementation
 - Graduated Approach
 - It is recommended that implementation be graduated by establishing an initial licencing period during which operators have a specified period of time, as determined in further consultation with Council, during which to licence their STA. During this period there would also be a modified or waived licencing fee and conflict resolution deposit, as determined in further consultation with Council.
 - The system could include a second step of mandatory licencing with adjusted fees and deposits prior to full implementation. It is noted that, during the phase in process, traditional methods of enforcement may have to be relied upon to a greater degree than when full implementation occurs and the conflict resolution process becomes the initial complaints response process.

Next Steps

- Obtain further input on the recommendations from staff and council;
- Developing a zoning by-law amendment to establish permission and provisions for STAs;
- Develop the licencing by-law and implementation instruments on a basis consistent with the recommendations and further input of Council.

Timeline

- Obtain input on the recommendations from staff and council (**June 30, 2020**)
- Obtain further public input via website (**July 2020**)
- Council final approval of the Recommendations Report and (**August 2020**)
- Develop the various by-laws and implementation instruments on a basis consistent with the recommendations and any revisions thereto as a result of further input (**Fall 2020**)

Questions?