

MNBP Short-term Accommodations Bylaw Public Meetings

April 2021



Welcome!

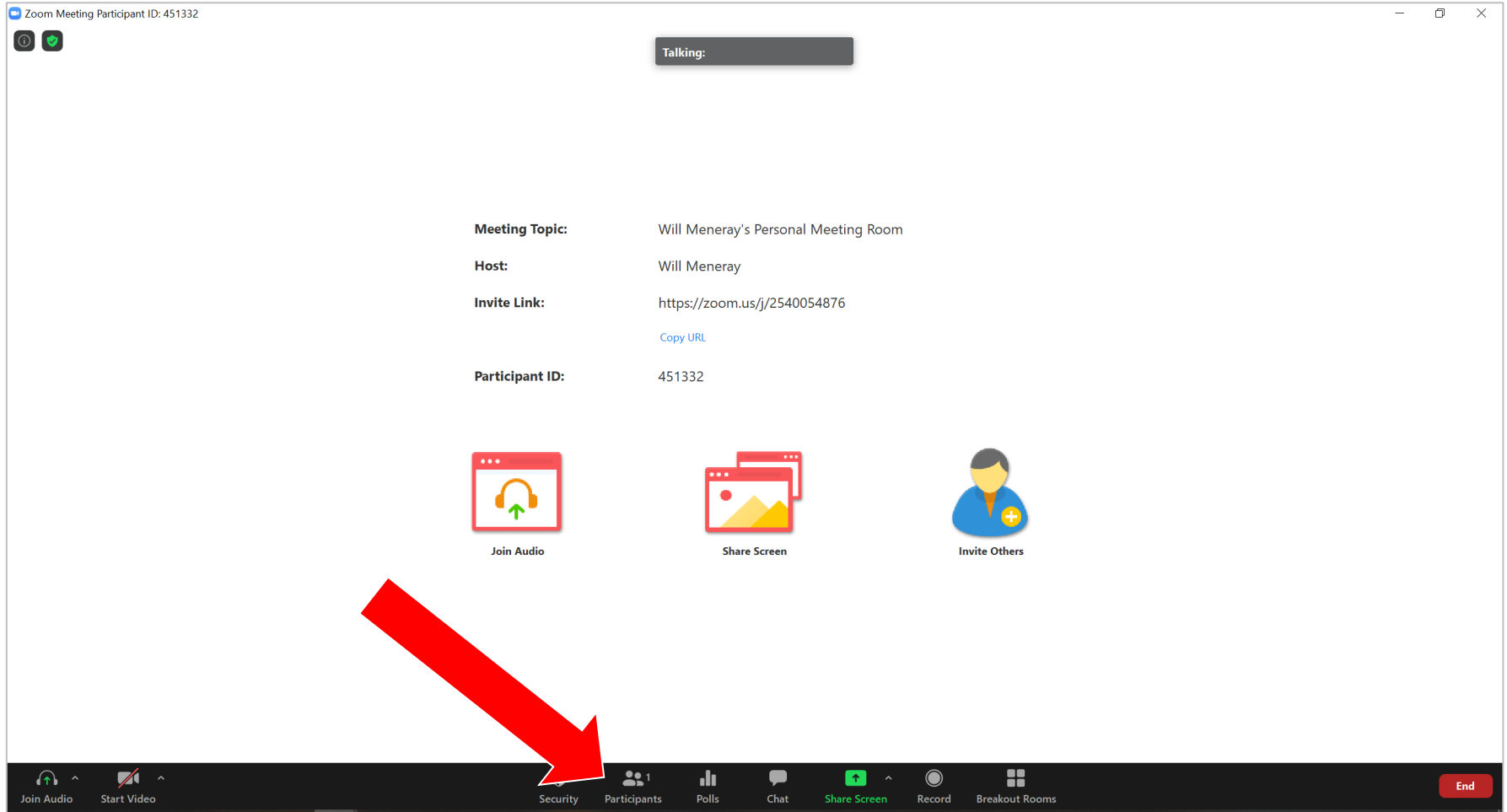
Today's Agenda

- Intros
- STA Background
- Discussion #1: Key Components
- Discussion #2: Other Feedback
- Wrap-up

Note that today's session will be recorded for note taking purposes
(It will not be published)

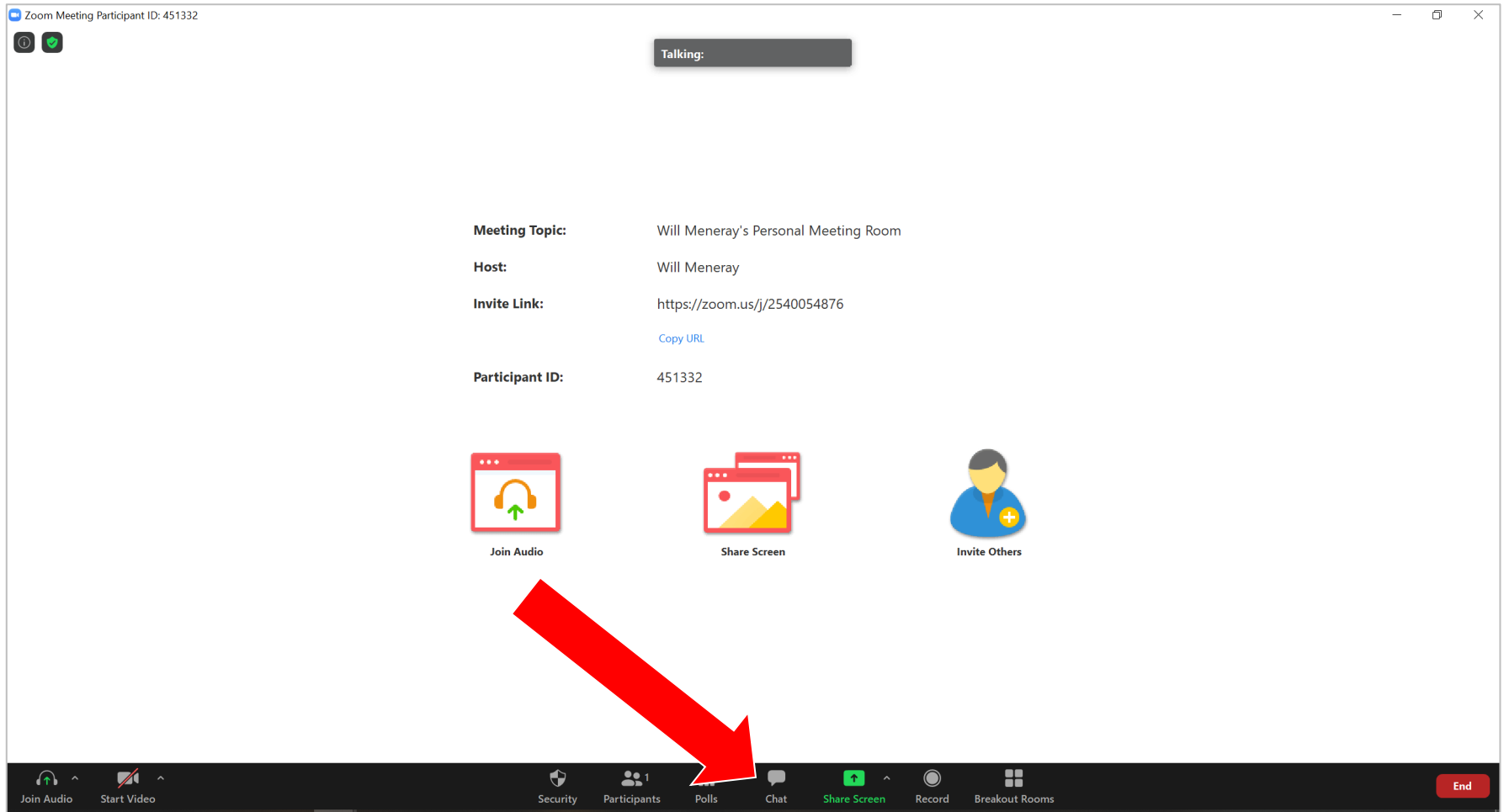
Using Zoom

Please raise your hand to speak



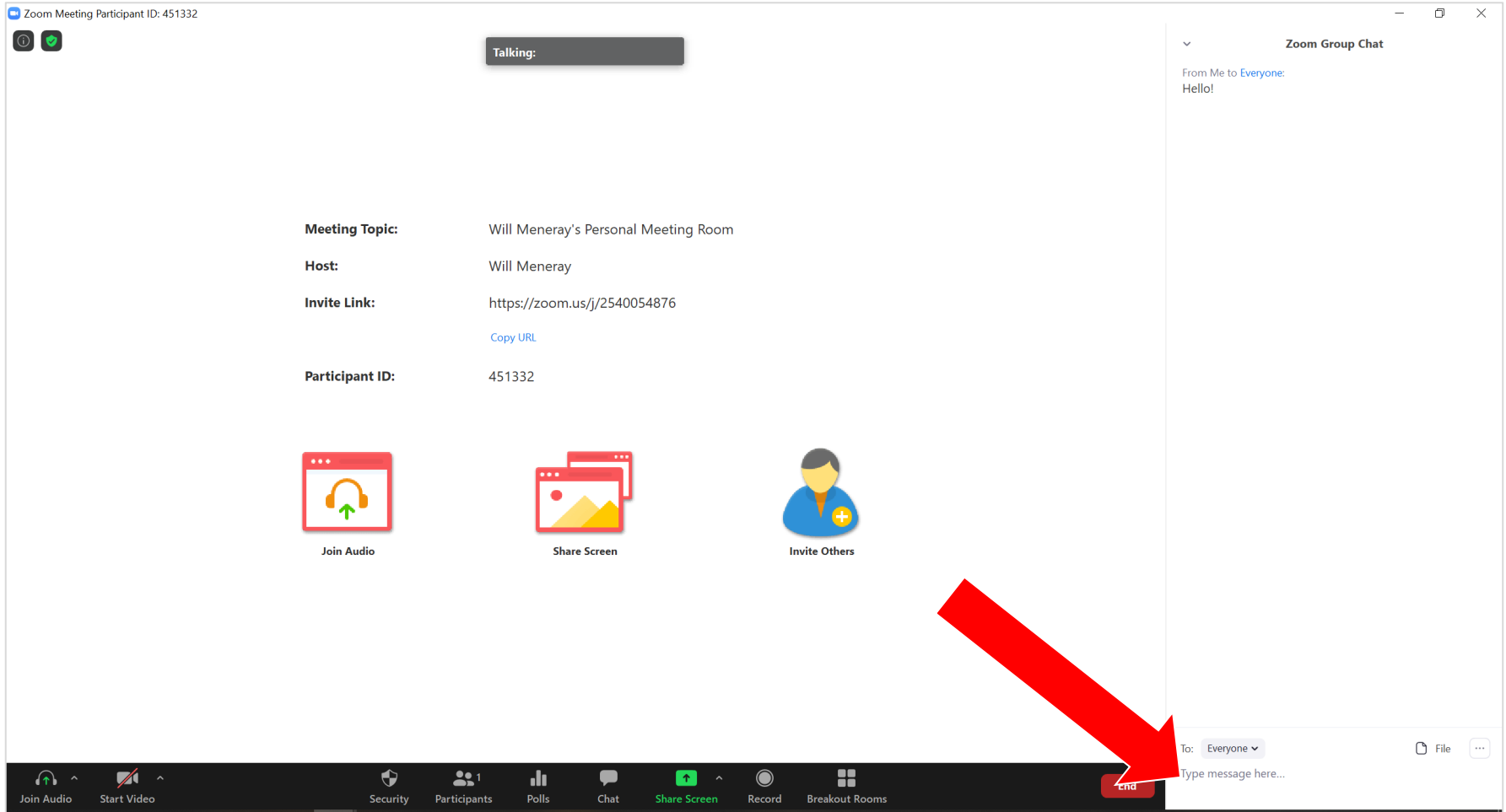
Using Zoom

We'll also monitor the chat for questions / comments



Using Zoom

Please raise your hand to speak



Things to Keep in Mind

My commitment to you:

- ✓ Transparency
- ✓ Neutrality
- ✓ Inclusivity

My ask of you:

- Share the time
- Speak openly & honestly
- Be respectful of other views

1

Introduction to STAs

What are Short-Term Accommodations?



“

A private residential dwelling that is rented to provide accommodations to a person or persons on a temporary basis for a period of less than 30 days.

”

How prevalent are STAs in the Municipality?



600+ units

based on data collection from
public sources by the municipal
bylaw enforcement officer

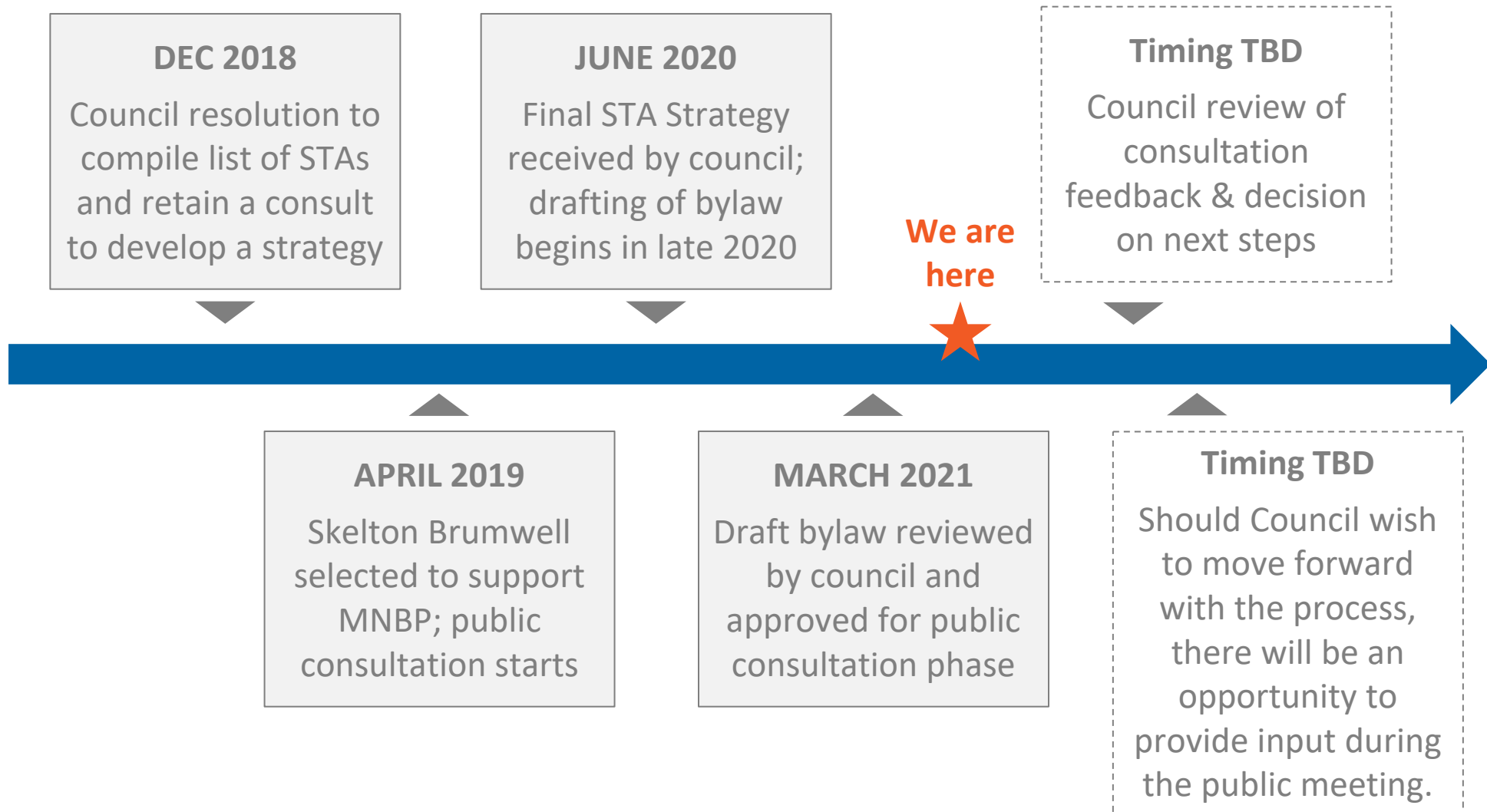
~60%

located in either Lion's Head or
Tobermory

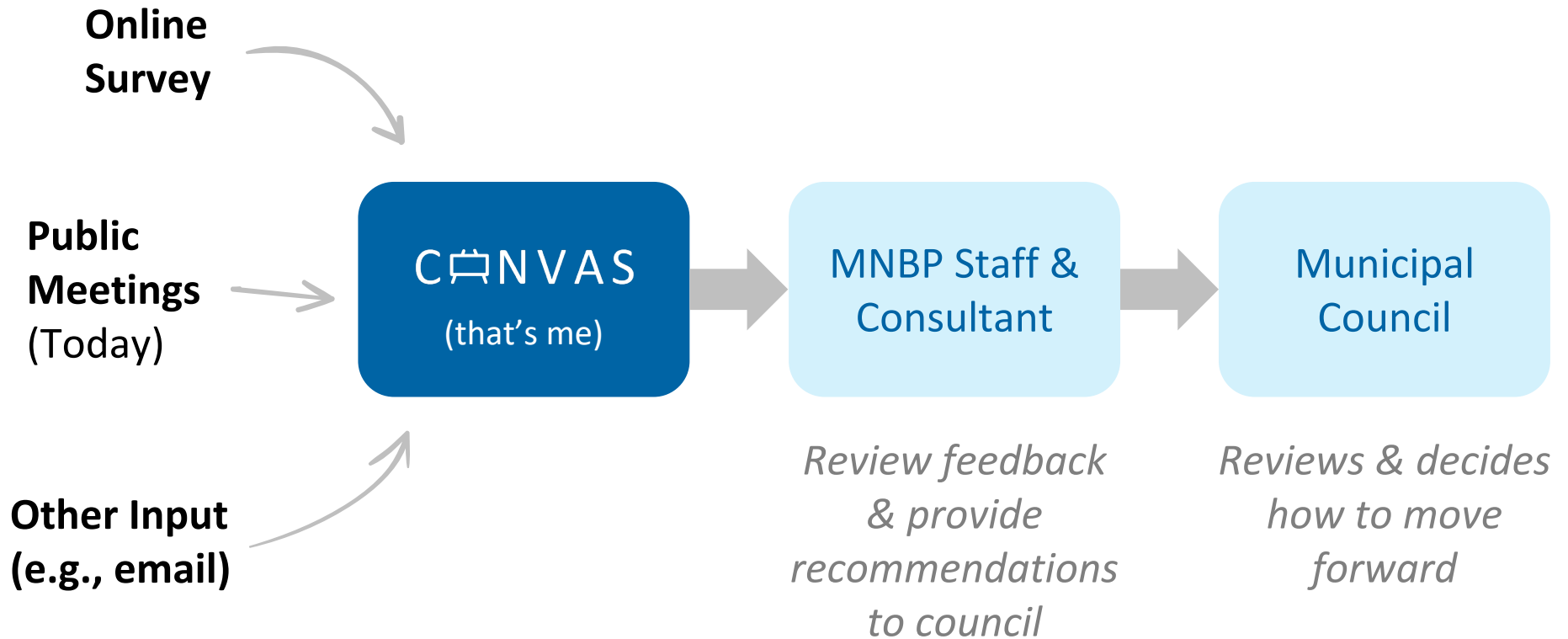
20-30

complaints received by
municipality per year directly
related to STAs

What has been the Municipality's approach?



How Today Fits In



Overview of the STA Bylaw Contents

1. General
2. Application for a License
3. License Features
4. Terms & Conditions
5. Administrative Suspensions
6. Refusal, Revocation, & Suspension
7. Complaint Process
8. Enforcement, Appeals, & Hearings
9. Fees
10. Municipal & Private Services
11. Permitted Areas
12. Classifications
13. Application Requirements
14. Terms & Conditions
15. Roles & Responsibilities
16. Renter Code of Conduct

What has been the feedback to date?

Select Examples

- **Municipality's rationale for a bylaw needs to be clearer**
 - i.e., how prevalent of issues caused by STAs
- **Alternative options must be fully explored / explained**
 - i.e., why can't existing bylaws cover issues with STAs
- **Potential side effects of the bylaw must be analyzed**
 - i.e., what will be the impact on tourism from an STA bylaw

These are the types of items I will be highlighting in my report

Focus for Today's Discussion

Two Sections

Major
Bylaw
Elements



CLASSES



LOCATION



MANAGEMENT



COSTS



General /
Other
Feedback



Questions?

2

Discussion

Key Components

Focus for Today's Discussion

Four Components



CLASSES



LOCATION



MANAGEMENT



COSTS



Classes

Overview

- Bylaw proposes categorizing STAs into three classes based on size
- The larger an STA is, the more significant the requirements under the bylaw

CLASS A	Small, occasional renters
CLASS B	Regular, seasonal renters
CLASS C	Large, multi-unit properties

Question(s) For Discussion

- Should the bylaw include any classes?
- Are three classes appropriate?



Classes

Criteria & Thresholds

	Max # of adults per unit	Max # of STA units per property	Max # of days rented per year	Min # of nights stay
CLASS A	6	1	28	6
CLASS B	8	2	180	n/a
CLASS C	12	3	n/a	n/a

Feedback to Date

- Class A is too punitive to small renters (e.g., number of days per year)
- Class C thresholds are too high (i.e., some Class C's may no longer be an STA)

Question(s) For Discussion

- Are these the right criteria to classify STAs?
- Are these the right thresholds?

! Management Complaints Process



Feedback to Date

- Unclear how complaints will be validated
- Municipality must show it has the capacity to manage this system
- Appeals needs to be transparent

Question(s) For Discussion

- How do we ensure this is a fair process for all?
- Are there ways to ensure complaints are valid?

Management – cont. Appeals

- Licensees are entitled to a hearing before suspension or cancellation
- Licensee has 15 business days to request a hearing (after validation)
- Municipality will provide 20 days notice prior to the hearing date
- Hearings are public with licensee (and others) allotted time to speak
- Municipal Council will serve the Licensing Appeal Tribunal

Costs Overview

- Bylaw proposes costs for all STA license holders
- Intent is to cover additional administrative costs for managing STAs (e.g., bylaw officers)

Municipal Accommodation Tax (“MAT”)

Applied annually to residential tax bill; calculated on purchase price of accommodations

Processing Fees

Applied for specific activities such as registrations, complaints, or other investigations

Question(s) For Discussion

- Are fees appropriate for STAs?
- If so, are these the right type of fees?



Costs – cont.

Key Components

	Registration (Renewal)	Inspection (Reinspection)	Complaint Investigation
CLASS A	\$1,000 (\$500)		\$300-600 → <i>Increases with frequency</i>
CLASS B	\$2,000 (\$1,000)	\$500 (\$250)	
CLASS C	\$3,000 (\$1,500)		

Feedback to Date

- These will force small operators to close
- Costs will be passed-on to renters
- Unclear how the Municipality will use the money

Question(s) For Discussion

- How could the right level of fees be supported / selected?



Costs

Municipal Accommodation Tax



Each licenced property is subject to a 4% Municipal Accommodation Tax (MAT) which will automatically be applied to yearly residential tax report.



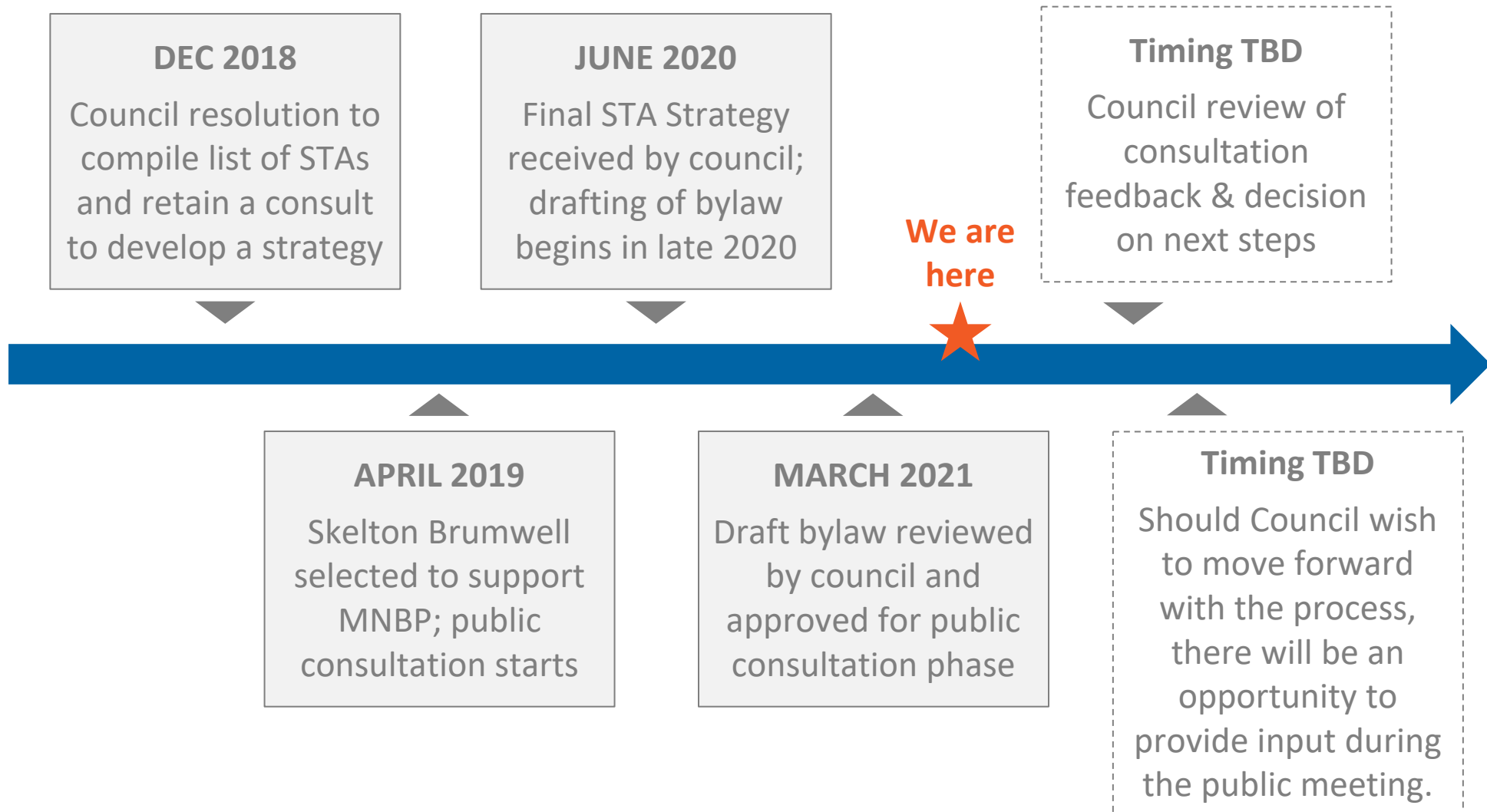
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Discussion

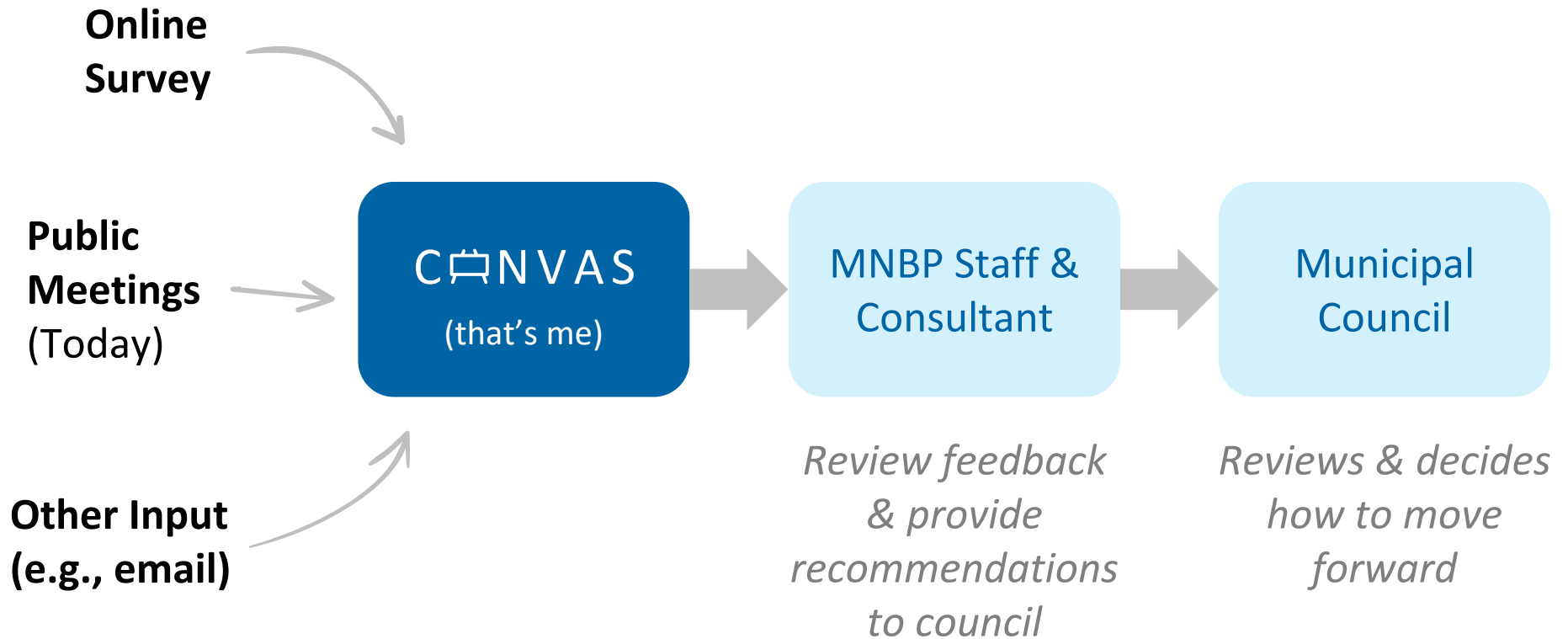
General Statements / Comments

4 | **Wrap-up**

What has been the Municipality's approach?



How Today Fits In



Where else can we provide input?

Online Input

- We've setup an online survey and comment box at letstalknbp.ca
- This provides another way to provide feedback not covered today
- If you prefer to share feedback via email, please contact us at info@northernbruce.ca

Home » Short Term Accommodations

Short Term Accommodations

[f](#) [t](#) [in](#) [e](#)

Thank you for participating in the Municipality of Northern Bruce's public consultation process regarding Short-term Accommodations (STAs).

Participants are asked to complete the short survey at the bottom of the page to provide input on the municipality's approach for STAs.

Community members are also invited to participate in two public meetings related to STAs:

- **STA Owners & Operators** - April 28th from 530-7PM (sign-up [here](#))
- **Other Community Members** - April 29th from 530-7PM (sign-up [here](#))

Participants wishing to provide additional feedback or with any questions are encouraged to contact info@northernbruce.ca.

Thank you in advance for your participation!

SURVEY

Public Survey

Please provide your input through this brief survey to help inform the municipality's approach to STAs. All responses will remain confidential. Thank you in advance for your participation!

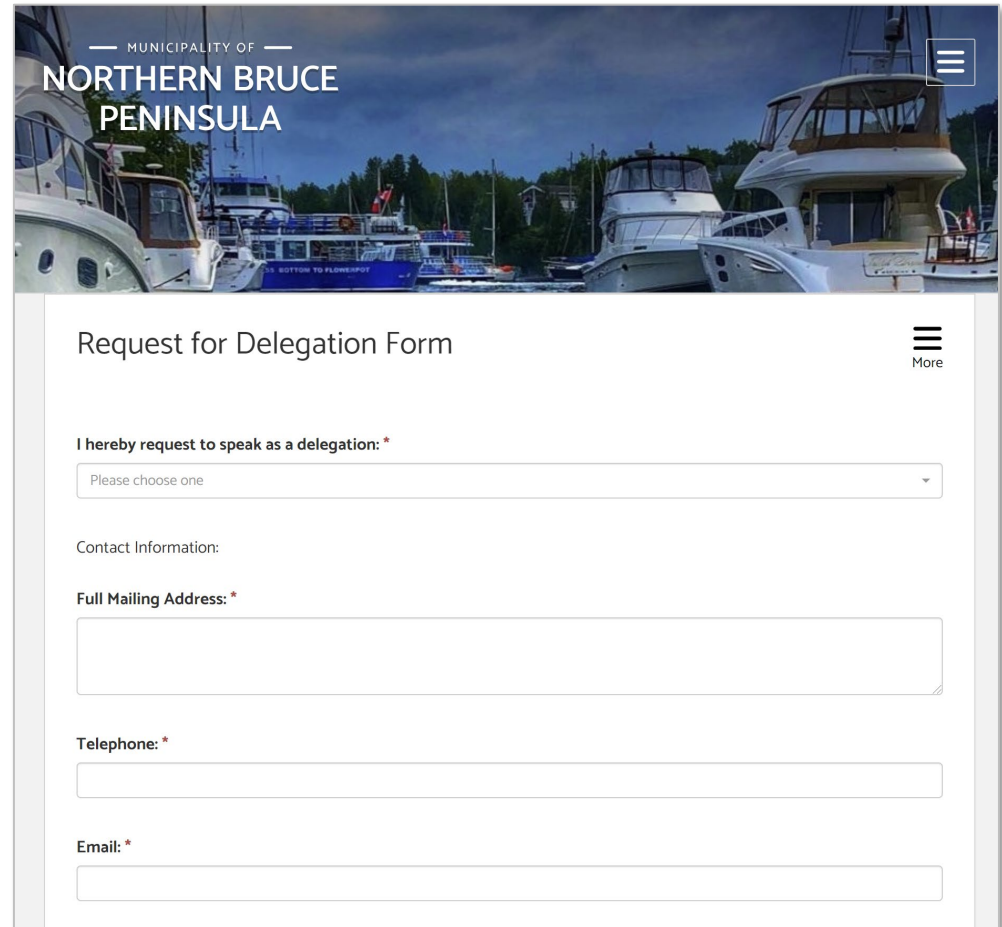
[Complete Form](#)

[f](#) [t](#) [in](#) [e](#)

Where else can we provide input?

Council Meetings

- Residents and other members of the public can also request to speak regarding STAs directly at upcoming council meetings
- For more information, please visit the municipal website at:
<https://www.northbrucepeninsula.ca/en/municipal-services/mayor-and-council.aspx>



The screenshot displays the 'Request for Delegation Form' on the Northern Bruce Peninsula Municipality website. The header features the text 'MUNICIPALITY OF NORTHERN BRUCE PENINSULA' over a background image of boats in a harbor. A hamburger menu icon is in the top right corner. The form itself has a title 'Request for Delegation Form' and a 'More' link with a hamburger menu icon. The first section is 'I hereby request to speak as a delegation: *' with a dropdown menu currently showing 'Please choose one'. Below this is the 'Contact Information:' section, which includes a 'Full Mailing Address: *' field and a 'Telephone: *' field. The 'Email: *' field is partially visible at the bottom.

Thank you!