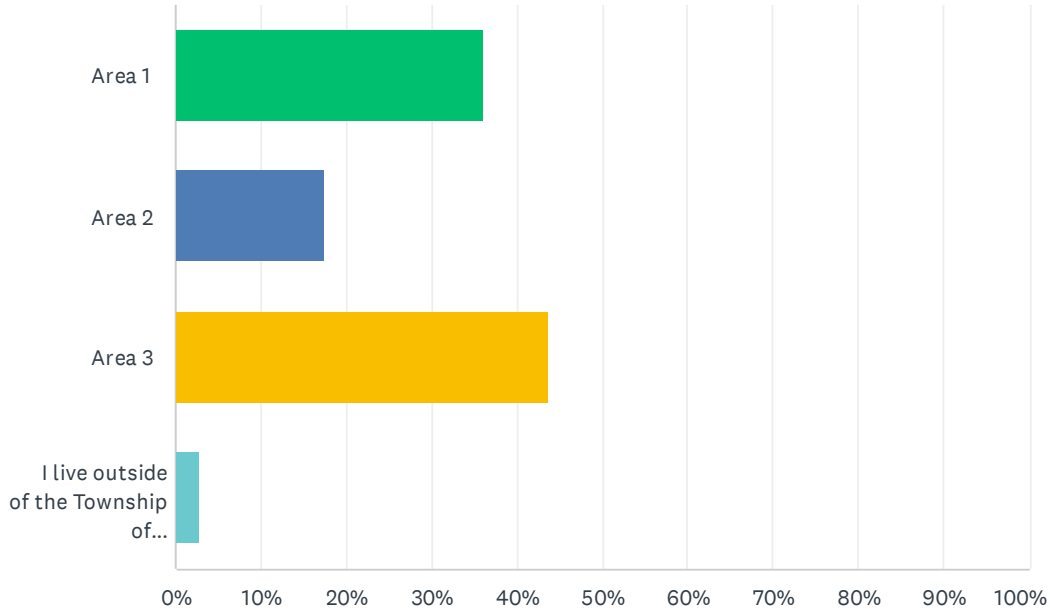
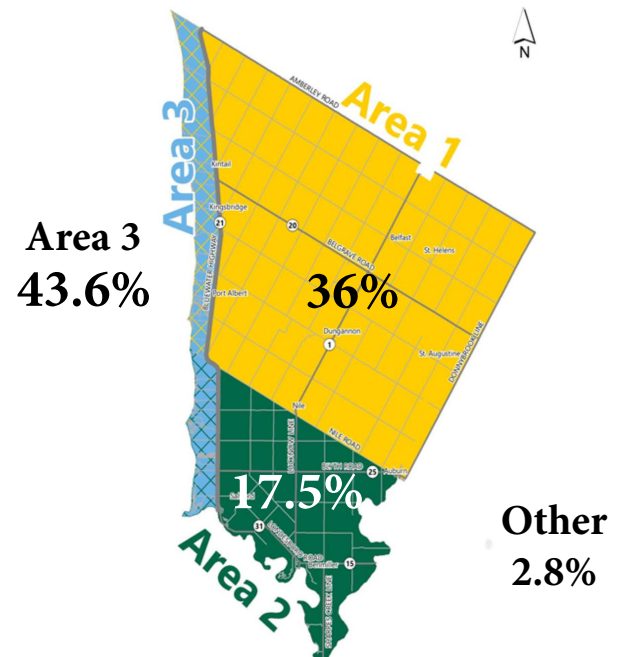


Q1 If you live in the Township of Ashfield-Colborne-Wawanosh, or own property here, please indicate where:

Answered: 747 Skipped: 0

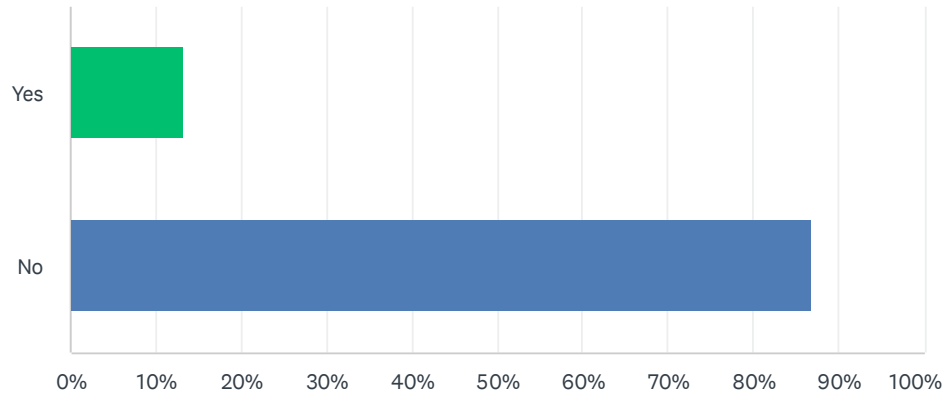


ANSWER CHOICES	RESPONSES	
Area 1	36.01%	269
Area 2	17.54%	131
Area 3	43.64%	326
I live outside of the Township of Ashfield-Colborne-Wawanosh	2.81%	21
TOTAL		747



Q2 Have you ever stayed at a Short-Term Rental in the Township of Ashfield-Colborne-Wawanosh?

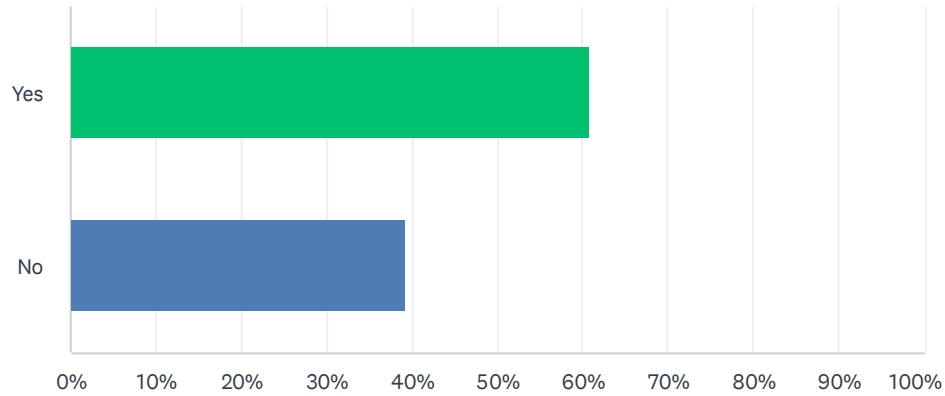
Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	13.12%	98
No	86.88%	649
TOTAL		747

Q3 Do you live (permanently or seasonally) near a Short-Term Rental property?

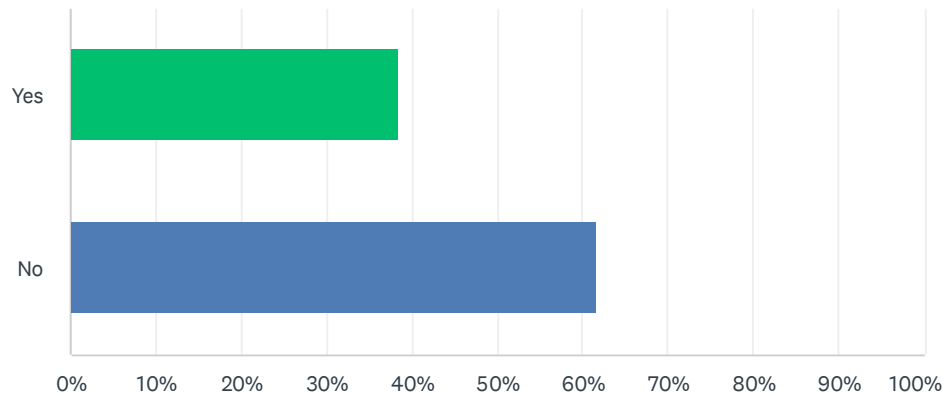
Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	60.78%	454
No	39.22%	293
TOTAL		747

Q4 Are you concerned about Short-Term Rentals in your neighbourhood?

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	38.29%	286
No	61.71%	461
TOTAL		747

#	EXPLAIN	DATE
1	The rental in question accommodates 20 plus who invariably tend to be boisterous and do not follow the rules. The Inn on the Port in Port Albert, who own the property on the Shamrock Beach Road, as well as others, are offsite and have often had difficulty managing their clientele, given the numbers that congregate at this location. We have often wondered what bylaws, if any, govern such an entity especially since Shamrock Beach Road is an unassumed road and begs the question of liability.	5/20/2024 4:52 PM
2	this is very small community. excessive renters at 1 time affects our enjoyment of out community	5/18/2024 8:46 PM
3	We have a property on the beach, which is our place to decompress and peacefully enjoy Lake Huron. Our southside neighbour constantly has new renters every week, and about half of them do not care that we have young children enjoying the beach and engage in behaviour that is not appropriate in front of children (drinking on the beach, swearing, vulgar remarks, etc.). Some renters also park and leave garbage on our property. Because the neighbour has removed trees by the shoreline on numerous occasions to create a better view for the renters, we have no privacy between us and people we have never met before.	5/18/2024 12:00 AM
4	I think as long as they are respecting the community and rules it's fine	5/17/2024 10:26 AM
5	We have had many issues with short term rentals in our community. Often times the clients renting do not have or take ownership for our community. Many clients seem to be there to party and appear to have little or concern for the residents. We have had to put up with garbage left along the road and beach, excessive noise all day and night, well past midnight, rude and offensive language and music, graffiti on privately owned property, fireworks being let of in wooded areas and over neighbouring cottages, trespassing and at times up to 20 people staying in one cottage with overflow trailers parked on the property and road.	5/17/2024 7:30 AM
6	Some tenants have been disrespectful of the property of others. There have been some thefts but we don't know that its been by short term rentals.	5/15/2024 10:59 AM
7	Too many people in one cottage. Dogs not on leash. Too much noise after 11 pm	5/15/2024 8:02 AM

Short-Term Rental Survey

8	Like most situations, there are good and bad actors. Some short term rental hosts are good, respectful, and responsible. Some are not. Similarly, some renters are good, respectful and responsible and some are not. I feel like the biggest issue is when things don't go well. It seems there is no accountability for the host, and nearby property owners are left with no recourse or viable escalations to help deal with problems as they occur. Also, obvious over crowding of a property and very short rental periods lead to many problems. For example the one directly beside us is a small (600 sq ft?) 2 bedroom cabin with no basement...and apparently sleeps 10 adults? Also, it's rented for as little as one night. Sometimes it's totally fine, but often times it's 10 new people crowding into the place for a one or two night party, and then the next group arrives for the same thing. Constantly...all summer long. It can make for a pretty un-enjoyable situation for all of the nearby property owners while the host just collects the rental money and is never seen.	5/14/2024 5:15 PM
9	Noise and environmental damage	5/14/2024 8:04 AM
10	I am concerned about noise and litter from renters.	5/13/2024 7:38 PM
11	Noise, garbage, lack of care for the neighbourhood and environment.	5/13/2024 5:44 PM
12	We have had numerous issues which are directly related to short term rentals 1- loud parties 2- excessive noise from the rentals at all hours of the day and night, from loud music, swearing, vomiting to people urinating around the property 3- fireworks being lit and fired over our cottage at 3am in the morning 4- people sitting on our deck, thinking that our deck was inclusive of their rental which is a second row rental 5- chainsaws being started at 2am 6- dogs off leash 7- garbage left behind on the beach or put out at the roadside on the day that they leave the rental. With the garbage left it has opened us up for unwanted animals ripping open the bags 8- beer bottles taken into the lake and left empty at the bottom of the lake.	5/13/2024 4:46 PM
13	all the obvious reasons we have mentioned over the last few years to council...vandalism, disrespect to the community, safety from aggressive renters	5/13/2024 4:35 PM
14	Excessive: Noise, speeding, water system usage, septic systems not adequate, repeated trespassing, not following association rules even after reminders, not following burning restrictions, too many people for the original house design, adding structures/lying owners to add more people, excessive people results in more traffic- potholes in the road=\$ for maintenance	5/13/2024 3:29 PM
15	Safety concerns Property damage Noise levels Messiness	5/13/2024 2:36 PM
16	Noise. Litter Parking violations as narrow roads & parking multiple cars on front lawns. Security. We don't know who is renting on short term& comings & going's & invasion of privacy. Effecting enjoyment of our environment& relaxation. Owners who do short term rentals should be asked to pay more towards association fees& cleanups. Fast driving along narrow roads where children & pets out walking. Danger!	5/13/2024 2:23 PM
17	Excessive noise, disrespectful of rules, trespassing, taking property from other cottages without permission for their use,	5/13/2024 1:40 PM
18	Noise and rowdy behaviour	5/13/2024 11:07 AM
19	There are many families that enjoy the village of Port Albert. I welcome all rentals.	5/13/2024 9:59 AM
20	A. number of properties were turned into "short term rentals" and advertised to accommodate a specified number of guests. Although the number of guests was specified the actual number was exceeded...this put unnecessary stressors on septic, water consumption and road use within the neighbourhood. Further, the properties were never built or designed to accommodate the occupant loads that are being experienced. The "landlords" are largely absentee,,,,they are in the business of generating income from the properties. Building Code / Fire Code and other legislative requirements are ignored and seen as an impairment to their revenue streams.	5/13/2024 9:34 AM
21	This is very hard on our well as the number of users definitely exceeds regular occupancy. The septic systems have been over used. Frequently we smell sewage. Noise and bad behaviour is regular weekend annoyance.	5/13/2024 8:48 AM
22	Disruptive - loud - disrespectful	5/13/2024 8:47 AM
23	Noise Not picking up dog poop on beach	5/13/2024 6:19 AM
24	They are excess, noisy, landlords do not take responsibility for problems. They disregard	5/13/2024 12:37 AM

Short-Term Rental Survey

common rules, high speed, drinking off property, littering our beach, trespassing. They put a burden on our water system and private road. Garbage is left out for animals to make a mess of.

25	Generally there are few issues, Yet over the course of the season there are usually issues with dogs, unattended fires or fires on the beach during windy periods, Person with short-term rentals usually know the people and will listen to concerns with renters and will not be welcomed back. Most of the rentals are a week long.	5/12/2024 10:47 PM
26	Better control on short term rentals (as the landlord has control)	5/12/2024 9:04 PM
27	Short term rentals are often necessary for families who are season residents the opportunity to afford a property in the area	5/12/2024 8:50 PM
28	1. There are often noise problems associated with short-term renters, who tend to have a "party-hearty" attitude about them. We have had to walk over and speak to renters after 11 pm when the music is still loud. 2. Cottagers blame renters for the garbage problems (animals opening the bags) we have had, when garbage is left earlier than the Monday morning pickup. Renters often leave at the end of the weekend and they leave their garbage behind. 3. Many cottage septic systems are not built to handle as many guests as they are getting on a continual basis. Sometimes, there is a resulting sewage smell in the vicinity of the rental.	5/12/2024 5:40 PM
29	Any neighbour that has short term rental has been very respectful and has not been an issue	5/12/2024 5:00 PM
30	Noise,parking,people tresspassing. Also financial unfairness.The owners renting their properties,collect rent,but pay the same dues as non renters.	5/12/2024 11:31 AM
31	We have a place on Shamrock beach rd that sleeps 24 people	5/12/2024 11:29 AM
32	The property that bothers us is a large short term rental unit that has an ability to house 20 people or more and there is no beach access for them.	5/12/2024 11:22 AM
33	15-20 people staying in a three bedroom, 1 1/2 bath cottage beside us. Over 10 cars parked in the driveway and partially on the road. Loud noise part midnight. Dogs wondering off the property onto ours. Beer bottles and underwear found on the beach. Loud noise from music and screaming during the day and in the night. My family is unsure every weekend when we come up to the cottage if we are going to enjoy the weekend or with we had stayed home. Cars travelling fast on the road with children playing nearby.	5/12/2024 11:06 AM
34	Some short term renters can be a nuisance	5/12/2024 9:36 AM
35	The renters don't respect private property and use my stairs like they are common sidewalks. Sometimes they are very loud past 12 pm Short term rentals drives up real estate costs.	5/12/2024 9:11 AM
36	I live in a cottage area on Lake Huron that has not traditionally included short term rentals. I am concerned that an growth in short term rentals could change the family nature of our area and results in conflict between owners and renters.	5/12/2024 8:57 AM
37	Mainly noise issues. And large groups gathering at the rentals. Increased car traffic. Changing the beach community climate in a negative way. a "grand bend" mentality where people live 6 months of the year in their home.	5/11/2024 7:12 PM
38	Most of the people are very respectful, but then you get that one, who puts a sour taste.	5/9/2024 2:21 PM
39	I have an airbnb in the town of Lucknow. It provides a place to stay for weddings, funerals etc for locals. Every renter I have had has shopped in the downtown core..not hard to see by the bags and boxes they leave behind. I have not had a short term renter that did harm to my property. The benefit for a landlord is with an airbnb we can see the place and ensure it is well kept. Landlords do not have alot of say these days.	5/9/2024 9:32 AM
40	People don't care about the area, noise, absent landlords who only care about money.	5/9/2024 12:20 AM
41	It's there place so who has the right to say what they can do with there property	5/8/2024 5:49 PM
42	A house that is rented out occasionally is one thing. A house who is onlySTR is problematic if not well managed. STR's alos worsen the housing shortage, overwhelm septic sytems, weaken communities and can cause friction with the constant partying. I think they are a necessary and welcome income steam/ place to stay esp in our area which has a shortage of nearby accomodations. BUT I think they should be licensed , inspected and pay fees for the extra services they use	5/8/2024 3:12 PM

Short-Term Rental Survey

43	These are important for tourism and add property value.	5/7/2024 3:38 PM
44	We live next door to a home that has been the cause of disruption throughout the entire neighbourhood. They rent out their property on AIR BNB which has no rules or regulations. Loud music and yelling until all hours of the morning. We did make an effort to discuss these issues with the property owner, but nothing changes. We have had to call the OPP on numerous occasions. The property owner also broke the law during the provincial Stay at Home order by continuing to rent the property. We have had to call the fire department because the renters had a 9 foot high fire during an extremely dry period and we were under a fire ban. We did let them know upon arrival about it. We have seen people sleeping in the sheds outside with often 30 people at a time on the property. The property owner has just been gifted by township council some "minor" variances that allow him to build a home twice the size of the existing one. There needs to be some sort of rules to control these types of issues. It is affecting our entire neighbourhood. They also have no respect for other people's property. We have caught them trespassing in our yard often and have some things gone missing.	5/6/2024 2:36 PM
45	Quiet private beach. Owned a cottage for 55 plus years. Never any issues. Concerned short term rentals could cause some issues. They have no investment to be concerned with	4/30/2024 8:39 AM
46	The short term rentals impact our community because we are constantly dealing with loud levels of noise (party house!), increased garbage; lack of consideration for neighbours and property; high levels of speed and increased traffic on our roads; beach and lake. This impacts our quality of life - we come here to relax and unwind and we take pride in being good neighbours and friends who look out for one another. Not people who have no vested interest in our community and lake. This has changed our enjoyment of our property and will lead to more people selling and leaving the area.	4/29/2024 9:26 PM
47	Any property could become an str	4/29/2024 10:00 AM
48	It is a beautiful area and we have first hand witnessed the environmental and community impacts of short term rentals. The carelessness of both landlords and renters is going to ruin the elements that attract renters in the first place. Without controls and oversight both parties will take advantage.	4/28/2024 5:06 PM
49	Some of the people renting do not respect the rules about fireworks or campfires.	4/23/2024 11:35 PM
50	I have lived at this address since 1993. I have always known my neighbours along my road. I no longer know who belongs on my road. I feel they are affecting the value of our properties. I also worry about the wear and tear on our road and the amount of water consumed. We are a private road and pay these expenses, not these people. they of course are not concerned about these things.	4/21/2024 5:19 PM
51	Up until our neighbours bought the cottage next to them and began air BNB rentals at both of their cottages, we had a very nice, quiet and tight knit community. Now, we must deal with random noisy people who don't respect the area and create fire hazards with large camp fires and out of control fireworks. Additionally, there seems to be no occupancy limits set so crowds of people end up staying at the properties even though they're only meant for 3-4 people. These same crowds end up in shared community areas/parks elbowing in on our permanent residents in the area. Last summer, we have started to encounter AIRBNB guests urinating and defecating in our shared common areas along with thefts of items belonging to permanent residents. The neighbours who run the short term AIRBNB rentals did not consult anyone when they began their operation which is beginning to ruin our community.	4/19/2024 1:07 PM
52	With housing shortage , short term rental remove homes for families that need one, forcing people out of the area for residents	4/19/2024 6:35 AM
53	Rentals is a fine line I feel they should be registered or identified if the property is solely a rental property...promote our community, educate renter/landlord and charge accordingly	4/19/2024 2:35 AM
54	They provide a place for vacationing families a chance to enjoy our beautiful shoreline	4/18/2024 5:48 PM
55	Short term rentals allow people who don't own cottages to go on vacations! Not everyone can afford to buy a cottage, and some of my best memories growing up were when my family rented a cottage for a week on a lake. Everyone should have the opportunity to come and enjoy a vacation by Lake Huron, and short term rentals provide that. There can be alot of the 'not in my backyard' mentality, but if we exclude short-term rentals, than we are basically saying that only the wealthy who own cottages are welcome.	4/17/2024 7:21 PM

Short-Term Rental Survey

56	Unacceptable noise from renters. Increased traffic.	4/17/2024 1:10 PM
57	Not at this time. Our neighbours are very considerate of each other and who is using their properties. There are not a lot of short term rentals close to us.	4/17/2024 11:09 AM
58	Though I am concerned if short term rentals take housing out of the long term rental market and dry up accommodation for longer term residents	4/14/2024 7:08 PM
59	It's fine when there is reasonable number of people for a week. But the short term rentals on 16-20 people in one cottage with no respect for property or neighbours enjoyment is not ok.	4/14/2024 4:40 PM
60	This area has many short term rentals that are primarily for families or smaller groups of people looking for weekend rentals to enjoy the area.	4/14/2024 2:21 PM
61	Lack of respect by renters could result in trespassing on my farm and liability to me. Safety of my kids, never know who the renters are.	4/14/2024 12:08 PM
62	-problems with noise, parking, pets and aggressive behaviour	4/12/2024 6:03 PM
63	Disrespectful guests, trespassing, noise pollution, added stress on septic, well, increased traffic flow	4/10/2024 3:48 PM
64	I believe that if you have good owners , they will ensure appropriate rules are followed by any short term tenants ...that has been our experience ...also , an opportunity for families to access cottage property at a reasonable price for a short period of time such as one week is a great contribution to society ...a win-win proposition.	4/10/2024 3:48 PM
65	As long as they are not a nightly rental (where big parties happen). Week rentals are good and helpful to promote our beautiful community, the shops, restaurants etc. It is important to have tourism to our area to help businesses succeed	4/10/2024 3:29 PM
66	I have not had a problem with people short term renting. It's been non-renting family members using the property, (kids of owners bringing friends, when owners not there), that has been a problem, or suspicious neighbours thinking there's an issue, when there is not, because they don't recognize the people.	4/10/2024 9:15 AM
67	It is not my property why would I worry about it. More worried about government involving themselves where they don't need to be.	4/9/2024 8:06 PM
68	cottagers are good for the economy	4/9/2024 6:39 PM
69	We live here permanently and are concerned about the possible noise issues, safety and the number of people renting these properties.	4/9/2024 1:29 PM
70	I'm concerned about the noise of short-term rentals. They tend to have large numbers of people staying, some have fireworks any night of the week at any time of the night. Some park on private property & leave large amounts of garbage.	4/8/2024 1:50 PM
71	Our family lives close to a house that is only used as an Airbnb rental property and it has been problematic for us. The customers of this short term rental often are the source of much noise, day and night. There is increased traffic and speeding through our formerly peaceful neighbourhood that can be directly attributed to these short term "guests". Some of my neighbours have experienced trespassing on their property and in their structures from these "guests". One neighbour put his \$2,000,000 home up for sale after just six months of living next door to this Airbnb because of all the noise and trespassing. These short term guest are not familiar with the garbage pick up cycles and very often put their trash out days in advance of scheduled garbage pick up. This allow wildlife to get into their trash and us full time residents are forced to clean up their mess.	4/7/2024 6:47 PM
72	Short-Term Rentals impact the infrastructure and exploits this area very significantly, in particular during the summer season. I think it should be mandatory to disclose to the municipality whether a property is used (frequently or occasionally) as a Short-Term Rental property. These owners should pay higher taxes, perhaps 25% increase in annual property taxes should be added. The information about this change should be disseminated among the owners; including the rationale for this addition, as a compensation for the increase in infrastructure use and exploitation. Furthermore, if I may use this venue to suggest, parking meters should be installed at all beach access areas. I suggest, we follow what Wasaga and Tiny townships are using. They provide property owners with a card to be displayed at the	4/6/2024 3:12 PM

Short-Term Rental Survey

dashboard when parking at the beach; however, the visitors must pay at a machine a flat daily rate.

73	They do not take care of their properties and the renters are noisy and leave garbage everywhere!	4/6/2024 11:48 AM
74	Port Albert has almost too many short term rentals and we deal with noise and garbage issues	4/5/2024 12:39 PM
75	The two close to my home are well managed and they bring visitors to the area.	4/5/2024 9:58 AM
76	Short-term rentals can negatively impact long-term rental availability and create nuisances. They can also provide a good option for summer visitors. It is important that the township have the ability to control short-term rentals to effectively balance the advantages and disadvantages. Options might include that owners of short-term rentals reside within the township, a licensing program with clear requirements and owner obligations, etc. It would be very helpful to have data on the locations and use of short-term rentals in the township. While there are some good studies, such as that of Professor Wachsmuth of McGill University, we need local information on current status and trends.	4/5/2024 9:53 AM
77	Frequent changes in occupancy, occasional party groups, frequent unfamiliar faces in neighborhood, renters not familiar with/do not follow association rules (including speed limits), occasional bad attitudes toward neighbors.	4/3/2024 1:46 PM
78	As long as the people staying respect the property and its neighbours I think it's great	4/3/2024 5:30 AM
79	As long as they are respectful people and the owners are advising renters of proper protocols and etiquette, rules and regulations of our community then I have no issue with short term rentals. Also, I feel like the amount that is being charged should reasonable, far too many are charging rental fees that are beyond the means of the average person and I am not for that.	4/2/2024 9:33 PM
80	I don't have a problem with short term rentals when the property owner spends time at the residence and is in the community interacting with neighbors. But from purely a business perspective these are really just commercial enterprises and worse yet they are virtually managed over the internet and owners are not invested in the community. Also there is no one to express concerns to as there isn't even a front desk or presence when there is a problems.	4/2/2024 1:16 PM
81	We find on a regular basis that short term renters do not have the same care and respect for protecting the beautiful environment where we live. We also find that short term renters create more garbage, are not as diligent about recycling, and do not follow the rules of only putting out recycling on a certain day, leading to unsightly garbage bags on the side of the road all week. They are also less respectful of neighbors with regards to noise because they know they are gone in a week and won't see them again.	4/2/2024 12:13 PM
82	My area is zoned R1 and R2. I purchased property here understanding this. These rentals are unlicensed hotels in an area that is not and should not be zoned for business. This is also a sensitive environmental area. Many resources are strained as there is greatly increased incidents of littering, noise and dog excrement along woodlands and wetlands. As with all tourism there are other negative consequences. Rowdiness, vandalism and a standard ratio of predators exist. The volume and continual changing of people are far in excess of what is normally seen at a house in this R1 and R2 zoned neighborhood. The short term rental people demonstrate no interest in the cleanliness, peacefulness and lawfulness in what should be an R1 and R2 neighborhood. They remove money from the local legal economy (hotels / motels) and make money on the backs of the neighborhood community.	4/2/2024 11:40 AM
83	I would like to preserve peaceful occupancy in my area	4/1/2024 12:33 PM
84	Additional traffic; unknown people in our neighborhood walking onto private property and accessing the beach through private property.	4/1/2024 10:16 AM
85	I'm not worried, I haven't noticed any disruptions caused by short term renters, usually people come to port Albert for the quiet not parties	4/1/2024 8:56 AM
86	They are accommodation that meet the needs of people or companies travelling to the area. We don't have hotels here but are along Lake Huron with amazing beaches and businesses to visit.	3/31/2024 9:04 PM
87	Owners are not present to respond to issues. Noise, garbage, unfriendly and unruly renters are a continual nuisance to the quiet enjoyment of our property (which is why we bought it)	3/31/2024 11:54 AM

Short-Term Rental Survey

88	Short term rentals have caused a rift in our homeowners association. The large number of people who are accessing the public paths has put a strain on the beach, the road, the garbage and the water system. Some renters have not respected private property.	3/31/2024 11:05 AM
89	All that I have encountered are respectful. Anyone I've met coming to the area for shortterm rentals respects the beauty of the area and with that the serenity of the lake and the vastness.	3/29/2024 10:12 PM
90	We feel short term rentals are a great opportunity to bring tourism and out-of-town guests into our businesses.	3/29/2024 7:57 PM
91	Bigger concern is the speed of vehicles on Melbourne Street to the lake!	3/29/2024 1:18 PM
92	I live in a rural setting, surrounded by a farm, and I don't believe the current owner would consider doing short-term rentals.	3/29/2024 12:50 PM
93	As long as they are kept in good condition,and not inhabited by criminals.	3/29/2024 11:30 AM
94	They are ruining the quality of life for those around them	3/29/2024 10:39 AM
95	Short Term Rentals boost the local economy. For one they help families obtain a Farm, House, or Cottage they may have not previously been able to afford due to increased costs by offsetting the cashflow. Second they boost the economy of all the local vendors trying to make a living in our beautiful township.	3/29/2024 8:08 AM
96	not near cottage rentals	3/28/2024 7:05 PM
97	Frequent new people who party loudly, do drugs on the beach and at times trespass on other cottage property.	3/28/2024 6:36 PM
98	I am concerned about noise and parking issues as well as tenants who have no respect for others in the neighborhood as many are "one time only " visitors.	3/28/2024 5:16 PM
99	They are very loud, let their dogs run on the beach and defecate without cleaning it up, and leave trash on the beach. They also park in other people's parking spots and are rude when you ask them to move.	3/28/2024 8:32 AM
100	I live in a permanent residential area along the lake where there are no short term rentals.	3/27/2024 11:26 PM
101	Never had a problem	3/27/2024 9:44 PM
102	People have zero respect	3/27/2024 8:23 PM
103	Most of the short teem rentals need no policing etc. Having said that I have three friends who live near non resident owned cottages that are indiscriminatley rented to different groups for the weekend or a week. These groups typically are 15 to 20 twenty something people who go to party all night on the front or back lawn with lots of loud music and often loud, obscene language. (things thy cannot do where they reside) They typically have the money to pay more than the going rental rates which the landlords find attractive. If Council or staff were to live near one of these I am sure there would be fast and furious action. The license fee does not to be high but the fines need to bite.	3/27/2024 6:26 PM
104	I am not concerned about short-term rentals in my neighborhood at all. In fact, I have only had positive experiences with renters in Port Albert. They have always been respectful and considerate of the neighborhood's quiet atmosphere. I believe short-term rentals can be a great way to bring in visitors to our area and support local businesses.	3/27/2024 4:37 PM
105	Most people I have encountered using short term rentals seemed to be very nice	3/27/2024 3:34 PM
106	No control on population (how many guests) No control over noise No control over parking Enforcement in this region cannot be present at the onset of any complaints only reactive measures after the fact. Do not like the concept of continuous unknown non-residents in and out of the neighborhood (potential for increased crimes...thefts etc) Depending on how many "short term rentals" are located within the neighborhood potential impact to current housing property values....nobody with a primary residence purchased their homes in the neighborhood to eventually live in a recreational zoned area ...that's why we have recreational campgrounds, legit B&B's and hotel and motel establishments.	3/27/2024 3:31 PM
107	I am concerned about the overcrowding of these cottages and the excessive noise renters make. My biggest concern, however, is the threat of fire from their campfires, whether on the beach, or up top on David Drive. I have had to speak with several renters last summer. One	3/27/2024 3:22 PM

Short-Term Rental Survey

campfire a couple of doors down from me was dangerously close to their deck and under cedar trees! I asked them to move it closer to the water. Another renter left their campfire burning and went into the cottage for the night. I have actually gone myself a couple of times to put the fire out! The short term rental on David Drive has also had it's campfire in a dangerous location under trees and I know our area cottagers have complained about them. Renters do not seem to realize the fire danger especially when we are going through drought conditions.

108	They are respectful and lovely. It is also their right to use their property they own as they see fit	3/27/2024 1:05 PM
109	The owners of a short term rental near us have been very respectful of the neighborhood. They rent only to families and advise us of upcoming rentals and provide their contact number in case we have any concerns.	3/26/2024 7:43 PM
110	There is a lack of respect these days so after living here for 5 years (and having a cottage nearby here for 20+ years) I believe some rules need to be established and enforced. Last year I counted 15 STRs within a mile of our house. I just want owners to limit the number of renters based on number of bedrooms, only have them stay in legal bedrooms (not sheds), check out the septs beforehand to ensure they are ok for the number of people using it and not polluting, not trespass on private property (laneways, use other peoples stairs to the water etc), park only in owned driveways to limit excessive vehicles and traffic (ie not on the side of privately owned laneways, narrow gravel roads, grass lawns etc), enforce the noise bylaw. These are businesses and I thought we were building in a residential area. When we demolished the old cottage and built our house there were many rules to follow yet none of them apply to converting an old cottage to a rental business and being totally overcrowded. for example septic, railings, tons of plumbing rules, %age of windows, engineering roof and walls etc (yet I could have turned the old cottage that existed (on over an acre) added some sheds or trailers and turned it into a airbnb and the township would have no involvement). I support the building standards but do not understand why a business where the renters change over every week or weekend (higher risk) and have no invested interest have a much lower standard. I looked at renting our cottage and you need special insurance (that is really hefty) and I am guessing many STRs dont get it (which leaves the township thus the taxpayers on the hook if there is a fire or other damage that impacts others IMO).	3/26/2024 5:48 PM
111	We live in a 55+ community and it is a quiet neighbourhood. People renting would have to be 55 in order to fit in. We don't have children on our streets, or teenagers and the cars drive slowly. I feel this would not be accomplished!	3/26/2024 12:14 PM
112	Based on previous experience they can really cause chaos if the wrong tenants are staying	3/26/2024 12:04 PM
113	Owners of the properties are good at explaining rules, regulations and what is expected of them while there.	3/26/2024 10:25 AM
114	Live at Birch Beach. Have had issue with noise (music, partying) from short term rental property in the community. Some renters have no concern for residents around them. With that said it has only happened occasionally and I have benefitted from short term rentals (through out Canada) and would be unhappy if they weren't available to me. As you can tell, I am split on my thinking.	3/26/2024 9:27 AM
115	There can be a lot of people renting 1 cottage, therefore, making a lot of noise. No respect for others. A lot of traffic up and down david drive which is an unassuming road. Who has to pay to fix it?	3/25/2024 10:44 PM
116	They don't bother us - it's wrong to control what people can and can't do on their own property.	3/25/2024 9:49 PM
117	Very concerned, we have called the police on multiple shortterm rentals in our neighborhood a dozen times. They do not care about noise bylaws they do not care about anything, even a visit from the police does not deter them. Our house has been hit by fireworks from shortterm renters and the noise is brutal. Also the concern of people from the city buying old cottages for short term rentals and not updating the septic is a major concern.	3/25/2024 9:40 PM
118	Short term rentals in my neighborhood are concerning because they weaken community connections, take potential homes from those who need permanent housing, and contribute to a less secure and safe community. By having new people staying every weekend or week one does not get to know neighbors and grow a community. The house or cottage is used for seasonal rentals instead of being used for a permanent home adding to the housing crisis. When people stay in a place for a short time where no one knows them, the probability of not	3/25/2024 9:39 PM

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being as kind or considerate or even doing things that are illegal is higher, therefore it creates an unsafe neighborhood.

119	I am concerned that short term rentals will cause unfair increases in property values and cause disturbances to the locals.	3/25/2024 9:20 PM
120	I presume that you mean rental properties operated by on-line companies like Air B&B and others. There may be many risks involved. "Short term tenants" and their guests are not likely known by the "landlord", have no credit or criminal checks. These people may be involved with drugs, human trafficking, weapons and who knows what. There have been news reports regarding all sorts of outlandish parties & goings on at these types of accommodations. Absentee landlords will pay enormous prices to buy local real estate because they know they can reap highly over-priced accommodation rates. This "pricing" influence REDUCES the chances for young families to buy a home in ACW and raise a family. There are many motels in the area that support local employment and spend their earned dollars locally. Many of these motels have vacancies throughout the year and would benefit from greater occupancy. The added competition from "short term rentals" would cause undo hardship on a local industry that has been here, in our communities for many, many years paying taxes. Many cottages along the lakeshore have been rented long & short term over the years, but most are to the same families for many years (known repeat customers). These units should continue in the way they have operated for years without any troubles. From reports we hear on radio & tv news, I don't believe this would be something I would wish to see in our area & I believe it would be a mistake for ACW to permit it. Sometimes added revenues bring added costs & risks.	3/25/2024 8:56 PM
121	There is only one advertised short term rental in our neighborhood.	3/25/2024 8:03 PM
122	There's a huge difference between a neighbour renting their cottage to friends or family for a week and someone who purchases a cottage for continuous short term rentals (e.g. AirBNB). These destroy the trust developed in neighbourhoods, the quality of life and our ability to enjoy our homes, cottages and properties.	3/25/2024 7:36 PM
123	Many Renters are very respectful of neighbours and adjoining properties but at times there are some , especially larger groups that are not. The most concerning incident happened last summer when a group of renters set a large bonfire near beach when no other property owner would even have considered doing so. It was an extremely windy night the fire was quite large and sparks were flying very high into the air. The group involved had been drinking and were not approachable. Fortunately no grass caught on fire or any building went up in flames. Fireworks is another issue and are often let off on weekends and during the week at anytime of day or night. The access and purchase of fireworks is very easy and no restrictions seem to be in place anymore .At present there is no strong enforceable bylaw to manage and prevent these events from happening. Very hard on sleeping children, elderly owners, pets and anyone just wanting a peaceful evening.	3/25/2024 7:09 PM
124	Rowdy loud parties by short - term renters disturb neighbors - resulting in calls to the OPP. Short - Term renters often leave litter on the beach after parties and they don't respect neighbours private property.	3/25/2024 5:38 PM
125	Raising livestock and urban living often clash.	3/25/2024 5:12 PM
126	We have a cottage and the next door cottage is now short term rental. Concerned about people not realizing the risk of the water level and wave action. We have witnessed people going in the water when there are big waves with no life jackets. Also concerned about the potential of loud renters/ parties.	3/25/2024 4:39 PM
127	For the most part, renters in the cottage closest to me are respectful and polite; however, there have been instances of belligerent behaviour and clear trespassing. I am also aware of significant noise issues in properties near to me but I have not been impacted.	3/25/2024 4:20 PM
128	We have a great neighborhood that is family oriented and no problems arise and if it does happen usually owners are notified	3/25/2024 1:01 PM
129	Lack of respect for neighbours Crowded accommodation Lacking parking	3/25/2024 10:57 AM
130	Responsible owners, friendly quiet guests. Great for the local economy.	3/25/2024 10:18 AM
131	It is difficult enough to get existing property owners to follow municipal by-laws and get ACW to enforce them, let alone having people unfamiliar with the by-laws abide by them.	3/25/2024 10:07 AM
132	The short term rentals bring investment to our community and provide a beneficial income to	3/25/2024 8:53 AM

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	owners.	
133	noise, parking	3/25/2024 6:23 AM
134	I think they are great	3/24/2024 11:03 PM
135	I'm sure short term rentals in cottages have their place and maybe in some all season homes but if they start to squeeze the housing supply for people who live in this area it's a problem. If someone wants to rent out where they live several times a year I'm ok with that but if people start buying up multiple family homes and turning them into short term rentals then that is a problem.	3/24/2024 8:33 PM
136	As a resident of Toronto, with a seasonal cabin on gorgeous Lake Huron, the potential issues arising from short term rentals are not lost on me. I feel extremely fortunate to have a wee 'Peace of Paradise'. Not everyone can afford to own a place to escape to but should they wish to have the opportunity to experience what owner's like me are lucky to have, then I believe short-term rentals are part of being 'inclusive.' The onus is on the owner/rentee to vet to whom they are renting, be it the owner, VRBO, AIRBNB etc. Included in the description should be rules, 'The Lay of the Land' i.e. consideration for neighbours... being responsible as opposed to irresponsible. I am not in favour of people buying a recreation property strictly to generate income from rentals.	3/24/2024 5:49 PM
137	Many problems: Non adherence to number of people allowed staying in the property, non adherence to community rules, including, noise, outdoor fires during fire bands, fireworks, cars parking on roads or other people's properties, cars speeding on the road, trespassing on steps from the bluff and onto properties to get to the lake, leaving garbage out early so that animals get into it before the garbage service comes and it is strewn all over. There is also a problem with water use for so many people on a property. We have a community well that was not designed for properties of commercial use.	3/24/2024 5:21 PM
138	They are known to cause significant trouble to local property owners.	3/24/2024 5:01 PM
139	Rental groups often large and very noisy even late in the evening. Renters trespass onto other properties. There is added traffic to our gravel road creating lots of dust. Renters drive faster than residents. Our Association has well water. Rental groups use additional water that is needed for residents.	3/24/2024 4:09 PM
140	I think it's a great option especially for seasonal home owners due to the high cost to maintain beach area property.	3/24/2024 4:05 PM
141	Never had any issues with them	3/24/2024 3:47 PM
142	City people come for short vacation and leave there garbage everywhere and do not respect farm land and there property.	3/24/2024 3:27 PM
143	As long as they are rented to responsible tenants we believe it is the owners business who they rent to and not the townships.	3/24/2024 2:47 PM
144	I have owned and managed my rental property for the past 20 years. I take responsibility of the advertising, bookings, payments and any other related items, one attracts a very civilized group of renters that are looking for a special vacation when you take a personal approach. I know where you survey is heading with the bad wrap attached to Air B&B lately, distant owners buying up real estate, hire housekeeping services and let Air B&B manage the bookings with little or no supervision over clients renting these properties.	3/24/2024 2:37 PM
145	There is noise and property issues with short term rentals. More importantly, they bring a huge influx of people, many of which have questionable backgrounds. Not safe for our neighborhood especially our children.	3/24/2024 1:27 PM
146	Properties offering short-term rentals often have guests Who are too loud, especially at night, and who leave garbage on the beach. They treat Port Albert like a party place. We know how to have a good time in the port, but residents and long-term renters are more respectful.	3/24/2024 1:26 PM
147	There tends to be a level of disrespect for neighbours. The owners try their best to have rules followed, but when you aren't onsite it's difficult. The responsibility lays on the neighbours to "tattle".	3/24/2024 11:36 AM
148	If they own the home, it's their house to do with it what they please.	3/24/2024 11:16 AM
149	Cottage owners have been renting for years.	3/24/2024 10:15 AM

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150	Because one of the newer rental places in our community ignores community concerns, does not give their renters any guidelines it creates tension in the community. Community members respect each other and want to maintain that sense of community. Some of the other neighbors rent their properties on occasion typically by the week, and ensure that their renters are respectful it hasn't ever been a concern.	3/23/2024 5:05 PM
151	No it supports people who come to the community to work on contracts for shorter periods. It also brings tourist dollars to the area.	3/23/2024 2:52 PM
152	Not following rules, regulations and protocols. Garbage being left out on days there is no collection.	3/23/2024 2:40 PM
153	They have been part of the "cottage" community for years already.	3/23/2024 1:35 PM
154	Disrespect for common areas	3/23/2024 1:23 PM
155	Trespassing, noise, disregard for other people's property - quite often by large, unmonitored groups overcrowding the rental property.	3/23/2024 12:25 PM
156	Own a cottage in the area. Don't have short term rentals in our association.	3/23/2024 11:44 AM
157	Short term rentals are not aware of the unsaid "rules" of the area. Noise levels, parking areas, fireworks multiple weekends late into the evening, beach area (staying in your own area), etc. With more short term cottages, the community feeling of neighbours and safety are being lost. The smell of "weed" is very frequent. The	3/23/2024 10:39 AM
158	Wear and tear on our private gravel road, excessive use of our well, these are costs that are the responsibility of all owners but those property owners who have the STR's cost us all more to maintain our well and road. Not clear how a business can just appear in a residential neighborhood without any regulation. If I were to open a business in ACW would I not be obligated to apply for zoning etc before being able to open. This would include limits (zoning) to what I can do as a business, inspections for health and safety. I would be required to ensure that my business operates without excessive noise and would have to meet all fire and safety regulations in regards to the type of business I operate. On a more personal note, I enjoy my time at the lake for it tranquility, not up here to listen to my neighbours renters music and loud parties. I realize as some who do not have this happening near them will think I am just a whiner, but to come up to get away from the noise of the city, it is coming to why come here, it is actually quieter in the city some weekends.	3/22/2024 8:39 PM
159	We have a lakefront place and everyone we had met was kind, polite and thrilled to be by the lake.	3/22/2024 8:03 PM
160	I feel that most people are very respectful of the neighborhood and do not cause any issues.	3/22/2024 7:46 PM
161	Noice, garbage and consideration for homeowners.	3/22/2024 7:13 PM
162	Short term renters do not necessarily know about some of the surrounding conditions and concerns that permanent residents have, i.e. fire bans, courtesy on beaches, right of ways to beaches, trespassing on private property, noise infractions.	3/22/2024 6:48 PM
163	Our park is very private and rentals have disrupted with parties and more guests than planned	3/22/2024 6:15 PM
164	They don't concern us at all.	3/22/2024 6:10 PM
165	Issues have already been present at council meetings. My main concern is absentee landlords that expects neighbors to control their customers. Also, the expense incurred in policing bad behavior.	3/22/2024 5:52 PM
166	There are some short term rentals in Port albert area that are out of control. The owners have advertised one in particular at the corner of David drive and south street as sleeping 32 people when the building itself would be around 1,000 square feet. They also provide instruction to tenants to the beach that trespass on private property. Fences have been hopped by renters and the owner refused to change their instructions to use the public port albert beach, rather than private residence stairs. This property is now planning to put a giant "private residence" and this property that will no doubt be a revolving door for more people being given incorrect instructions by the property owner. When people rent just for the weekends or a week in summer they are on vacation mode and disrupt those who live year round with excessive litter, noise violations and other violations such as fireworks on non designated days or having fires during burn bans.	3/22/2024 5:43 PM

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167	Noise, speed. Disregard of residence	3/22/2024 4:24 PM
168	No problems with them. What a great way to share our community with visitors.	3/22/2024 3:28 PM
169	I have never had an issue with short term rentals that I havent had with permanent owners.	3/22/2024 3:27 PM
170	Since the short term rentals started we have lost a sense of community. I no longer feel safe or comfortable leaving my own property to go for a walk or have my grandkids outside.	3/22/2024 3:12 PM
171	Wondering about the impact on property values & tax rates?	3/22/2024 2:12 PM
172	Hello. I have a home on Saltford Rd and we currently live in grand bend. We will be moving permanently to Saltford once my son is finished his semester. We love the location in Saltford and there is a hotel nearby that all my new neighbors speak very highly about the management. Living in grand bend and knowing many of the wonderful hotel owners, I have seen what short term rentals do to their business and inhibit their ability to grow. But yet they are the biggest supporter of our community. I have also seen what an abundance of short term rentals do to a community. The stress. The divide. And the outside investors whose only interest in the community, is to make money. They do not care about the community the way a small business who lives and thrives there does. It also makes house prices out of reach for growing families, particularly those who work in the service sector. I don't feel short term rentals net enough positive benefits to the community to offset the negative. Short term rentals I understand help those with a larger family that cannot stay in hotels. I get that having raised 4 kids. But many hotels will accommodate. And much of the food is then prepared in the short term rentals which does not help restaurants. It does attract people, I do get that. And people on a budget can come and stay for much less than a hotel. And then do they actually spend much in the community or just come for the trip and spend as little as possible?	3/22/2024 2:11 PM
173	Too many people (approximately 40 in one smal cottage) many cars parked helter skelter, parties & noise at 2:00 am, fires during fire ban, smudge fires causing dense smoke in the neighborhood, running through other owners lawns & property, ising surrounding nature as a toilet and garbage on the beach	3/22/2024 1:52 PM
174	Homes and facilities sized for single families often have many times the number of people in them. This puts a strain on our community water and roads (we run our own water system and our road is private).	3/22/2024 1:29 PM
175	A lot of remote workers (think Bruce Power, wind farms, etc) find it difficult to find short-term rentals. We need housing solutions for these hard working individuals who are working away from home and family. It would be nice to have more short-term rentals, but often they have no choice but to stay in hotels. Everyone deserves a nice home to come back to after a long day. Especially, a nice kitchen where they can prepare their meals. Life on the road isn't always easy and I believe short-term rentals are the solution.	3/22/2024 1:21 PM
176	Other peoples business doesn't affect me	3/22/2024 1:02 PM
177	There are now too many operating on my road. Increases traffic volume, both vehicle and pedestrian, increased use of water from shared well, inconsiderate dog owners, and generally nosey people. Decreased privacy. Off season is now far more enjoyable.	3/22/2024 12:37 PM
178	The short term rentals on Macdonald Ln. cause multiple problems. We have issues with noise, fireworks, aggressive dogs, garbage on the beach, trespassing, rude behaviour.	3/22/2024 12:36 PM
179	if people have the money to purchase a piece of property, maintain it and pay the taxes they should be allowed to do whatever they want with the property, if other members of the township are concerned with this they should get off their wallet and buy it themselves to ensure they have a say in what happens on that property. we live in a free country and as long as the usage of the property isnt for criminal action or intent this shouldnt be a issue. Also dont forget that acw and the town of goderich has always said no to business opportunities and yes to tourism foregtting that thes tourists need a place to sleep.	3/22/2024 12:33 PM
180	I haven't put any thought into it	3/22/2024 11:57 AM
181	Short term rentals not respectful of full time residents	3/22/2024 10:32 AM
182	None near me	3/22/2024 10:25 AM
183	Noise and property damage	3/22/2024 8:26 AM

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184	It will be like Airbnb with party's all the time. Damage to neighborhood. Unwanted things going on like drugs and violence.	3/22/2024 7:59 AM
185	Noise, trespassing, taking our wood for their fires, dogs off leash	3/22/2024 5:37 AM
186	STRentals allow people who can't afford to buy a cottage to have a holiday with their families and enjoy the Lake Huron beauty. These rentals also allow cottage owners to pay their expenses (taxes, electricity, etc) and continue to afford their asset. Most renters are reasonable and respectful. We need to share holiday opportunities and not be nimbys.	3/21/2024 11:01 PM
187	Short term rentals would mean street parking as there is shortage of parking already which has led to some issues between residents and the farmers in the past. Some of the cottagers park on the street as an overflow measure and some park on the street as there is no parking for their cottages. Additional cars due to STRs could lead to higher tensions between various parties involved.	3/21/2024 10:58 PM
188	Trespassing over our property, impacts our privacy at the beach and on our deck - owners do not give sufficient guidance to renters.	3/21/2024 9:55 PM
189	There are great short term renters and some not so great. The increase out of town traffic also concerning for children at play, as they are less familiar with children in the area, rules and common courtesy at times. Short term Renters also have less regard AT TIMES for the permanent residences when it comes to loud recreational play and music late into the evening.	3/21/2024 7:59 PM
190	Short term rent people are considerate. They are on vacation and are there enjoy their time with disregard of neighbours. We've heard people partying mid-week, driving around mid-week with tunes blaring about 3 or 4 times each summer. On week ends ok I can accept that but don't like it mid week. Good neighbours make community better but too many of these people harm the community. Also they occupy housing for others. They don't buy much here.	3/21/2024 7:28 PM
191	I have always had pleasant experiences, the vacationers were respectful and interested in learning about the community and surrounding area	3/21/2024 7:17 PM
192	I own a short term rental, and I am concerned that people (neighbours) who are threatened by them will shut them down. I would rather see regulations and bylaws through public engagement than have Huron County lose an economic income generator.	3/21/2024 6:25 PM
193	We were not expecting a short term rental close to us when we built our new home in Drost Crescent	3/21/2024 6:08 PM
194	Over use of our roadway. Water over usage on our communal well. Leaking septic tanks running into lake. Often have 10 cars at a two bedroom cottage. Theft of our property.	3/21/2024 5:42 PM
195	Feel that it disrupts the neighborhood safety for our children and the folks that rent these properties are often out partying. It was a very very large group of people from the city. They drive too fast on our neighborhood roads.	3/21/2024 5:27 PM
196	I think it's great to bring families to town to explore and experience what the township has to offer and is important to have returning families for our economy	3/21/2024 5:23 PM
197	I have one in my neighbour's yard, abutting my property line. They strategically placed it, so they don't see it, but I do. We have lost our privacy when sitting on our back porch. I don't believe it is a legal rental unit, it was not inspected after hydro and water and sewer were installed. Check it out Drost Crescent. It would be great if you shut it down.	3/21/2024 5:19 PM
198	It is not allowed in the Bluffs	3/21/2024 4:45 PM
199	People don't seem to worry about care or respect towards neighbors	3/21/2024 4:00 PM
200	Our neighborhood rentals are not prime real estate for younger crowd, nor are they central for parties. Short term renters tend to be older and mature families looking for a gateway.	3/21/2024 3:47 PM
201	Noise, treatment of the area (destruction of habitat etc)	3/21/2024 3:38 PM
202	Too many people cars dogs.	3/21/2024 3:18 PM
203	We are a land lease community No short term rentals should be allowed	3/21/2024 2:46 PM
204	We have neighbour's who do short term rentals a few times in the summer to combat rising costs especially the road etc upgrades that were forced upon us. We have never had any problem, the visitors have all been lovely.	3/21/2024 2:40 PM

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205	We live in the Bluffs sub division. There are no short term rentals permitted here.	3/21/2024 2:31 PM
206	Rental property rents to large groups. Those renters have over-run our beachfront and multiple times come onto our property and say on our benches	3/21/2024 2:18 PM
207	We have had numerous issues with short term rentals in our immediate area. We have had problems with noise, lack of respect for laws concerning fires and fire bans, speeding recklessly, lack of control of dogs causing my dog to be attacked and the inappropriate use of privately owned roads and parking to name a few. I am also very concerned about the uncontrolled number of short term rentals in our area and the number of new rentals that appear each year. These short term rentals have had a negative impact on our life in ACW. I am also concerned about septic requirements for short term rentals not being properly addressed and controlled by ACW and the owners that don't live here not getting building permits for major renovations and the addition of outbuildings to increase the number of beds for renters. Short term rentals are businesses and should be licenced, taxed and control the same as motels.	3/21/2024 2:13 PM
208	They are not allowed by my landlord in my neighbourhood.	3/21/2024 2:13 PM
209	The Community we reside in was suppose to be 55 plus, no rentals. They have now stated the properties may be leased for long term. If they start allowing short term it would definitely totally change the functionality and Community spirit of the Community.	3/21/2024 2:02 PM
210	I think we need short term rentals, it brings money into this small community of Port Albert	3/21/2024 1:59 PM
211	General lack of concern for neighbour's as the short term people don't have to deal with noise, garbage and high traffic on gravel roads.	3/21/2024 1:47 PM
212	Generally guests are responsible and respectful. Most operators of short term rentals are very concerned about their investment and impact on the neighbourhood. Short term rentals are part of the backbone of the Ontario tourism economy. Cottage rentals have been a mainstay of Ontario tourism for decades.	3/21/2024 1:22 PM
213	We are in the country, highly unlikely there would be a short term rental. I do believe they should be regulated due to mis-use of properties	3/21/2024 1:11 PM
214	I believe it's good for our economy. I have lived in Port Albert my whole life and the cottagers have always been a great source of income and life of our community.	3/21/2024 1:03 PM
215	I do not think you can have short term rentals in the Bluffs!	3/21/2024 12:21 PM
216	Don't know of any.	3/21/2024 12:15 PM
217	Leased land. Not permitted to use property as short term rental unless sanctioned by landlord. Parkbridge.	3/21/2024 12:11 PM
218	I would like to see more long term rentals but I feel a lot of people won't do this as there is way too much red tape to get them evicted for lack of paying rent or destroying property	3/21/2024 12:09 PM
219	Bylaw officer should enforce current bylaws...more laws not necessary.	3/21/2024 11:35 AM
220	Short term rentals are great as they bring tourists to the area which help our small businesses survive !	3/21/2024 11:24 AM
221	Not near the lake, mostly Amish neighbours	3/21/2024 10:56 AM
222	Many neighboring cottages rent and the people renting are mostly respectful and enjoy the beauty of our area.	3/21/2024 10:37 AM
223	For myself it has changed the quality of my life to the detriment. I have never in my life, despite living in approx. 10 different locations, had a neighbour so devoid of compassion, integrity, a commitment to community. The reasons we chose to spend the rest of our life here are being compromised. There has been invasions of privacy, trespassing, noise violations, confrontations, damage to our association property, violations to fire bans, and stressing an environment in our area that has already been deemed vulnerable. The situation next door to us, promotes large groups (20-30 people) This puts a stress on the septic bed which was not designed to accomodate these numbers. These folks want to enjoy the beach but they are up and down the bluff, whatever way they can. It is unsafe for many of them and not consistent to the messages being given to us by MVCA. They park on association property and sometimes	3/21/2024 10:22 AM

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private property and do not comply to association rules. As a homeowner, who is expected to follow rules around permits, safety measures (example people sleeping in areas where there is no fire escape) I am angry there is no regulation to these individuals. I feel they take away from our hotels ,motels, who are subject to strict regulations .

224	Real estate values are out of control everywhere. Allowing short term rental properties increases costs of home ownership and takes away opportunities to find homes for people to LIVE in Huron county. We need to claw back these rentals, so that we can build our community with people who work, volunteer, play and pay taxes for the infrastructure used.	3/21/2024 10:19 AM
225	Many people who rent cottages short term are there for as much fun as they can have in the short amount of time they have the rental. Sadly, this means parties and sadly, this means parties that go after 11 pm. People who do short term rentals don't understand that noise carries at the water's edge and isn't appreciated by others who are at their cottages for rest and relaxation. Parking can also be an issue when all the available spaces are taken up by the many cars of AirBnB rentals. Owners of rental units aren't around to supervise or advise short-term tenants of issues. Neighbouring cottages should be able to inform the owner when there are issues with tenants rather than have to deal directly with the tenant. Neighbours should have to enforce bylaws, it should be the owner that does so.	3/21/2024 9:22 AM
226	I have a neighbour who had an airbnb tiny house on their property. It concerned me because it brought large groups. They had partys and no respect for neighbours. There was increased garbage, traffic, and lack of respect to property.	3/21/2024 9:15 AM
227	Our home is in Stratford which has a major economic driver, the stratford festival. Our local economy would suffer greatly without the support of short term rental offerings.	3/21/2024 9:10 AM
228	Lack of respect of private property Noise	3/21/2024 8:58 AM
229	Noise, parking, lack of respect for the area, meaning fires, septic use, garbage Owners have bought properties just to use as an investment and do not take care of them. Places that are meant for 6 people will have at least double the occupancy. Noise bylaws are not enforced. Parking on narrow road access is a problem. We have a strong lakefront association and do not hesitate to call owners if there's an issue. As well one cottage is rented to friends and family only There are no properties that are rented for just the weekend.	3/21/2024 8:41 AM
230	I'm in the Bluffs @ Huron	3/21/2024 8:37 AM
231	We own a short term rental (we only rent weekly) and we use a company called Cottage LINK. This company works to ensure that cottages are protected and owners have only families and responsible renters at the cottage. They are insistent that the renters understand the rules of the beach association and are respectful of neighbours. CottageLINK is an example of an organization that "does it right". AirBnB and the like are examples of companies that do not have the management component and therefore leaves it up to the owner to enforce the rules. Many are responsible, but a few are not and these are the ones who are making things so terrible for the rest of us. Please consider reaching out to the CottageLink team (CLRM.ca) who can explain things perfectly. They have been wonderful with us as owners, and done an excellent job explaining to my neighbours their role. For three years, there has been not one complaint about our short term rental, and in fact our beach association has said our property is an example of how it should be done. CottageLink can also explain how they think townships can work with short term rentals, while protecting their residents.	3/21/2024 8:14 AM
232	Short term tenants leave...long term are like luggage, they are with you forever--even if they trash your house and forget to pay rent...or at least the 2-3 years it takes through the courts to get them out. Personally, whenever I travel, I stay in a short term rental 99% of the time!	3/21/2024 7:52 AM
233	Live at The Bluffs. As we get older, we don't need unknown people renting short term near us. We like it quiet as it is now.	3/21/2024 7:46 AM
234	Extra traffic and additional people in the area with little to no understanding of agriculture are issues.	3/21/2024 7:36 AM
235	I work sometimes at them.	3/21/2024 7:32 AM
236	Rentals by landlord I feel comfortable. I worry about things like air bnb as there is little to no control over who is there	3/21/2024 7:21 AM
237	They generate income for our local community.	3/21/2024 6:49 AM

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238	Do not want negative impacts on peaceful areas	3/21/2024 6:31 AM
239	Family and friends have been short term renters and had short term renters and never had any problems. Very undemocratic to restrict mobility of our population and visitors to the country by preventing vacations. There are no where near enough hotel accommodations in this region	3/21/2024 3:14 AM
240	People are respectful. We are neighbours we talk.	3/21/2024 2:33 AM
241	I own the Port Albert Inn and own short term rental properties and manage short term rentals for others in the community. I am concerned with the fact that a small group of cottage owners that do not like the visitors to our community actively seek to undermine those that operate short term rentals and would like to see a ban in our community. It has become evident that regardless of how nice and well behaved our guests are there are some hostile people in our community that do not like unfamiliar "outsiders" or the cottage owners that rent out their own properties. Most cottage owners that are within the vicinity of our rentals show support for our business and are more than willing to notify us in the rare instance that there is a disruption such as noise that violates the noise bylaw. A very few have explained their displeasure at being in the vicinity of one of cottage rental and the fact that they resent having unfamiliar people on the beach. This group has vowed not to cooperate in any way with us. Even after explaining that we do not tolerate any disrespectful behavior or noise that violates the ACW Noise bylaw and will evict immediately any of our renters that violate our stated rules. . Most people we come across in our community are cooperative appreciate the fact that the vast majority of renters are quiet and respectful. They also like the fact that they can rent from us when they need extra accommodations for their own friends and family. Many have benefited from the employment and income that short term rentals have provided for individuals in the community. Others have shared their joy in meeting very friendly and interesting guests staying at one of our cottages on the beach or street. This just demonstrates the differences one can find amongst our population in ACW. Unfortunately some people in our community do not see the benefits of others visiting the area and are not supportive of us. There is a very small vocal persistent group of cottage owners that devote much resources attempting to convince those in our community that short term rentals are not beneficial and a unmanageable problem and should be banned. My personal experience with some individuals indicates that they have no intention of working to solve any issues in our community that may arise with having short term renters. I think the owners of short term rentals and the people that pay to rent them can be easily managed so that we can continue to enjoy the obvious benefits that short term rentals bring to ACW.	3/21/2024 1:03 AM
242	No not locally as there are only a couple houses on my block and all owned by local families	3/21/2024 12:23 AM
243	Living in the country, all land around belong to farmers	3/20/2024 11:42 PM
244	The Issue is with one of the ones on our road, the one right beside us, there is 20 to 30 people in a cottage built with 3 bedrooms. individuals using our steps, noise until late in the evening sometimes to 3am and the police have been called. The fire department were also called for having an open fire during a fire ban and burning household waste and plastic. We moved here full time for the areas peace and quiet as well as living along the coast full time was our dream, which has turned into a nightmare. This owner has no respect with regards to our association bylaws, does not respond to requests about cars parked on public right of way, garbage and beer bottles left on the beach. We live in a sensitive area on the coast and with heavy traffic up and down the cliff of all these individuals on weekends it is only adding to the issue of erosion. To be honest if nothing is to be done we are considering selling and moving.	3/20/2024 10:56 PM
245	STRs have changed the neighbourhood. We wanted to live here for the lifestyle. STRs create a 'city' environment...we did not want that! They are businesses with renters who are not residents. The atmosphere changes.	3/20/2024 9:40 PM
246	Extra income would be good for anyone, everything is so expensive	3/20/2024 9:21 PM
247	Out of control, too many guests vs what is advertised, fireworks going off anytime, garbage put out on Sunday vs the Monday pick up and the animals scattered throughout farm field. Destroy the road and hill when they race out of area. We are lake front and clean up garbage the next day on the beach in addition to the fires on the beach with hot ashes left over in the morning. Its a family area and not conducive to the short term rental disrespectful guests. Haven't mentioned the music after 11pm .	3/20/2024 8:54 PM
248	Noise, dogs off leash because owners seem to think because they're not in a city anymore, it's fine for their dogs to run free. Cars don't seem to think that driving a reasonable speed	3/20/2024 8:43 PM

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applies, also because they're not in a city anymore. Congregating of several people/couples because the place has three bedrooms... and a couch, and floorspace. These short term rentals are mainly owned by investors, who are taking away any/all long term rental properties. Have a look... is there even (maybe) two rentals available in Goderich? Clinton? Nope. Not even getting into the price of any property in any of the areas of the county that are within a five minute drive of any water. These short term rentals are a business, plain and simple. When will the properties be taxed and regulated just like any other hotel or Inn. I'm sure the Bayfield Inn pays business taxes for their property, much higher than residential. Any Hotel or Inn is subject to rigorous inspections from fire to structure. Unsafe conditions from DIY renovations and repairs done to electrical and structure that are a safety hazard, seem to be unchecked.

249	At the present time the short-term rental next door is well managed. The owner is diligent in screening his clients. He openly communicates with us regarding any issues that we may have.	3/20/2024 8:15 PM
250	Only with the lack of supervision and due diligence by the owners if renters get out of hand. It should not be a by-law issue.	3/20/2024 7:27 PM
251	No issue. If anything peoples yards are cleaner when a short term rental	3/20/2024 7:00 PM
252	they need to be licensed too many drunken loud nights and music	3/20/2024 6:51 PM
253	We have stayed in short-term rentals along Lake Huron and they are a valuable service to the area	3/20/2024 6:34 PM
254	This takes units away from permanent housing. Also, especially in a rural context, the potential for abuse of the property and for public nuisance is high.	3/20/2024 5:23 PM
255	If too many you will loose a community that people care for	3/20/2024 5:16 PM
256	They bring in extra revenue, not only through the rentals of the houses or properties, but to the local businesses through tourism	3/20/2024 5:00 PM
257	Noise, disrespect for neighbouring properties, letting dogs run free onto others properties, more persons than beds at the property, parking on other properties or blocking access to our driveway	3/20/2024 4:26 PM
258	There is a short term rental 3 doors north of my cottage. There was a party hosted there and many cars lined the road. Of course, I am nervous about more loud incidents and cars using the private road we all help to maintain and keep in good repair. There is another rental 2 doors south of the camp on our road, but the renters are usually families who stay for longer periods during the summer. If all renters were like those, I would be more supportive of allowing cottage owners to rent out their cottages, but I don't trust that it would be possible to regulate that effectively. I don't believe it increases the value of my property, however, to have neighbours that rent out their cottages - instead, I believe the opposite is true, and for that reason, I do not support allowing for more cottage rentals in my community.	3/20/2024 4:23 PM
259	Concerned about increased traffic , excess noise and partying, overcrowding	3/20/2024 3:41 PM
260	Not concerned. People should be able to rent out their facilities if they want to. We live in a free country. There are way too many rules regarding private property.	3/20/2024 3:33 PM
261	I have a cottage and like the peacefulness	3/20/2024 3:26 PM
262	We have 2 short term rentals near us and we have concerns with, noise, overcrowding, lack of respect of property, absent owners.	3/20/2024 3:24 PM
263	People can do what they want with their property. If it affects mine I'll be talking to them but otherwise no issues	3/20/2024 3:24 PM
264	Parking blocking the roadway Excessive noise Dogs off leash	3/20/2024 3:14 PM
265	No control over how many people use the rentsI at one time.	3/20/2024 3:09 PM
266	Has not been an issue to this point	3/20/2024 2:56 PM
267	The STR rentals in our area have never caused a problem. Most people who rent out their cottage only do it friends and family, have it well set up, and the renters follow the association	3/20/2024 12:58 PM

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guidelines. Also with taxes and interest rates going up, it is a way for older cottage owners to be able to afford to keep their cottage.

268	Renters close to us have always been respectful.	3/20/2024 12:06 PM
269	The owners of the rental property usual live in another area and have no idea what their neighborhood have to put up with. Trespassing, loud music at all hours. The mess they leave behind when they use our beaches	3/20/2024 12:00 PM
270	The farm week-end rental house on Shamrock Beach Road has been orderly for the most part. And it is not situated close to our cottages.	3/20/2024 11:58 AM
271	Worry about what goes on when not a the cottage	3/20/2024 11:54 AM
272	We moved here a year ago and it was not disclosed to us that the neighbour rented out the entire summer season as a short term rental. This has destroyed our ability to enjoy our property and privacy. We have had to file numerous complaints to the township and OPP. Sadly we have decided to sell our property and leave the township. The fact that there are almost no controls over short term rentals were directly responsible for this situation.	3/20/2024 11:38 AM
273	Short term renters can be indifferent to others in the community they are renting in and have been a source of excessive noise, trespassing, fires during fire bans, overcrowding of single family cottages, septic failures due to overloading of single family septic systems, unsafe driving including speeding, careless driving and a recent single vehicle crash on our road. It is impossible for neighbours to stop these behaviours as the renters may be impaired and behave in an egregious manner, considering themselves entitled after paying many hundreds of dollars a night for their rental (often none of said money stays in ACW). Some absentee rental owners are not screening nor policing their renters, are unreachable when there are problems and are failing to educate and ensure their renters behave as good neighbours. Despite efforts by our cottage association to educate the owners of these properties, the issues persist and it is clear that regulations, standards and enforcement are now needed.	3/20/2024 11:37 AM
274	There is absolutely no control over the people renting short term with an absentee Landlord. The properties have become a party place and no rules apply to them as far as they are concerned. If they are advertised as an Air B&B, the presence of the property owner/Landlord should be available to supply breakfast which is assumed with a Bed and Breakfast. It is one of the most frustrating things that can happen in a seasonal area.	3/20/2024 11:05 AM
275	Concern about garbage noise and vandalism	3/20/2024 10:42 AM
276	We have one on our street the owners and renters are all very respectful. The owners do a wonderful job of conveying garbage recycling noise etc and that is greatly appreciated	3/20/2024 10:13 AM
277	A few is not a worry but if too many happen we might see an increase in garbage being disposed of along our street/ road, there already is problem with this issue	3/20/2024 10:02 AM
278	The cottages rented near us are single bedroom cottages typically used by people respectful of our property. We do find that we have to occasionally remind the renters that our beach chairs and toys are private. Garbage disposal upon renters leaving can be a problem as well.	3/20/2024 8:17 AM
279	Without regulation, property owners take advantage of opportunities to maximize income, resulting in disruption and loss of property value to residents. The property next to us has 15-20 renters at a time, with up to eight vehicles, in a three bedroom home. The property owner does not monitor who is making use of the property in any way and does not have a mechanism to contact renters when there is a complaint. Residents are left in a position of conflict with renters. When residents contact the Township, they are told to contact police. When residents contact police, they are told to contact the Township. There is no relief for residents from May to September. Short term rentals of this ilk have ruined quality of life for residents.	3/20/2024 8:08 AM
280	Uncontrolled activity on property.	3/20/2024 6:15 AM
281	We live in a close knit neighbourhood and have concerns about people we don't know, temporarily living here.	3/19/2024 11:02 PM
282	Quality of quiet enjoyment may be disrupted to full time residents. That said - I believe most renters would be respectful.	3/19/2024 9:20 PM
283	I personally haven't seen cases of it occurring in my neighbourhood, so don't have a current	3/19/2024 8:58 PM

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	reason for concern.	
284	People have been renting cottages for decades and I have no problem with those short term rentals	3/19/2024 7:53 PM
285	As long as the owner ensures that renters are respectful of noise by-laws and neighbors and maintains the property, I see it as a potential to help not only our economy but add to personal income during hard economic times. People are more likely to rent their space short term vs long term due to the poor management of the landlord tenant act	3/19/2024 7:26 PM
286	I would build one	3/19/2024 7:19 PM
287	Too many people in the dwelling. The noise level is way too high. No respect for neighbours that live there.	3/19/2024 7:00 PM
288	We don't currently have a major problem, but only have a few short term rentals in the area. Some renters are more difficult than others.	3/19/2024 6:38 PM
289	I run one in zone 3, it is a high priority for me to only rent to respectable people who treat both my property and my neighbors with respect. I do my best to sort the trouble makers from the respectable renters when taking bookings.	3/19/2024 6:38 PM
290	Noise, garbage, parking, not being respectful of neighbours ownership, boundaries and property lines.	3/19/2024 6:18 PM
291	As a cottage owner on bogies beach. There should be no restrictions on cottage owners renting out there property to anyone they deem suitable. I suspect only a few complainers are ruining things for many. Just another attack against recreational property owners by local council	3/19/2024 6:14 PM
292	They have loud parties and camp on my beach	3/19/2024 6:03 PM
293	We would not welcome any extra noise but I'm not against it if it allows people to visit the area and folks can have people use their space efficiently.	3/19/2024 5:56 PM
294	I worry that we do not have many affordable long term rentals. Our kids have grown up here, one works for the County of Huron. With the housing crisis it's hard to determine if they will need to move back to the city when there is not a rental property available.	3/19/2024 5:54 PM
295	Short-Term Rentals bring non owners into the area who are there for short terms and at times, do not respect the bylaws of the township such as noise.	3/19/2024 5:50 PM
296	Short term is best for helping visitors wanting to see or enjoy all our costal Township. ACW has a lot to offer for every visitor to ACW.	3/19/2024 5:35 PM
297	Noise and environment weekend parties Garabge Safety crime	3/19/2024 5:23 PM
298	We have concerns over noise, traffic, and disrespect for the neighborhood.	3/19/2024 5:09 PM
299	I don't think it will happen in a big way in my neighborhood	3/19/2024 5:07 PM
300	I don't love the nightly rentals (AirBNB) but 1-2 week cottage rentals can be beneficial to community.	3/19/2024 5:06 PM
301	Noise from renters Destruction of owner's property Increased traffic	3/19/2024 4:56 PM
302	Cottage owners are very respectful of their neighbours, and ensure that renters are well behaved. This is never really a problem because most renters want to be allowed to come back.	3/19/2024 4:49 PM
303	There has been an increase in littering on the beach and garbage left on the roadside that appears to correspond with an increase in rentals.	3/19/2024 4:44 PM
304	Renters often do not show the same respect for the neighbourhood as homeowners do. They shoot off fireworks after hours and on random days. They have a general disrespect for the neighbours and fail to show common courtesy that permanent residents normally show.	3/19/2024 4:37 PM
305	I have no problem with people renting out their property for short term rentals as long as the renters are respectful of the neighbourhood and respect other members of the community rights including noise after 11pm. Owners should take responsibility of rental guest's behavior	3/19/2024 4:30 PM

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at all times. Bylaw officers should be ready to respond to noise complaints and have the authority to evict renters if necessary.

306	Noise, number of people and families staying in single buildings.	3/19/2024 4:28 PM
307	Noise, using up beach on long weekends	3/19/2024 4:16 PM
308	Renters have always been quiet and respectful of residents.	3/19/2024 4:10 PM
309	Short term rentals spoil family neighborhoods. They bring an increased increased risk of crime and theft as well as noise. I'd it's not their home they don't respect the property or neighbors the same	3/19/2024 4:09 PM
310	We don't have any concerns about short term rentals in our area. We know most the owners that rent out and they are pretty good about knowing their renters.	3/19/2024 4:06 PM
311	I think it's great to promote tourism in ACW	3/19/2024 3:57 PM
312	There has been many times people that are renting short term near me don't respect the area with leaving garbage and damaging stuff also it takes away from people looking for housing in the area	3/19/2024 3:50 PM
313	Not concerned about rentals in the area	3/19/2024 3:41 PM
314	I have no concerns for my neighborhood presently. I do have opinions and concerns about short term rentals along our lake shore and larger communities	3/19/2024 3:36 PM
315	Concerned with parties and noise	3/19/2024 3:34 PM
316	I am concerned if they are renters are not vetted properly before they rent. The rental in our area is rented by a reputable agency with strict guidelines and we have had no problems, but I worry about future rentals.	3/19/2024 3:29 PM
317	Short term rentals do crowd the beach and don't necessarily respect the beach front owners but so far has not been a big problem.	3/19/2024 3:23 PM
318	Short term rentals have a place, when people bring monetary value to a small town or village. I feel this isn't usually the case as they pack their coolers and friends/ families and head to the cottage. Leaving garbage behind and some uncertainty to locals as to who's here now...	3/19/2024 3:02 PM
319	The short term rentals that I am aware of only rent to people that they know. No issues have presented themselves.	3/19/2024 2:53 PM
320	Short term rentals bolster business for our local businesses, shops and service providers, and help our communities cover the increasing costs of living and inflation, which exceed any increases in our wages or earnings.	3/19/2024 2:50 PM
321	Short term long term not much difference.	3/19/2024 2:49 PM
322	Party central and no respect permeant residents.	3/19/2024 2:49 PM
323	There aren't any short term rentals of which I am aware in my area. However, should this area come to have them, depending on the behaviour manifesting from such a rental, it may become an issue. I've had concerns about some Longer Term Rentals in our area, squalour on the property and impaired driving by the renters that resulted in accidents.	3/19/2024 2:44 PM
324	I see value to the economy in having people stay and visit.	3/19/2024 2:35 PM
325	I am STRONGLY OPPOSED to short-term rentals in my area. Not only are there safety concerns for my children, I cannot trust that the renters are in any way vetted. With so many seasonal homes in our immediate area, there are potential security issues (break-ins) arising from more and more visitors coming into the area when the homeowners are not there. Yes, we have had items stolen once short-term rentals started in our area. We purchased our property in a RESIDENTIAL area intended for long-term residents, NOT short-term visitors coming and going. There are safety and security issues when this happens. There are plenty of licensed hotels, motels, and B&B's in the area that visitors can use.	3/19/2024 2:34 PM
326	Majority of short term rentals have inadequate or outdated septic systems	3/19/2024 2:07 PM
327	The noise, the use of profanity, excessive alcohol use and poor decision making by some of the renters have all been experienced by my family. I am a long time resident and have gone	3/19/2024 2:06 PM

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inside with grand children because it was not appropriate for them to be outside. Some renters have a total disregard for long term residents and our property. Using residential areas for short term rentals is unfair.

328	They are loud, disruptive, often trespass, leave garbage, and decrease the overall property value and wellbeing of neighbours.	3/19/2024 1:56 PM
329	If we had a registry / licence we could maybe utilize the spaces for emergency shelter for the county during off season	3/19/2024 1:41 PM
330	Excessive noise, overcrowding, parking on association property, fires on the beach and outside areas during fire bans, ignoring association rules regarding speed limits, excessive use of water system which was never designed to accommodate large numbers of users, large amounts of garbage left behind or not properly tagged for pick up, owners of property ignoring neighbor complaints and continuing to rent to large numbers, most rentals are older and made of wood there are no fire alarms, exit signs fire extinguishers	3/19/2024 1:26 PM
331	I am concerned about the potential liability of Association members who do not rent their properties out. Specifically, if a "renter" was to be injured on property owned by the Association, ALL members could be held liable for negligence/duty of care to the renter since the renter has paid a fee to utilize all Association property and the duty of care because there is remuneration, is therefore elevated. So, even though I do not rent my property, I could be held liable for potential injury/death of a renter. Additionally, I am concerned that there could be expenses incurred by the Association (garbage, wear and tear of road, use of Association well, etc.) that the owner of the rental property gets paid for and the other Association members bear. Lastly, if Association property is damaged by a renter, ALL Association members would have to make repairs at THEIR expense. Not solely the owner of the rental property.	3/19/2024 1:09 PM
332	Weekend rentals that turn into party houses with excessive noise and people trespassing onto neighboring properties.	3/19/2024 12:54 PM
333	A better definition of short term would help. If I think if short term it would be a rental to someone outside if the area coming for enjoyment or even work. Also spending money in the community while here.	3/19/2024 12:50 PM
334	My cottage is near three short term rentals. There are issues with noise, garbage and behaviour. My association has tried to speak to the owners of these properties without any success.	3/19/2024 12:46 PM
335	-Excessive noise and partying without any concern for surrounding neighbours. -Liability concerns for the cottage owner regarding renters mis-use of motorized vehicles or under the influence. -Water safety concerns with inexperienced users of boating equipment as the beach is not monitored. -What are the effects of the value of our home/property taxes.	3/19/2024 12:33 PM
336	We have experienced a general lack of respect from renters to the community. We have experienced vandalism, open fires and fireworks occurring during banned time periods, witnessed debris in the lake and on the beach by renters. It should also be noted that a few years ago, we as a lakefront community, combined with our neighboring lakefront associations, tried to impose on council the "real" concerns that we were experiencing. We were and are looking for rules and regulations to be put in place to protect the communities, similarly to the Collingwood area.	3/19/2024 12:32 PM
337	Depends on the tenant. Safety issues always on forefront.	3/19/2024 12:31 PM
338	There are at least two cottages in our neighbourhood that are listed on AirBB. My concerns have to do with short-term renters not picking up after themselves at the beach (especially noticeable after weekends) and generally showing less respect for the environment and the cottagers around them. This behaviour gives rise to concerns that those arriving for a couple of days who are new to the area also may not be familiar with expectations surrounding fire safety on the beach (i.e. don't light one if it's windy; location on beach where fire is set in relation to treeline or other properties).	3/19/2024 12:21 PM
339	We have many cottages for rent in the neighborhood. It is great for family reunions, friends visits. It brings commerce to the local businesses	3/19/2024 12:16 PM
340	Short term renters do not participate in the community like a permanent resident.	3/19/2024 12:08 PM
341	I believe they will make it less affordable for people in the area to find permanent homes to rent or buy	3/19/2024 12:04 PM

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342	Short Term Tenants are the best. If you have a bad one, they are gone in a week or 2 and not a permanent annoying neighbour	3/19/2024 12:00 PM
343	tenants have no respect for neighbours..unattended campfires on the beach...fireworks which go over neighbour roofs..noise till early morning..and garbage set out on the wrong day which attract animals and makes a huge mess	3/19/2024 11:58 AM
344	I am not concerned about well managed short term rentals that enforce guests comply with local rules and regulations (especially around noise and fireworks etc). I believe most owners and guests do not cause problems but there should be consequences for those that do not follow the rules (noise, garbage, parking where not permitted maintenance issues etc). As someone who has used air bnb several times it would not be impossible to financially penalize guests who do not follow the rules of the house. You can install decibel detectors for noise and cameras to ensure the correct # of guests are on site. I was an air bnb host and the neighbours always had my phone number if there were any issues with guests. So long as tenants are following local rules and regulations I feel people have a right to rent a slice of paradise. The enforcement of the local rules and regulations would be a critical component of keeping everyone happy. If owners know they will face consequences for guests who do not comply with regulations, they will properly vet guests and ensure they have an ability to monitor guests.	3/19/2024 11:55 AM
345	We live in the community and when you have a short term rental near you, those people are on vacation. And they act like they're on vacation all week long so when you get new people in the following week, they're also on vacation and act like they're on vacation all week long. So you have never ending vacationers beside you constantly that means a ton of people coming and going. Lots of drinking, lots of yelling, lots of fireworks, late night parties every night, and it disturbs the peace every single day. You can't live in your own house.	3/19/2024 11:46 AM
346	Some renters don't follow the rules about trash, noise, beach access, pets, etc. I also like that I know my neighbors and that we look out for each other and our property.	3/19/2024 11:44 AM
347	Short term rentals help mitigate the cost of ownership, taxes and upkeep of the property	3/19/2024 11:44 AM
348	I think it is wonderful that people come to our area to explore and also for funding our economy. We don't have many other options here for tourists to come, there are a few motel and hotels, sure But I think we have so much to offer and I think it's incredible to see small businesses grow and flourish	3/19/2024 11:25 AM
349	We have had problems with "party palace" noise at all hours night and day, littering, foul language, overflow parking	3/19/2024 11:22 AM
350	We have expedieneced public drunkenness, noise, overcrowding, general disregard for the neighbourhood.	3/19/2024 11:12 AM
351	Mostly because I have no experience with them (good or bad) in my immediate area.	3/19/2024 10:45 AM
352	They only have value for the people that own the property. Neighbors and surrounding communities can be affected in very negative ways.	3/19/2024 10:44 AM
353	I think there is a lot of options for people looking for short term rentals in the area	3/19/2024 10:27 AM
354	I live near a short term rental in Benmiller and have absolutely no issues with it. In general I do not have any serious issues with short term rentals in ACW. I do feel that Lake Huron waterfront properties should provide proof of a water test and a functional septic system before renting the property. I do not believe any government should be telling property owners what to do with their property as long as the property owners are following the letter of the law. Absent landowners are not welcome in my mind.	3/19/2024 10:06 AM
355	There was recently an example of a person renting who did not pay their rent and refused to leave. While it was not a short term rental, what is to prevent someone doing that under the guise of one? I can see short term cottage rentals along the lake during summer, however who is likely to require a short term rental in any rural or village area so far from larger urban areas where employment may be? We have enough criminals who live in this area (Dungannon Lucknow rural areas) now without providing temporary housing to more (drug use). If this is regarding Air B & B style short term rentals, there have been numerous reports of renters misbehaving and causing problems; who wants that in their neighborhood? Blyth has the Theatre and I know of such rentals, which makes sense as the people coming to the Theatre from urban areas and are not likely going to be disruptive. Those people are not the same	3/19/2024 9:50 AM

Short-Term Rental Survey

character of people that are going to be drawn to short term rentals in a sleepy run down village with no shopping, eateries or entertainment. Would anyone on council want such a rental across the road from them?

356	Has never bothered us. Just see them walking sometimes. No problem with that.	3/19/2024 8:41 AM
357	Our neighborhood is very protective of the status quo. The resist short term rentals vigorously. Under different circumstances I would operate a short term rental.	3/19/2024 8:33 AM
358	A bit. Don't mind short term rentals for families but concerned about party houses. I've used them myself.	3/19/2024 8:29 AM
359	I am concerned about noise and nuisance from rentals to people who have no accountability for living in the neighbourhood.	3/19/2024 8:19 AM
360	Cottage owners have been doing this for years. Why the concern now?	3/19/2024 6:09 AM
361	Accommodations are very limited in Huron county. Taxis and public transportation are not readily available. With the closest hotels being in Goderich and Kincardine, short term rentals enable homeowners/locals with better abilities to host friends and family from out of town. Often times, short term rentals can be a more affordable option with better benefits, such as beach access and closer proximity to the host/ person they are visiting. Living near a cottage community, there are short term rentals up the road that have never been an issue. Instead, they give us greater flexibility to accommodate our loved ones from out of town. This is extremely important.	3/19/2024 1:27 AM
362	Tourism,	3/18/2024 10:40 PM
363	Short term rentals often show poor regard for the neighborhood- let alone respect for property or neighbors	3/18/2024 9:21 PM
364	Don't know what to expect. I have a child and when random people arrive it might force certain conversations due to what my child is seeing.	3/18/2024 9:14 PM
365	Noise and traffic	3/18/2024 8:10 PM
366	I firmly believe that the short term rental is not sustainable in our neighborhood for a bunch of different reasons. First our road is not adequate to support a lot of traffic, as is a narrow private gravel road Second we have a well in our association that needs a lot of tender loving care. Those two things will already increase our cost to take care of our property, not to include the expense for services to the house, including the high cost of property taxes. We are not completely against cottage rentals, but if a minimum of one or two weeks rentals is required that would be acceptable. A longer term rental would also makes safer for everyone, especially for our location as we have a lot of challenges with the erosion of the bluff and the beach access.	3/18/2024 7:58 PM
367	I assume they will arrive and how will that affect my property taxes and country lifestyle which I chose?	3/18/2024 7:47 PM
368	As long as the ratepayer is paying their fair share of taxes, I would rather see a house be rented than be vacant	3/18/2024 7:25 PM
369	Restricting the property use of an owner is in my opinion a breach of their property rights. The short term rentals in my area are cottages used by the owners and rented occasionally. They are not a concern. What is of concern is the lack of control of the property standards of some owners, especially those who claim to be farmers who simply pollute, pile recycling junk do not maintain their private road which is used by many owners as the only access to their homes. This Municipality does not respond to those who do not properly keep their property condition up to the standard. Complaints have been filed and no answer to the written complaint is handled by ACW staff.	3/18/2024 7:14 PM
370	I feel that these are businesses and should be taxed accordingly I also feel it brings the value of the permanent residence properties down Not cleaning up after their dogs	3/18/2024 7:12 PM
371	Trespassing	3/18/2024 7:00 PM
372	Excessive noise, more traffic flow and disregard to association rules. They are not paying extra tax for running a business in the area. The strain on septic and water system (no cap on how many people can stay at one residence)	3/18/2024 6:56 PM

Short-Term Rental Survey

373	We live in a small enclave. Our neighbors may rent from time to time but it's generally not created a problem for us.	3/18/2024 6:52 PM
374	The covenants we signed prior to purchasing our home does not permit rentals. Furthermore living by the BenMiller inn increase foot traffic, noise and illegal dumping of waste.	3/18/2024 6:40 PM
375	Am worried about excessive noise problems. We have a short term rental near our cottage and had lots of issue's. Nothing is ever done about the complaints. So we are apprehensive.	3/18/2024 6:39 PM
376	No one in my immediate neighbourhood is providing short term rental.	3/18/2024 6:30 PM
377	So far things have been reasonably normal	3/18/2024 6:29 PM
378	Could add to crime	3/18/2024 6:02 PM
379	They are very disruptive. There is such homelessness and very few affordable rentals for ppl already living here. This will take away from the people wanting to live here, or whom need to move.	3/18/2024 5:54 PM
380	An individual is looking to build a small home in neighborhood for rental purposes. It changes the dynamics in area. As a residential area, this is about someone making supplementary income without regard to neighborhoods. Short term renters do not respect the area and landlords do not control as too difficult.	3/18/2024 5:53 PM
381	Noisy parties, loud music, parking on our land, and excessive garbage	3/18/2024 5:44 PM
382	Noice nuisance	3/18/2024 5:35 PM
383	I am not concerned about short term rentals there are very few hotels or resorts to promote tourism in ACW, where else are visitors going to stay. Embrace it as a council and charge a tax or licensing fee to the owners wishing to short term rent their properties. Don't stop it, profit from it.	3/18/2024 5:29 PM
384	I have cottages to rent on our property where we are full time residents. I'm very careful about who we rent to - only quiet families - no parties or pets and I talk to everyone before I take a reservation so that I'm sure it's a good match. We also only do weekly rentals which dissuades some of the partiers. Unfortunately, some of the cottages in our area are rented out by absentee property managers and things can get out of hand. Loud music t'il the wee hours, foul language being screamed at the top of their lungs, staking out the whole beach and leaving garbage behind. I really don't know how anything can be done to manage the problem without punishing the people who do rent responsibly though. I have called the police to enforce the noise by-law.	3/18/2024 5:19 PM
385	I own a	3/18/2024 5:04 PM
386	The constant change in residents next door to is ridiculous, they come combining about our kids and dogs making noise. Their there for weekends and feel they have more rights then us homeowners	3/18/2024 5:00 PM
387	Our neighbors do short term rentals and I've always enjoyed the people staying with no issues	3/18/2024 4:52 PM
388	No concern It's a source of income for residents	3/18/2024 4:50 PM
389	Short-term rentals that are advertised on platforms such as AirBnB sometimes advertise amenities such as sleeping accommodations that exceed the normal sleeping accommodation available in the rental. This results in too many people partying at the STR, unaware of or not caring about fire bans, fireworks regulations, noise by-laws, septic tank capacity, and the general effect of the rental on the neighbours. Some of these are owned by absentee landlords who are not available to solve problems. Many owners have been renting their cottages to trusted family and friends for decades. I have no problem with this. Most concerns can be addressed by regulating STRs that are advertised commercially.	3/18/2024 4:45 PM
390	Concern of vandalism and theft	3/18/2024 4:29 PM
391	Have heard of problems through friend conversations.	3/18/2024 4:27 PM
392	I believe short term rentals drive up the price of long term rentals. As well there isn't enough oversight ensuring short term rentals abide by the same rules long term rentals must abide by	3/18/2024 4:23 PM
393	Have never had any issues or problems.	3/18/2024 4:20 PM

Short-Term Rental Survey

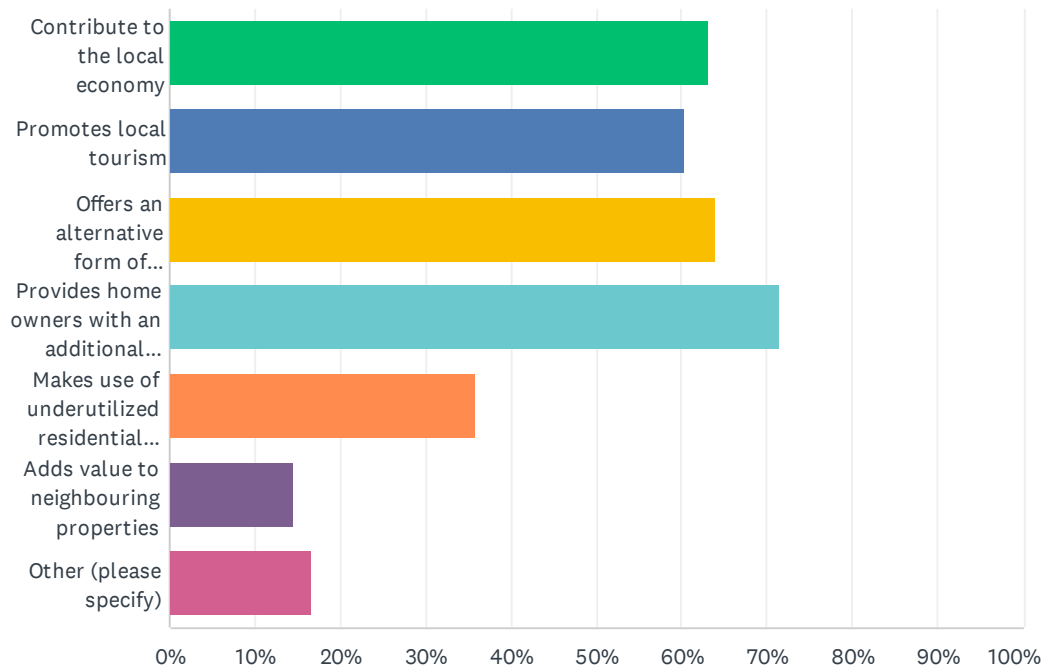
394	Visitors come for long or regular weekends and party, party, party. They don't care about the noise they make, the neighbours that they disturb (they won't see them again) or the mess that they leave (don't store the garbage properly)- they are only there to enjoy themselves. It is a very real problem. They don't care about the environment while they race down the roads or what they damage. They also bring drones with them and don't respect the neighbours' privacy. Typically the absent owners (in our area anyway) charge so much money for the weekend that the house needs to be filled to the brim with visitors so that they can pay the rent, which of course adds to the noise and the strain on the water and septic systems.	3/18/2024 4:15 PM
395	Concerned with noise levels and upkeep (garbage) of the area around the rentals.	3/18/2024 3:53 PM
396	Summer sublets are financially beneficial to owners in the area	3/18/2024 3:51 PM
397	No issues. Great that they are available.	3/18/2024 3:34 PM
398	There is a short-term rental property about a kilometer away from our cottage. Individuals from that property come on to the beach near our property and typically leave a lot of garbage on the beach.	3/18/2024 3:29 PM
399	Live on edge of Lucknow. Neighboring property all owner residents.	3/18/2024 3:29 PM
400	Not aware. of any short-term rentals in our immediate neighbourhood.	3/18/2024 3:25 PM
401	I see it as a great business opportunity for homes that are vacant from the large scale farm operations(one family owning multiple farms) Airbnb brings people from all over to ACW to spend money in local economies	3/18/2024 3:19 PM
402	Brings more traffic to area	3/18/2024 3:06 PM
403	I do not know anything about who the person's renting the property/residence adjacent to my property are. I feel that Short term rentals should be fenced for privacy reasons.	3/18/2024 3:02 PM
404	Short term rentals usually bring with them people who will not respect the property and the neighbours, knowing they will only be there a short time. Thus, you will see increases in volume complaints, by law infractions regarding things like fires and fireworks, unleashed dogs, etc. My concern is there will be too many instances of this. A rental to a family of 4, say, can balloon to 15 quickly enough if word gets around. You see it in cities with people who rent and have a large gathering, knowing they will not be coming back nor will care about the permanent residents there.	3/18/2024 2:58 PM
405	Where I live the houses have many acres between them	3/18/2024 2:36 PM
406	I have heard complaints from several people who live in the Town of Goderich regarding upsetting noise and interruption by neighboring "short-term'tennants who often have little respect for nearby neighbors and homeowners.	3/18/2024 2:26 PM
407	I see no major concerns with it.	3/18/2024 2:25 PM
408	Short-term rental's bring individuals to our area, which helps the local businesses.	3/18/2024 2:22 PM
409	It don't matter to me one way or the other	3/18/2024 2:10 PM
410	It is important to have clear and informed rules and regulations signed by the renter. Including twp bylaws about noise.	3/18/2024 1:52 PM
411	Renters do not dispose of their garbage correctly and wildlife gets into it. Excessive noise after 10pm is also an issue.	3/18/2024 1:47 PM
412	I don't mind the odd short-term rental, especially if the owner is on site or nearby to ensure the property is well maintained and can quickly deal with any issues with renters, but I wouldn't want to be surrounded by short-term rentals, where all off my neighbours are short-term renters. I could see this being more likely and popular along the lakeshore, as the lake and seasonal stores attract tourists. However, one of the reasons I chose to purchase my property was due to its location within a small, supportive, and welcoming community, and I wouldn't want to lose that atmosphere.	3/18/2024 1:37 PM
413	We are not aware of any short term rentals in our neighbourhood.	3/18/2024 1:32 PM
414	Excess noise, traffic and overuse of water system owned by cottage association.	3/18/2024 1:14 PM
415	There are bylaws in place to deal with problems caused by short term rentals.	3/18/2024 12:56 PM

Short-Term Rental Survey

416	With noise bylaws in place and the space that I have personally around me I am not concerned. Rural properties are not a high demand for short term rentals unless they are being used as agritourism. Within Town limits I think they could be potentially outbidding other residents for full time homes which is not good.	3/18/2024 12:52 PM
417	If there are loud parties with more people than the rental is planned for.	3/18/2024 12:43 PM
418	We have never had any issues with short term rental	3/18/2024 12:04 PM
419	There is only four homes in our area and so far they are all owned by families that reside there.	3/18/2024 11:51 AM
420	I am concerned about short term rentals in general but as for my area I am not aware of any short term rentals in my area.	3/18/2024 11:26 AM

Q5 In your opinion, what benefits do Short-Term Rentals bring to the Township of Ashfield-Colborne-Wawanosh? (Check all that apply)

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Contribute to the local economy	63.05%	471
Promotes local tourism	60.24%	450
Offers an alternative form of accommodation for tourists and visitors	63.99%	478
Provides home owners with an additional income stream	71.49%	534
Makes use of underutilized residential dwellings/units	35.88%	268
Adds value to neighbouring properties	14.46%	108
Other (please specify)	16.73%	125
Total Respondents: 747		

#	OTHER (PLEASE SPECIFY)	DATE
1	Given our experience with short term rentals— in our particular situation— they are of no value and actually decrease property values.	5/20/2024 4:52 PM
2	No benefit	5/18/2024 12:45 PM
3	None	5/18/2024 12:45 PM
4	Hope mature couples with families that appreciate where they are	5/15/2024 8:02 AM
5	They don't, most who rent in our area come to party and leave. They become a nuisance and we cannot rely on the police as they are overtaxed policing the rest of the community. There is	5/13/2024 4:46 PM

Short-Term Rental Survey

	no benefit to having short term rentals that I see.	
6	these renter are not tourists- they stay at the rentals	5/13/2024 4:35 PM
7	None.	5/13/2024 2:23 PM
8	Net net, a major negative.	5/13/2024 1:40 PM
9	They are of no value!	5/13/2024 12:37 AM
10	Helps to pay for the high property taxes	5/12/2024 5:00 PM
11	No benefit at all if the people renting follow no rules.	5/12/2024 11:31 AM
12	There are no benefits they bring to the township. What i have seen is that they only bring income to the owners o the short term rentals.	5/12/2024 11:06 AM
13	As a taxpayer who doesn't rent, there are NO benefits.	5/11/2024 7:12 PM
14	Not much benefit other than for the renters	4/30/2024 8:39 AM
15	Does not add value to our properties.	4/29/2024 9:26 PM
16	they diminish the quality of our environment and add to our maintenance expenses	4/21/2024 5:19 PM
17	None	4/19/2024 1:37 PM
18	The neighbours conducting the AIRBNB operation are very well off and seem intent in renting out our private community for their sole financial gain.	4/19/2024 1:07 PM
19	I am not a fan of short term rentals,	4/19/2024 6:35 AM
20	Freedom for property owners to exercise their rights on their own property	4/18/2024 5:48 PM
21	eliminates long term rentals	4/12/2024 6:03 PM
22	No other options when visiting area.	4/9/2024 10:55 AM
23	There are no benefits for the community	4/6/2024 11:48 AM
24	Helps pay property taxes	4/5/2024 8:55 AM
25	Helps cottage owners pay taxes	4/5/2024 8:44 AM
26	Based on my prior comments I could check a couple of these boxes if the owners are present in the community and they respect their neighbors. Otherwise if it's a commercial enterprise I cannot comment	4/2/2024 1:16 PM
27	Yes they provide home owners with an additional income stream but this drives up the cost of properties, so it hurts residents hoping to get into the housing market. The short term renters in our area all live in Toronto full time and solely have the property for income and speculation.	4/2/2024 12:13 PM
28	No benefits other than to the unlicensed business owner.	4/2/2024 11:40 AM
29	I don't think any of the above actually bring benefits directly to ACW	4/1/2024 10:16 AM
30	I don't think they Bring any benefits	3/31/2024 7:19 PM
31	The above are all self centred and silly. There is no benefit that can balance the negatives - as permanent owners bring all the above	3/31/2024 11:54 AM
32	I believe the negative impact of short-term rentals outweighs any benefits.	3/31/2024 11:05 AM
33	I think it would benefit many	3/29/2024 11:30 AM
34	None!	3/29/2024 10:39 AM
35	Aids cottage owners with taxes	3/28/2024 7:05 PM
36	None!	3/28/2024 8:32 AM
37	By welcoming short-term rentals, ACW can showcase its unique charm and attract more visitors, ultimately enhancing the overall quality of life for residents and visitors alike. Let's	3/27/2024 4:37 PM

Short-Term Rental Survey

embrace the benefits that short-term rentals bring to our township and continue to thrive as a vibrant and welcoming community.

38	There shouldn't be any underutilized residential dwellings /units as people can't find places to live as it is	3/27/2024 3:31 PM
39	I don't think there are any benefits, only hindrances and worries to the cottagers who own their properties.	3/27/2024 3:22 PM
40	not really - most renters seem to bring their own supplies/alcohol etc The STRs would get used by the owners to it works out to the same thing	3/26/2024 5:48 PM
41	Allows people who can't afford to own along a lakeshore an opportunity to enjoy our beautiful township.	3/26/2024 4:48 PM
42	Not for our community	3/26/2024 12:14 PM
43	I think it decreases the value of neighbouring properties	3/25/2024 10:44 PM
44	None	3/25/2024 9:40 PM
45	See my note above. I do not see a benefit to ACW	3/25/2024 8:56 PM
46	none of the above	3/25/2024 7:36 PM
47	Doesn't offer value to the community	3/25/2024 5:12 PM
48	No added value to any neighbours who are not renting	3/25/2024 1:20 PM
49	None. Longer term rentals provide many benefits.	3/24/2024 5:01 PM
50	we do not see any benefits to the Township of ACW of short term rentals	3/24/2024 5:01 PM
51	Nothing	3/24/2024 3:27 PM
52	Offers people a short term opportunity to enjoy a unique lifestyle by renting versus not ever being in a position to own a cottage.	3/24/2024 2:37 PM
53	I feel it only a detriment to the community.	3/24/2024 1:27 PM
54	They supplement homeowner income but do not add to the sense of community.	3/24/2024 1:26 PM
55	can decrease property values if not managed by owners.	3/23/2024 5:05 PM
56	Helps people who need to support to afford their homes/properties. Particularly in cases of marriage breakdown and separation when incomes are stretched There are negatives as well around competition with long term rental and some disruption if guests don't behave so there is a balancing but overall it provides homeowners flexibility when costs are challenging and keeps people in their homes	3/23/2024 2:52 PM
57	Reduces value of neighbouring properties.	3/23/2024 12:25 PM
58	Not a benefit to my community, most Vacationers would be travelling and supporting surrounding communities	3/22/2024 7:13 PM
59	No value at all	3/22/2024 6:15 PM
60	Promotes more traffic	3/22/2024 2:12 PM
61	None of the above	3/22/2024 2:03 PM
62	zero benefit	3/22/2024 12:36 PM
63	Don't know, and if I were curious, I would research the economics of STRs.	3/22/2024 11:57 AM
64	None of the above	3/22/2024 7:59 AM
65	Decreases other property values.	3/21/2024 7:28 PM
66	Provided those who don't have a cottage a way to experience the lifestyle for a short term.	3/21/2024 6:25 PM
67	Devaluing my property	3/21/2024 5:19 PM
68	Not sure if any	3/21/2024 4:00 PM

Short-Term Rental Survey

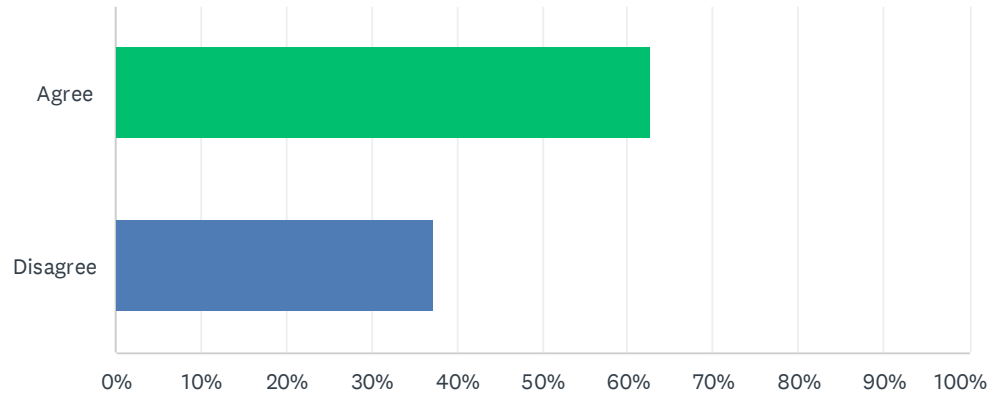
69	None	3/21/2024 3:18 PM
70	Cottages only for short term rentals	3/21/2024 2:46 PM
71	It helps to pay for surprise costs the township dumps on us	3/21/2024 2:40 PM
72	The above list appears to be greatly biased.	3/21/2024 2:13 PM
73	Port Albert where we live does not have any other form of reasonable family oriented accommodation for t visitors.	3/21/2024 1:22 PM
74	Offers short term place for acw residents if they have a fire, flood or renovation to their home	3/21/2024 9:22 AM
75	I see very little value to the local economy	3/21/2024 8:58 AM
76	Helps temperary workers find an at home experience where they can eat more healthy and economically	3/21/2024 6:42 AM
77	Promotes diversity	3/21/2024 3:14 AM
78	Vibrant community	3/21/2024 2:33 AM
79	Many of the renters that come to visit are very friendly interesting people that community members can enjoy meeting.	3/21/2024 1:03 AM
80	I think it takes away from the economy as hotels are losing business and they only come here to party.	3/20/2024 10:56 PM
81	Need a bylaw to respect the permanent residences who are subjected to the "guests"	3/20/2024 8:54 PM
82	It's a great idea that has gone too far. It must be regulated and taxed to protect communities.	3/20/2024 8:43 PM
83	None, only greedy people do this for additional money to the detriment of their neighbours	3/20/2024 5:23 PM
84	none	3/20/2024 4:26 PM
85	Not much	3/20/2024 3:26 PM
86	There are no economic benefits to ACW.	3/20/2024 11:38 AM
87	Nothing for the community just the property owner	3/20/2024 10:02 AM
88	Devalues neighbourhood property values.	3/20/2024 8:58 AM
89	I would need to see evidence to establish that renters contribute to the local economy. Anecdotaly, I believe renters are using services and spending tourist dollars outside of ACW (Goderich, Bayfield, Kincardine).	3/20/2024 8:08 AM
90	Aid people in need of accommodations.	3/19/2024 8:58 PM
91	Increasing tourism also brings money to the area and possible larger investment opportunities to a largely untapped gem in West Region. The more people that discover this place the more money that comes and in turn more tax revenue. Everyone wins as long as you attract the right people.	3/19/2024 6:38 PM
92	Offers the ONLY form of reasonable accommodation for families.	3/19/2024 4:49 PM
93	No net benefit	3/19/2024 4:28 PM
94	None	3/19/2024 4:16 PM
95	Brings diversity and inclusivity to the community	3/19/2024 4:10 PM
96	None. Absolutely disagree	3/19/2024 4:09 PM
97	Short term rentals bolster business for our local businesses, shops and service providers, and help our communities cover the increasing costs of living and inflation, which exceed any increases in our wages or earnings.	3/19/2024 2:50 PM
98	De values the neighborhood	3/19/2024 2:49 PM
99	I'm not really sure if the benefits outweigh the potential issues, particularly for the neighbours of STRs.	3/19/2024 2:44 PM

Short-Term Rental Survey

100	The main benefit is to the homeowners who gain financially. Visitors will come to the area mainly because of Goderich - they can stay in pre-existing hotels, motels, and B&B's which are probably losing business to unlicensed short-term rentals.	3/19/2024 2:34 PM
101	None	3/19/2024 1:56 PM
102	None. Only revenue for owner of the property and potential liability for not renting owners.	3/19/2024 1:09 PM
103	In our experience, the renters in our area do not explore the nearby towns, they stay at the rental for the entire duration. They are not Tourists, they do not contribute to the towns economy, and definitely do not increase property value as our community is dominantly owned and not rented, renters have become a deterrent to the community.	3/19/2024 12:32 PM
104	None	3/19/2024 12:04 PM
105	It makes owning a cottage in our area affordable - renting a cottage helps cover the huge purchase price and maintenance costs.	3/19/2024 11:55 AM
106	It devalues all of the properties around you. Zero benefit. They don't spend money in the community because they stay at their cottage and don't leave. They bring everything they need with them for the entire week..	3/19/2024 11:46 AM
107	Negligible benefits	3/19/2024 11:12 AM
108	Devalues neighbouring properties	3/19/2024 9:50 AM
109	Brings a variety of interesting people to the lakeshore who maybe otherwise couldn't afford to be at the lake.	3/19/2024 8:46 AM
110	Accommodations are very limited in Huron county. Taxis and public transportation are not readily available. With the closest hotels being in Goderich and Kincardine, short term rentals enable homeowners/locals with better abilities to host friends and family from out of town. Often times, short term rentals can be a more affordable option with better benefits, such as beach access and closer proximity to the host/ person they are visiting.	3/19/2024 1:27 AM
111	None	3/18/2024 8:42 PM
112	Will create congestion, crime will increase and our property will decrease in value.	3/18/2024 7:58 PM
113	See m	3/18/2024 6:56 PM
114	There are enough motels.	3/18/2024 6:30 PM
115	I do not agree with sts	3/18/2024 5:54 PM
116	All of the above	3/18/2024 5:53 PM
117	Does not.	3/18/2024 5:53 PM
118	Short term rentals unfairly compete with businesses like the Benmiller Inn.	3/18/2024 4:23 PM
119	Since they are only at the rented premises for the weekend or a bit longer, they are not off exploring and shopping in the local towns and villages. They typically bring their own food and plenty of drinks. They probably only use the local gas stations. They certainly do not add any value to neighbouring properties. All of the recent houses that have been sold in our area are exclusively for airBnB purposes. Our 'neighbours' who bought the house next to us last year, have not stayed there themselves a single night. These are used purely as businesses.	3/18/2024 4:15 PM
120	None of the above!	3/18/2024 3:02 PM
121	Not in favor	3/18/2024 2:24 PM
122	I am for them with proper controls. In the past we have learned by our neighbour has rented out to short term tenants. Some we would to be our neighbour others we need to keep the police phone number close.	3/18/2024 1:52 PM
123	None of the above.	3/18/2024 1:14 PM
124	All of the above	3/18/2024 12:04 PM
125	None other than to increase the prices of homes in the area.	3/18/2024 11:26 AM

Q6 They make the Township of Ashfield-Colborne-Wawanosh a more appealing destination.

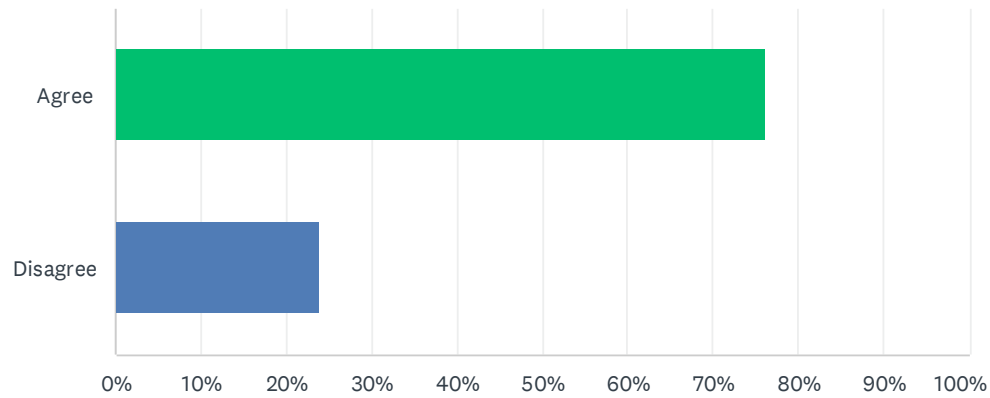
Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	62.78%	469
Disagree	37.22%	278
TOTAL		747

Q7 They bring tourist spending to local shops and restaurants.

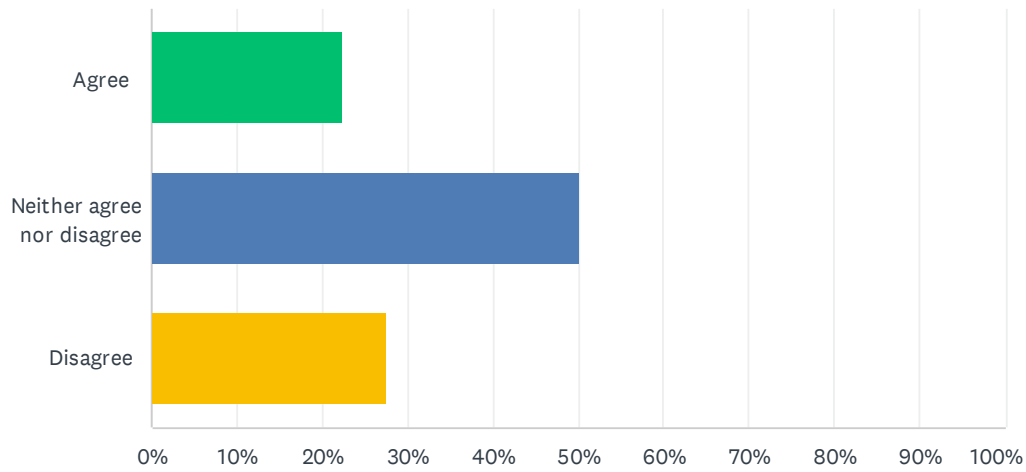
Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	76.17%	569
Disagree	23.83%	178
TOTAL		747

Q8 Short-Term Rentals have positively impacted my neighbourhood.

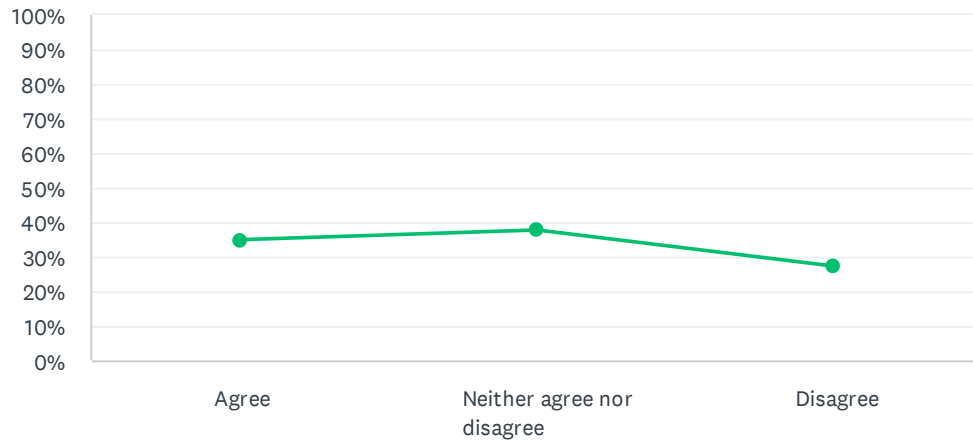
Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	22.49%	168
Neither agree nor disagree	50.07%	374
Disagree	27.44%	205
TOTAL		747

Q9 They make it harder for people to find quality, affordable housing that is available to rent long term.

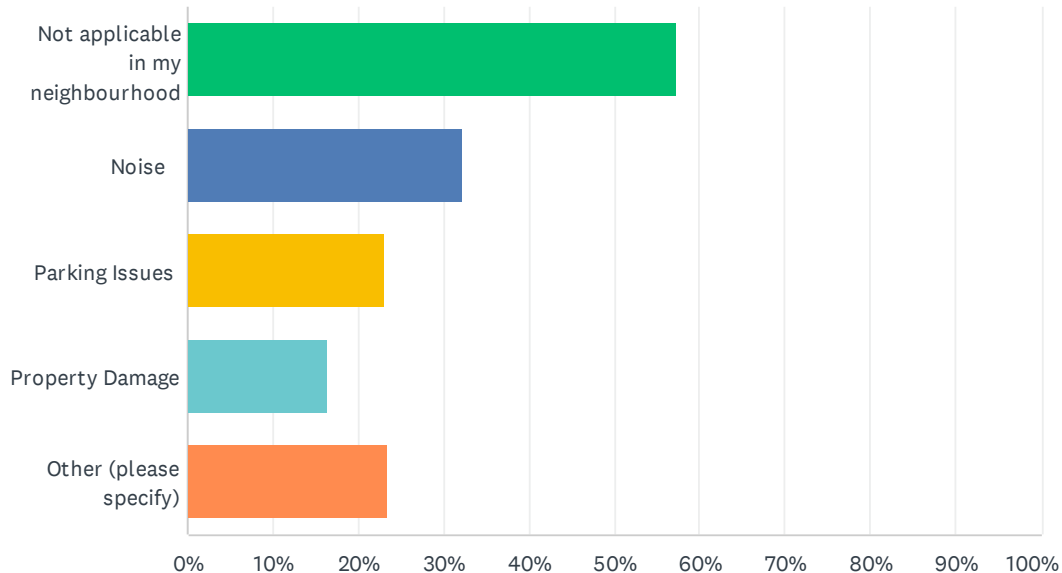
Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	34.94%	261
Neither agree nor disagree	37.75%	282
Disagree	27.31%	204
TOTAL		747

Q10 Short-Term Rentals have caused the following in my neighbourhood. (Check all that apply)

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not applicable in my neighbourhood	57.30%	428
Noise	32.26%	241
Parking Issues	23.03%	172
Property Damage	16.47%	123
Other (please specify)	23.43%	175
Total Respondents: 747		

#	OTHER (PLEASE SPECIFY)	DATE
1	Renters have trespassed on private property	5/20/2024 4:52 PM
2	verbal abuse	5/18/2024 8:46 PM
3	Extra costs for local owners	5/18/2024 12:45 PM
4	Extra costs	5/18/2024 12:45 PM
5	Vulgar behaviour and excessive noise	5/18/2024 12:00 AM
6	Trespassing	5/15/2024 10:59 AM
7	Dogs off leash	5/15/2024 8:02 AM
8	Littering	5/13/2024 7:38 PM
9	None	5/13/2024 4:49 PM
10	unsafe environment	5/13/2024 4:35 PM

Short-Term Rental Survey

11	See above list	5/13/2024 3:29 PM
12	Litter violations& damage to our environment.	5/13/2024 2:23 PM
13	extra financial costs (more garbage, wear and tear)	5/13/2024 1:40 PM
14	Our neighborhood rarely rents out except to close family and friends. I do worry about extending to larger market.	5/13/2024 10:09 AM
15	Garbage left out and has attracted wildlife	5/13/2024 8:48 AM
16	Not respecting others properly	5/13/2024 6:19 AM
17	Huge burden on our private roads, water station and beaches.	5/13/2024 12:37 AM
18	Frustration with neighbors	5/12/2024 10:47 PM
19	Roaming dogs, litter, safety issues. Having to sleep with our windows closed because of the noise from the neighbours.	5/12/2024 11:06 AM
20	Tresspassing	5/12/2024 9:11 AM
21	Long term tenants have caused way more problem for me than short term	5/9/2024 9:32 AM
22	trespassing on neighbouring properties	5/6/2024 2:36 PM
23	To date one rental only. No issues reported	4/30/2024 8:39 AM
24	see comments above	4/29/2024 9:26 PM
25	Fireworks	4/29/2024 10:00 AM
26	damage to our association property was not paid for and the owner of the str would not help	4/21/2024 5:19 PM
27	Fire hazards (ridiculously large campfires and out of control fireworks), theft, urinating and defecating in shared greenspaces and beach areas.	4/19/2024 1:07 PM
28	Happy vacationing families	4/18/2024 5:48 PM
29	There are short term rentals by our cottage and they have been fine!	4/17/2024 7:21 PM
30	don't know of any issues	4/17/2024 11:09 AM
31	unruly pets and aggressive behaviour	4/12/2024 6:03 PM
32	Garbage	4/8/2024 1:50 PM
33	increased traffic, speeding, trespassing, trash problems	4/7/2024 6:47 PM
34	General damages to the area, including garbage and human feces in public areas. Health hazard.	4/6/2024 3:12 PM
35	Illegal fires on the beach which are dangerous for all nearby properties	4/6/2024 11:48 AM
36	Beach access	4/5/2024 8:31 PM
37	Garbage on beaches. People not uses the portable toilets but peeing on the beach and the side of the road	4/5/2024 12:39 PM
38	None of the above.	4/5/2024 8:55 AM
39	We have no issues with short term rentals in our area yet.	4/3/2024 7:37 PM
40	Mostly large numbers of renters for weekends and mostly for parties.	4/2/2024 1:16 PM
41	Loss of community feel because last three purchasers in our neighborhood are from Toronto and solely purchased for business reasons.	4/2/2024 12:13 PM
42	Increased traffic, litter, garbage dumping, pet violations.	4/2/2024 11:40 AM
43	Nephew was physio call you assaulted by air bnb renters next door.	4/1/2024 3:37 PM
44	trespassing on private property of permanent residents	4/1/2024 10:16 AM
45	Negative interaction with permanent residents;	3/31/2024 11:54 AM

Short-Term Rental Survey

46	Strain on shared assets of homeowners (path, beach)	3/31/2024 11:05 AM
47	Vehicles speeding to the main beach on Melbourne. No consideration for local residents. I'm concerned about pedestrians and children walking to the beach and vehicles owners not being considerate and slowing down.	3/29/2024 1:18 PM
48	No rental properties near by	3/29/2024 11:30 AM
49	None, brings \$\$ into our community	3/28/2024 7:05 PM
50	Trespass, drugs	3/28/2024 6:36 PM
51	We have no issues with short term cottage rentals and in fact welcome more visitors to our beautiful community	3/27/2024 4:37 PM
52	Nothing negative as your list implies	3/27/2024 3:34 PM
53	campfire hazard	3/27/2024 3:22 PM
54	No issues	3/26/2024 7:43 PM
55	trespassing - many houses have had to board up their steps to the beach as it is the rentals NOT on the water that are a problem	3/26/2024 5:48 PM
56	A few renters have not been aware of what areas of the beach that they may use.	3/26/2024 10:25 AM
57	Increased traffic in an area with children, pets etc	3/26/2024 9:27 AM
58	Agresive Off leash Dog problems	3/25/2024 9:40 PM
59	Litter	3/25/2024 9:20 PM
60	loss of community	3/25/2024 7:36 PM
61	Garbage and used fire pits left on beach - increased traffic and speeding	3/25/2024 7:09 PM
62	Complaints	3/25/2024 5:12 PM
63	So far not a problem	3/25/2024 4:39 PM
64	Trespassing on private property	3/25/2024 4:20 PM
65	Trespassing,	3/25/2024 10:07 AM
66	Crowding on beach	3/24/2024 10:12 PM
67	Renters don't know boundaries	3/24/2024 9:38 PM
68	Entitled whining	3/24/2024 5:40 PM
69	See above statement!	3/24/2024 5:21 PM
70	None of the above	3/24/2024 2:37 PM
71	Garbage left on the beach or in bags when garbage isn't to be picked up for days. Animals destroy the bags overnight and spread the garbage everywhere.	3/24/2024 1:26 PM
72	Haven't caused any issues	3/24/2024 11:16 AM
73	not necessarily property damage to my knowledge but burning toxic materials and renters using private property to attempt to access the beachfront.	3/23/2024 5:05 PM
74	Disrespectful renters on my property.	3/23/2024 12:25 PM
75	Larger more expensive cottages replacing quaint cottages because additional income will occur due to renting.	3/23/2024 10:39 AM
76	Garbage left on beach, driving too fast on the road making it unsafe for those families with children and elderly residents, using neighbour stairs to the beach rather than the STR stairs as those stairs were unsafe.	3/22/2024 8:39 PM
77	Trespassing	3/22/2024 5:52 PM
78	No problems	3/22/2024 3:28 PM

Short-Term Rental Survey

79	safety	3/22/2024 3:12 PM
80	Traffic & more septic usage (erosion) + ill feelings with neighbours	3/22/2024 2:12 PM
81	Having not been in my home during the summer yet my opinion is based on grand bend. And I can say nothing positive, having been an office manager for Southcott pines and hearing many unhappy long time and long term residents move because of the change in the area	3/22/2024 2:11 PM
82	trespassing on other people's property, extra traffic and no paying attention to speed limits, overloading of septic systems due to too many occupants per unit, effect on the well	3/22/2024 2:03 PM
83	See above	3/22/2024 1:52 PM
84	water system and road wear and tear	3/22/2024 1:29 PM
85	Pit Bull dog attack	3/22/2024 12:36 PM
86	N/A	3/22/2024 8:38 AM
87	Privacy issues, trespassing	3/21/2024 9:55 PM
88	Conflict with my neighbours because they don't want renters	3/21/2024 6:25 PM
89	Constant non-residents in our small new subdivision	3/21/2024 6:08 PM
90	Leaking septic tanks	3/21/2024 5:42 PM
91	A positive impact on local economy	3/21/2024 5:23 PM
92	Loss of privacy and devaluation of my property.	3/21/2024 5:19 PM
93	An uptick in interest for the area	3/21/2024 3:47 PM
94	Use of ATV's on beach	3/21/2024 3:38 PM
95	They help owners pay for upgrades the township dumped on its residents	3/21/2024 2:40 PM
96	Trespassing	3/21/2024 2:18 PM
97	None really.	3/21/2024 1:22 PM
98	Enforce current bylaws	3/21/2024 11:35 AM
99	invasion of privacy, loss of sense of community	3/21/2024 10:22 AM
100	Increased population, wear on infrastructure	3/21/2024 10:19 AM
101	I have not seen this personally	3/21/2024 9:22 AM
102	Nothing	3/21/2024 9:10 AM
103	Trespassing	3/21/2024 8:58 AM
104	Joy- when my children meet new weekly friends at the beach	3/21/2024 7:22 AM
105	Not in my area, but certainly I know of other home owners who are negatively affected	3/21/2024 6:31 AM
106	None	3/21/2024 6:31 AM
107	I do not know of any such rentals because there have not been any problems with any that exist	3/21/2024 3:14 AM
108	We have been operating our business in ACW for 25 years. The fact is that issues in our community are created by short term renters and non renters. People that don't short term renters in our community tend to blame short term renters for the problems. The idea that renters are less respectful and only cause the issues in our communities is a complete fabrication. My experience indicates that the short term renters tend to be much much more respectful of the rules and other residence. This makes sense as they know that there vacation cut short if they end up causing trouble. It seems to me that property owners and tax payers have a tendency to feel as if they can do what they want on there parcel of land that they own.	3/21/2024 1:03 AM
109	1. Off-leash dogs attacked our dogs. 2. Renters were 'racing' cars down South Street until my husband stood in the middle of the road to stop them (speeding).	3/20/2024 9:40 PM

Short-Term Rental Survey

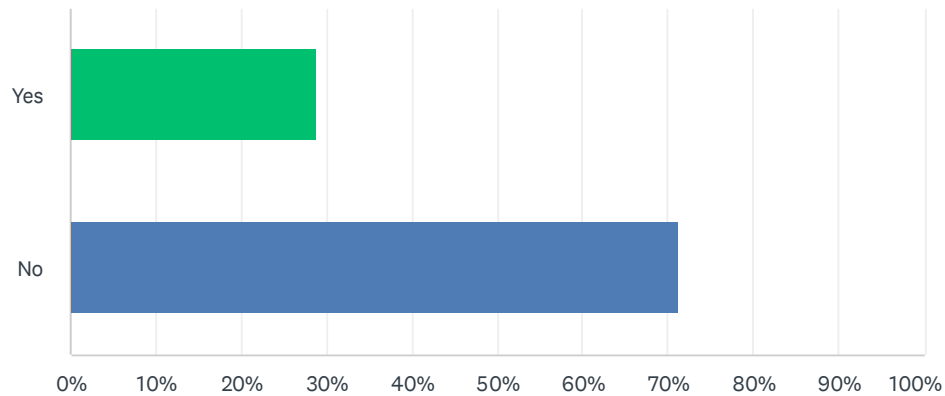
110	Could be noise but probably not much more than already is	3/20/2024 9:21 PM
111	Fireworks and music beyond the 11pm curfew, garbage management ignored	3/20/2024 8:54 PM
112	Dog fights in 'my' yard where my dog is fenced in.	3/20/2024 8:43 PM
113	smoking fumes coming into our backyard	3/20/2024 8:15 PM
114	I don't know first hand	3/20/2024 5:23 PM
115	more people than beds at property, letting dogs run free onto neighbouring properties	3/20/2024 4:26 PM
116	Overcrowding, owner's suggesting amenities that are exaggerated.	3/20/2024 3:24 PM
117	Speeding	3/20/2024 11:38 AM
118	Septic leaks, accidents, speeding	3/20/2024 11:37 AM
119	No issues in our area	3/20/2024 10:13 AM
120	Garbage disposal	3/20/2024 10:02 AM
121	I haven't noticed any of the above	3/20/2024 8:58 AM
122	Trespassing	3/20/2024 8:17 AM
123	Harassment of animals, conflict based interaction, trespassing, traffic in low traffic area, loss of property value.	3/20/2024 8:08 AM
124	We deal with it within our community if noise, parking etc. issues	3/20/2024 4:04 AM
125	None	3/19/2024 7:26 PM
126	None of the above	3/19/2024 6:47 PM
127	I haven't heard of any issues so far, from anyone yet.	3/19/2024 6:38 PM
128	Trespassing on others private property	3/19/2024 6:18 PM
129	No following neighborhood norms	3/19/2024 5:09 PM
130	None	3/19/2024 4:49 PM
131	General disrespect	3/19/2024 4:37 PM
132	Trash left on the beach, unsafe beach fires.	3/19/2024 4:30 PM
133	Fireworks at inappropriate time and drinking issues	3/19/2024 4:29 PM
134	Increased traffic and concern with theft	3/19/2024 4:09 PM
135	None	3/19/2024 3:40 PM
136	Other nationalities using our beaches as their bathrooms and burying it in the sand	3/19/2024 3:02 PM
137	New friendships	3/19/2024 2:50 PM
138	Our community does not have fences and so I am VERY uncomfortable having unknown people near my children.	3/19/2024 2:34 PM
139	Tresspassing	3/19/2024 1:56 PM
140	I am the president of our association all the earlier problem have occurred in our association	3/19/2024 1:26 PM
141	Potential liability for use of an Association's water system.	3/19/2024 1:09 PM
142	No issues	3/19/2024 12:57 PM
143	People accessing beach and leaving garbage behind.	3/19/2024 12:54 PM
144	Behaviour	3/19/2024 12:46 PM
145	unsafe feeling as some renters are aggressive	3/19/2024 12:32 PM
146	environmental damage (leaving food, garbage, utensils, fireworks lying around on the beach)	3/19/2024 12:21 PM

Short-Term Rental Survey

147	No issues	3/19/2024 12:16 PM
148	We had short term renters cutting down trees with a chainsaw at 2 AM in the morning so they could have a better view.	3/19/2024 11:46 AM
149	Trash being left unattended.	3/19/2024 11:44 AM
150	None to our family	3/19/2024 11:25 AM
151	Trespassing	3/19/2024 11:22 AM
152	Young group of boys who were allowed to rent and abused the privilege	3/19/2024 9:50 AM
153	Garbage and recycling left on the roadside.	3/19/2024 6:09 AM
154	Inappropriate behavior that I have to explain to my child.	3/18/2024 9:14 PM
155	High cost to our communal services	3/18/2024 7:58 PM
156	N/a	3/18/2024 7:14 PM
157	See question 4 answer	3/18/2024 6:56 PM
158	Illegal waste dumping : trespassing : burning	3/18/2024 6:40 PM
159	None of the above	3/18/2024 5:53 PM
160	Yet. Please do not allow.	3/18/2024 5:53 PM
161	Garbage	3/18/2024 5:19 PM
162	Access to beaches has become limited by owners that think they own the shoreline.	3/18/2024 5:04 PM
163	Over crowded the beach but that could be you have to pay at the Goderich beach	3/18/2024 4:25 PM
164	As explained above.	3/18/2024 4:15 PM
165	Garbage left. Renters trespassing.	3/18/2024 3:53 PM
166	No noticeable difference in my town	3/18/2024 3:51 PM
167	Garbage on the beach.	3/18/2024 3:29 PM
168	Damage to surrounding farm property	3/18/2024 3:22 PM
169	Trespassing	3/18/2024 3:02 PM
170	bylaw infractions	3/18/2024 2:58 PM
171	Traffic and speeding in residential areas	3/18/2024 2:04 PM
172	Garbage issues	3/18/2024 1:47 PM
173	No issues	3/18/2024 12:56 PM
174	No problems yet.	3/18/2024 12:43 PM
175	Non of the above	3/18/2024 12:04 PM

Q11 Have you ever experienced any issues with Short-Term Rentals?

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	28.78%	215
No	71.22%	532
TOTAL		747

#	EXPLAIN	DATE
1	See notes made earlier.	5/20/2024 4:52 PM
2	see above	5/18/2024 8:46 PM
3	See above	5/18/2024 12:00 AM
4	Only a few times but renters wondering on my property	5/17/2024 10:26 AM
5	When reaching out to the owners of short term rental properties for issues outlined above I was told to go over and talk to the renters or contact the local bylaw enforcement. Having no idea who the renters are no one in my family or our community was comfortable walking over to deal with renters, complete strangers. As a community we did reach out to local council for support. We didn't really seem to get very far with that. I appreciate this survey being created to allow for further discussion and a hopeful positive outcome for those of us who live, maintain and pay taxes here.	5/17/2024 7:30 AM
6	Neighborhood very upset and we have to support them during their time of their Holliday frustration	5/15/2024 8:02 AM
7	See explanation above	5/14/2024 5:15 PM
8	Noise	5/14/2024 8:04 AM
9	Noise, garbage.	5/13/2024 5:44 PM
10	See the 8 answers above.	5/13/2024 4:46 PM
11	property behind us is an airbnb- issues have been noted already in this survey and in letters to ACW over the last 5+ years...alongside other lakefront communities with the same concerns	5/13/2024 4:35 PM
12	See above list	5/13/2024 3:29 PM
13	See above	5/13/2024 2:36 PM

Short-Term Rental Survey

14	noise, disrespect, property taken,	5/13/2024 1:40 PM
15	Noise and rowdy behaviour	5/13/2024 11:07 AM
16	the rules are set by the owners and they are responsible to screen renters and follow up with neighbors	5/13/2024 9:59 AM
17	We have experience theft of firewood.....helped themselves to our stockpile..... A number of the properties have septic holding tanks that have outlived their functionalitythus when they are over loaded from the volume of usagethey over flow and leak.....this is noticeable by the vile odours in the air and the resultant leakage down the cliff sides toward the lake and beach area....	5/13/2024 9:34 AM
18	Septic smells. Garbage left out. Theft of our property	5/13/2024 8:48 AM
19	We have not rented our cottage	5/13/2024 8:47 AM
20	Noise	5/13/2024 6:19 AM
21	Uncontrolled speed, crashing into trees. Parking that would prevent emergency vehicles a clear path. Excess noise. Littering the beach and common areas. Trespassing on property. Huge numbers of renters on a property. No way to contact landlord.	5/13/2024 12:37 AM
22	Yes, see above	5/12/2024 10:47 PM
23	Noise is the big complaint, especially after 11 p.m. We have young children and it's no fun having them awakened in the middle of the night. We have also had renters next door who don't leash their dogs, but instead call out "Oh, he's friendly." I don't care. I don't want their dogs wandering over.	5/12/2024 5:40 PM
24	Noise,parking,trespassing, garbage and littering,disrespectful of our environment.	5/12/2024 11:31 AM
25	3 SUV's be parked in our parking area	5/12/2024 11:29 AM
26	Same as above people flooding onto the beach in large numbers	5/12/2024 11:22 AM
27	Police being called on noise violations. Dogs wondering on our property. Screaming in the middle of the night. Litter on the beach. Cars parked on the roadway.	5/12/2024 11:06 AM
28	Using my private stairs are a common sidewalk. Tresspassing.	5/12/2024 9:11 AM
29	Noise is the main concern. Particularly when there are large gatherings of people at a rental. Plus a huge increase in vehicular traffic.	5/11/2024 7:12 PM
30	Through my work, loud and obnoxious people annoying neighbours	5/9/2024 12:20 AM
31	Trespassing on my property thinking it was public and leaving trash. Bottles. Thec vape pens.	5/8/2024 10:53 PM
32	Garbage/recycling left at the end of the roads on non pick up days is unsightly but I am not sure if this is left by short term rentals or cottage owners leaving after a weekend. I have also witnessed cottagers or short term renters trampling crops as they do recreational activities.	5/8/2024 3:58 PM
33	Family visiting from afar frequently rent them and have for decades without issue. However these are primarily family owned seasonal residences that have certain weeks available for ren, not those who are absent landlords	5/8/2024 3:12 PM
34	As mentioned above, trespassing, noise until all hours, loud music and general disregard for others.	5/6/2024 2:36 PM
35	Renters sitting on our beach deck; trespassing	5/6/2024 11:06 AM
36	Noise, traffic, garbage left	4/29/2024 9:26 PM
37	Most short term renters are looking for properties they can self sustain in. Meaning they are not going to restaurants, local shops, etc. They are bringing what they need with them and are disregarding the care and respect for the community they are staying in. Leaving garbage on properties and beaches, disregarding fire bans, having large disruptive parties and there is little to no ability to deal with them at the moment. We have tried to contact local authorities for support during a stay and were unable to get any issues resolved. We have also had negative issues with a landlord who has clearly purchased a property to over charge and make profits but is not taking care of the property to the point of risking the health and safety of the renters.	4/28/2024 5:06 PM

Short-Term Rental Survey

Again there is little to no support, through the AirBnB app perhaps, but knowing that this person will continue to rent and put others a risk and there is no way to stop them is unsettling.

38	Not until now	4/19/2024 1:37 PM
39	- General disrespect of the area from AIRBNB guests - Fire hazards from inordinately large campfires and out of control fireworks - Theft by short term renters - Short term AIRBNB renters urinating and defecating in shared common areas and on the beach	4/19/2024 1:07 PM
40	Great conversation and an opportunity to meet new people	4/18/2024 5:48 PM
41	Unacceptable noise (very loud music).	4/17/2024 1:10 PM
42	Noise throughout evening. and going on others property's.	4/14/2024 4:40 PM
43	I have heard of bad experiences though	4/14/2024 12:08 PM
44	Noise, disregard for personal property	4/14/2024 11:54 AM
45	noise, parking, unruly pets and aggressive pets	4/12/2024 6:03 PM
46	Noise after acceptable hours in the evening, trespassing on property, unleashed dogs	4/10/2024 3:48 PM
47	Nothing significant	4/10/2024 3:48 PM
48	Noise	4/9/2024 1:29 PM
49	Noisy parties late at night, fireworks, garbage.	4/8/2024 1:50 PM
50	Our family lives close to a house that is only used as an Airbnb rental property and it has been problematic for us. The customers of this short term rental often are the source of much noise, day and night. There is increased traffic and speeding through our formerly peaceful neighbourhood that can be directly attributed to these short term "guests". Some of my neighbours have experienced trespassing on their property and in their structures from these "guests". One neighbour put his \$2,000,000 home up for sale after just six months of living next door to this Airbnb because of all the noise and trespassing. These short term guest are not familiar with the garbage pick up cycles and very often put their trash out days in advance of scheduled garbage pick up. This allow wildlife to get into their trash and us full time residents are forced to clean up their mess.	4/7/2024 6:47 PM
51	I witness numerous times Short-Term Rental occupants use the beach or public property as a bathroom, leaving human feces in public areas, including my own backyard. I observed that Short-Term Rentals cause significantly more problems rather than have positive impacts on the area. The property value would actually be decreased when every long weekend, there are endless noises of intoxicated people and music until early hours in the morning. The problem is that it is not sufficiently regulated and the Short-Term Rentals do not contribute to the overall appeal of the area.	4/6/2024 3:12 PM
52	Garbage, noise, fires that ruin the neighborhood for long term residents	4/6/2024 11:48 AM
53	Definite loud music past midnight and peeing on the side of the road	4/5/2024 12:39 PM
54	Noise (including loud music and illegal fireworks), not following association rules, children disturb sensitive beachfront plant life, traffic/parking congestion, and empty beverage containers left on beach.	4/3/2024 1:46 PM
55	We spent a lot of money to have stairs built to the beach on our property and these renters have no beach access and now we have to post 'NO TRESPASSING' signs at the entrances to the stairs as they are used without our permission. We are not there all the time and we are responsible if someone gets hurt on our stairs.	4/2/2024 1:16 PM
56	As above, garbage, noise, and no respect for keeping our beaches and environment clean.	4/2/2024 12:13 PM
57	Litter, dog excrement, noise, property damage, spray paint damage. Very high concentration of STR in immediate neighborhood (approx 30%).	4/2/2024 11:40 AM
58	But I know others who have	4/1/2024 12:33 PM
59	as mentioned above - trespassing on private property disregarding posted signage	4/1/2024 10:16 AM
60	Not had an issue, all have been friendly and respectful	4/1/2024 8:56 AM

Short-Term Rental Survey

61	I have stayed and hosted with STR. As a guest you can find some hosts that didn't properly prepare with amenities that I expected to be available. As a host it can be a stressful as you want every guest to have a great stay and leave great reviews.	3/31/2024 9:04 PM
62	Regular negative interaction.	3/31/2024 11:54 AM
63	Noise late at night now and again but not very often	3/31/2024 11:43 AM
64	We are filled with a sense of dread every time we drive to our cottage and see the number of cars parked at cottages that offer short term rentals. Renters have used our private property, and cause a negative impact on the amount of garbage and water used as they don't all have respect for the property they are renting. Absentee landlords don't contribute fairly to the care of joint property and leave the renters to be managed by the property owners who are present.	3/31/2024 11:05 AM
65	Not recently.	3/29/2024 1:18 PM
66	I have had extensive experience with short-term rentals while living on Salt Spring Island, British Columbia. They definitely negatively impacted the housing availability for residents, created noise, parking issues and impacted limited local water resources. The economic benefits often went to non-resident owners, and renters often arrive with all their food, drinks, etc and do not really spend all that much locally. Long term experience and numerous studies concluded that short-term rentals were definitely a negative influence on the local economy and experience for locals. Once established they seemed to be very difficult to regulate and enforcement of regulations was another local expense and seemed ineffective.	3/29/2024 12:50 PM
67	Our neighbour had their home on airbnb for a while and the guests were noisy.	3/29/2024 11:18 AM
68	Parties at night Garbage and disrespect for the neighbors	3/29/2024 10:39 AM
69	People leaving garbage on my property, hanging out in my property	3/28/2024 6:36 PM
70	One of our neighbors now rents their cottage on vrbo and the renters have parties and leave messes behind.	3/28/2024 8:32 AM
71	I use to own a short term rental cottage. I needed to have guidelines for the renters: no campfires after 11:30 pm, no more than 8 people overnight because of septic, take your garbage home.	3/27/2024 11:26 PM
72	When visiting friends two doors down our night was ruined by noise and obscene language	3/27/2024 6:26 PM
73	We have met many wonderful people on the beach in Port Albert. Most recently, a lovely couple from St. John's Newfoundland, who will still keep in touch with today!	3/27/2024 4:37 PM
74	Made prior numerous complaints regarding ridiculous parking issues, party/guest noise that goes well into the early morning hours...im a shift worker Fireworks unsafely utilized within residential area and also at crazy early AM hours	3/27/2024 3:31 PM
75	see my answer above.	3/27/2024 3:22 PM
76	See previous comment.	3/26/2024 7:43 PM
77	trespassing on our property to get to the beach (and mostly on our next door neighbor even though we are on a private lane that only deeded residences have access to and there are signs. We have had people get out of their car and ring our doorbell to ask directions. Taking our firewood before we got the fence up. Blocking our way on the lane. There are a couple really well run STRs on the water and they cause no problems but they have great hosts (even though they dont live here). Maybe some host education would also help - ie better documentation of property lines, speed limits, obeying signage and noise bylaws. even telling people to put fires out when you leave them etc I think the non lakefront cottages rent to more people to be able to charge closer to what you can get on the lake. Many of the lakefront near us cannot get their septic pumped due to the hill so they take more care and probably use grey water systems	3/26/2024 5:48 PM
78	Short term rentals in our cottage area have allowed some of our cottagers to have guests stay for special events like weddings, anniversaries, birthdays, when they wouldn't have had enough room for everyone. We have found that the renters in the short term cottage rentals have been extremely polite, courteous, respectful of other cottage owners, respect the tranquility of the lake life and thoroughly appreciative of being able to share our wonderful lake and township.	3/26/2024 4:48 PM

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79	Any short term rental customers in this area are usually very well mannered.	3/26/2024 10:25 AM
80	As already started Noise (load music) Traffic- too fast driving in a residential area	3/26/2024 9:27 AM
81	Fireworks at night.	3/25/2024 10:44 PM
82	Plenty of short term rentals in Port Albert. Majority are respectful and enjoy our beach as much as we enjoy vacationing and using other locals' beaches.	3/25/2024 9:49 PM
83	Dozens and dozens of noise complaints. Multiple calls to the township with no help. Police won't help, bylaw doesn't help township doesn't help. Shortterm renters and their owners can do whatever they want with no repercussions.... because they don't live here.	3/25/2024 9:40 PM
84	I have had noisy short term rental neighbors abuse noise bylaws. I have had dogs running free in an unfenced yard. I have had garbage left out too long.	3/25/2024 9:39 PM
85	Only what I see on tv news	3/25/2024 8:56 PM
86	Please see above comments	3/25/2024 7:09 PM
87	Noise, litter, trespassing on private property.	3/25/2024 5:38 PM
88	Complains of livestock smell	3/25/2024 5:12 PM
89	See above	3/25/2024 4:20 PM
90	We rented out our cottage to a group of young men. No complaints from neighbours, but there was some minor damage to our property and the house was very messy.	3/25/2024 4:00 PM
91	Nothing but good experiences	3/25/2024 10:18 AM
92	See above	3/25/2024 10:07 AM
93	noise, parking	3/25/2024 6:23 AM
94	Renters take over beach area	3/24/2024 10:12 PM
95	Owners don't explain or guide the renter on expectations	3/24/2024 9:38 PM
96	I'd say some renters can be noisy but then my neighbor started getting their renters better and the noise has not been an issue since. Honestly his teenage kids and dogs make more noise now than the renters did but I don't say anything about that because I want to stay on friendly terms	3/24/2024 8:33 PM
97	One renter, out of many, brought a 'night club sized speaker' to play their music outside. This is an example of the rentee not making the 'Rules'/Ambience of the 'neighbourhood' known to the renter albeit there will always be rule breakers.	3/24/2024 5:49 PM
98	Great to meet new people, share the beauty of the lake. I love how it grinds the gears of the wealthy elitist owners who act like they own 40ft into the lake and do more damage to the local environment than any tourists. Truly sad they can't see them irony. Go buy an island if you want to be alone I say.	3/24/2024 5:40 PM
99	We are two houses down from a short term rental and have experienced all of the things that I stated above.	3/24/2024 5:21 PM
100	Kids screaming all afternoon in the water, dogs barking, loud music, smoking weed, noise from drinking alcohol, fireworks on the beach, beach fires until 2.30 am, parking for two or three cars becomes eight, and no regard for neighbors. What we have with weekend renters is a group of people who can't/won't go to provincial parks as they would not be able to get away with the disgusting behavior that they can at a weekend rental.	3/24/2024 5:01 PM
101	Explained in box above; Noise many many times Dust Fast traffic	3/24/2024 4:09 PM
102	Some noise issues due to the fact short term rentals tend to mean they are on vacation and are in more of a party mode. Beachfront tourist areas unfortunately have to also deal with fireworks being set off on a routine basis. I still haven't understood why vacation seems to indicate fireworks but it happens every weekend.	3/24/2024 4:05 PM
103	Cottages that rent out for weekly they enter our properties and don't care that there is no trespassing signs.	3/24/2024 3:27 PM

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104	We live in a rural cottage area and while others have had issues when renting to people for large parties and such it is not been an issue for us as we have a small cottage that would only accommodate no more than six people.	3/24/2024 2:47 PM
105	Noise, property destruction	3/24/2024 1:27 PM
106	Some short-term renters are too loud, especially at night. They will leave garbage on the beach. When they are ready to leave their rental, they will leave garbage bags at the street corner even if there is no garbage pick up. The animals get into the garbage and spread it everywhere. Some will even dig into the lawn of the rental house and build a bonfire. It soon becomes clear they do not know how to monitor a fire or do not choose to. This is dangerous.	3/24/2024 1:26 PM
107	There was a case of one couple renting, and within a day over 20 people arrived.	3/24/2024 11:36 AM
108	Extra people. harder to park.	3/24/2024 10:15 AM
109	I currently have long term renters in, however I was Airbnbing the apartments and it was a wonderful experience, and I would do it again if my tenants leave now that my store is running well in Goderich. Our home is zoned for commercial, and we do live here too, so I never had issues or any neighbour complaints. Everyone that stayed loved it in Auburn, and many that wanted to return for their vacation but I have them long term rented now. Motels do not work for more people than you realize, for a multitude of reasons.	3/24/2024 8:47 AM
110	Needed to build a fence to prevent trespassing.	3/23/2024 7:25 PM
111	Not that this is important for your survey but I want you to know my g-g-g grandfather, Cornelius O'Keefe, was one of the original settlers in the area and although I live in the States I have a sense of community and feel at home in this beautiful area. Our cottage has been in our family since 1958. I don't rent it out but there are those that may allow other's to use their homes and cottages and charge for that use. I think the problem occurs when owners of homes use their property almost exclusively for rentals, they do not live or spend time in the community, they do not have proper guidelines for renters that show respect for other community members and basically the property turns into a hotel without someone at the desk. Over the years there is one property in my community that commonly misrepresents where beach access is and does not have a limit on how many people can be in their cottage and rents it out to over a dozen or more people for short periods of time. If I decided to rent out my cottage and there were complaints by my neighbors then I would certainly address those concerns to maintain a positive relationship with the community. When those concerns are ignored it creates tension and then there will be more and more complaints and tension and it would be the township that would receive more complaints. If someone has a property they want to rent out and their renters respect their neighbors and the community then there wouldn't be as much of a problem as renters would know ahead of time what type of community they would be staying in. Specific to the case on South Street near Port Albert the owners have not acknowledged the concerns of the community and basically thumbed their noses at the community and, because of that they are not even considered neighbors. Anyone of us, including the members of the Township Board would be just as upset. Since the owners ignore our concerns it is up to the township to create guidelines for all of us to follow.	3/23/2024 5:05 PM
112	None on our stretch of the beach that I'm aware of but I am aware of problematic short term rentals on Horizon	3/23/2024 4:55 PM
113	Neighbours in rural area who rent a second home next door were target shooting which was disruptive (noise) and made us nervous about how they were aiming and where we could walk out in the fields	3/23/2024 2:52 PM
114	Not personally, but have seen other areas and heard about issues within the community that have experienced issues.	3/23/2024 2:40 PM
115	Brazen, mostly younger renters enjoying themselves on my private property, and using my stairs to access the beach.	3/23/2024 12:25 PM
116	Walking through our property to find the beach. Fireworks multiple evenings disturbing the quite atmosphere. The smell of weed floating through the air. Setting up in front of our cottage on the beach and not using the nearby public access beach. Improper discarding of garbage/litter.	3/23/2024 10:39 AM
117	Noise, fast driving, coming onto our property to use our stairs to and from the beach, garbage left for the animals to get into and on the beach including bottles, cans and underwear! No respect for the neighbours privacy or desire for a quite environment.	3/22/2024 8:39 PM

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118	As an owner of a short-term rental for 1 1/2 years, there has been no issues with noise and people have been very respectful.	3/22/2024 7:46 PM
119	We have rented out short-term since 2009 and had no complaints. Noise was only an issue caused by owners family.	3/22/2024 7:04 PM
120	Private beach was littered with garbage	3/22/2024 6:15 PM
121	Noise, trespassing, garbage issues. Likely septic strain.	3/22/2024 5:52 PM
122	As stated above. Bylaw and opp have been called many times by neighboring homes	3/22/2024 5:43 PM
123	A teenager shot a metal tipped arrow that hit our back door. Have had multiple strange dogs come onto our property scaring my granddaughter. have gotten woken up in the wee hours.	3/22/2024 3:12 PM
124	Increased Traffic	3/22/2024 2:12 PM
125	As per my previous note and also having short term rentals pop up around me in town. When you have a job and kids and people are partying every night and are very disrespectful it changes life for you. We are moving to Saltford to get away from this.	3/22/2024 2:11 PM
126	Excess noise until 4 am thus preventing us from sleeping Renters not disposing of garbage correctly. leaving it lying around so it blows onto our property. Trespassing across our property	3/22/2024 2:03 PM
127	Too many people (approximately 40 in one small cottage) many cars parked helter skelter, parties & noise at 2:00 am, fires during fire ban, smudge fires causing dense smoke in the neighborhood, running through other owners lawns & property, using surrounding nature as a toilet and garbage on the beach	3/22/2024 1:52 PM
128	I have had unknown people on my property while i am there.	3/22/2024 1:29 PM
129	My husband travels for work and tries to acquire short-term, but often has to stay in hotels. It takes a toll on him emotionally and physically	3/22/2024 1:21 PM
130	I live full time beside a short term rental. Noise is the biggest complaint. And smoke from fires. And their dogs off leash barking at me on my deck. And them trespassing on my property.	3/22/2024 12:37 PM
131	A short term renter with a aggressive breed dog off leash charged my husband and I and our dogs, relentless noise day and night, garbage, utter disrespect for others	3/22/2024 12:36 PM
132	None near me	3/22/2024 11:57 AM
133	When travelling had very noisy people in rental beside us	3/22/2024 10:25 AM
134	As said above	3/22/2024 5:37 AM
135	I haven't faced any direct issues yet but I have heard of rising tensions between the farmer and other residents re parking in our area.	3/21/2024 10:58 PM
136	Noise midweek. Sign take off, midweek. Who else parties midweek.	3/21/2024 7:28 PM
137	Had firewood stolen. Garbage left out near our property that wildlife gets in. Noise. Parking issues.	3/21/2024 5:42 PM
138	Noise from ATV's on beach past midnight, behaviours probably influenced by alcohol consumption	3/21/2024 3:38 PM
139	Too many people cars dogs	3/21/2024 3:18 PM
140	Do not treat as there own	3/21/2024 2:46 PM
141	They've been quite friendly	3/21/2024 2:40 PM
142	I have been a short term rental tenant and enjoyed our stay. We are polite and respectable people who enjoy meeting new neighbours.	3/21/2024 2:31 PM
143	All the above	3/21/2024 2:18 PM
144	See above, we have had many issues as we have at least 8 short term rentals within a couple hundred feet of our properties.	3/21/2024 2:13 PM
145	Large group of party people with loud water craft they ran all day and night. They were there for their own enjoyment and didn't consider if other people were negatively impacted by near	3/21/2024 1:47 PM

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	misses on the water or noise all night long.	
146	We often use this type of accommodation when traveling. Never had a problem. In ACW I expect most would be for seasonal properties which tend to be second homes, when their owners are not using them.	3/21/2024 12:40 PM
147	Have not had a short term rental in our neighbourhood.	3/21/2024 12:19 PM
148	Didn't have any.	3/21/2024 12:15 PM
149	I have to listen to the whining of a few property owners who believe the beach is for their enjoyment only.	3/21/2024 11:35 AM
150	Trespassing, Renters thinking they can use all surrounding farms and fields for their use. Noise. Parties. Police calls at tax payers expense. Abuse of habitat and nature. Parties extending onto our property.	3/21/2024 11:07 AM
151	-noise complaints- have contacted OPP -smoke and pollution from household garbage burns , plastics, burns during firebans- have contacted fire department -damage to association property-tried to correspond with owner but no response -non compliance with garbage tags- voiced concerns with waste management -trespassing on private property-have put up barriers and signs, cameras - littering on the beach front:cans bottles , paper, underwear, dog poop - tend to not sit outside during peak rental times (unfortunately this means during the summer season)	3/21/2024 10:22 AM
152	Late night parties. No respect for the neighbours and their expectation of some peace at the cottage.	3/21/2024 9:22 AM
153	Yes, noise and increased traffic.	3/21/2024 9:15 AM
154	The property owners description stated private beach. The photo online in Airbnb ad was our beach. People came and plopped themselves all day in front of our cottage. Then left their lawn chairs leaning against our beachouse all week	3/21/2024 8:58 AM
155	Short term rentals are usually a week and have been effectively managed by the property rental company and owner. That is not the case at other beaches where they have made lives awful for neighbours. At our beach the owners are nearby and vet the guests. If they have more than the rental agreement they are breaking the contract and asked to leave	3/21/2024 8:41 AM
156	People using our belongings on the beach. Parking in our parking area.	3/21/2024 8:36 AM
157	Where there has been too many people ... causing noise , & damage.	3/21/2024 6:42 AM
158	Not personally, but have friends who have	3/21/2024 6:31 AM
159	Our area is well monitored. People are respectful	3/21/2024 2:33 AM
160	I have had issues with Short term rentals as do I manage them. It is unrealistic to not expect issues. I have also had issues with neighbors and other property owners in ACW. There will always be issues to over come. 99 percent of the time short term renters are very respectful and don't cause any issues at all. Most of the people in the neighborhood I come across are quiet pleasant easy to deal with and create no issues for me. The only issues I have had over the years is in regards to small group of property owners that have cottages along the lake at Shamrock Beach. This group has always been very hostile towards me and my family and my guests that I host at my cottage on Shamrock Beach Road.	3/21/2024 1:03 AM
161	There are none within a block of my location	3/21/2024 12:23 AM
162	We have had individuals trespassing on our property several times, noise all day and night with loud music and partying. Not being able to sit out on our deck and talk due to the noise. Fireworks anytime of the year that terrorizes our dogs. Every weekend last year my wife was so stressed to see any cars coming down the road and if they pulled in next door our quiet peaceful weekend would be ruined.	3/20/2024 10:56 PM
163	We were walking our dog on Thanksgiving weekend and 2 off-leash dogs ran up to him aggressively from an STR. Our reaction to this should have been to make a by-law complaint (under the current system). However, it was the weekend and the renters might be long gone by that evening. We felt that complaining was a waste of time. We have had noisy STR guests on the beach late at night by David Court. Not reported. We would have to get out of bed, call police, and head up the hill to meet the police (there is no way that they could find us or the	3/20/2024 9:40 PM

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renters) in order to make a complaint. We just didn't do it. We have seen renters building a fire during a burn ban; again not reported (due to logistics).

164	I never heard anything bad	3/20/2024 9:21 PM
165	Loud music, disrespectful garbage management both on the beach and the property , fireworks going off at all times throughout the day and night. Volume of parking , volume of guests exceeds the cottage .	3/20/2024 8:54 PM
166	See above.	3/20/2024 8:43 PM
167	Occasional noise and smoke from cigarettes, cigars and marijuana. (Changed our air quality.)	3/20/2024 8:15 PM
168	The several renters we have met were delightful, considerate people who were thankful to be enjoying all that Lake Huron and this area have to offer	3/20/2024 7:27 PM
169	noise drunkenness litter on the beach unattended fires fire works out of season garbage neglect	3/20/2024 6:51 PM
170	We have a cottage in northern Ontario with a rental just down from us 50% of the time it is noisy and disrespectful because they do not have to belong to the neighborhood	3/20/2024 5:16 PM
171	excessive noise, too many people (more than there are beds at property), many cars parking wherever they want (on neighbouring properties), trespassing (unknown if out of ignorance or intent), allowing dogs to roam and defacate on neighbouring properties	3/20/2024 4:26 PM
172	Only noise and cars so far, but we also had a break in (more that \$10k value in property loss) and we assume it was people who were driving by (not our neighbours) were the culprits. Hard to say - but makes me wonder.	3/20/2024 4:23 PM
173	Noise, increased traffic, speeding/racing	3/20/2024 3:41 PM
174	Garbage left out, trespassing.	3/20/2024 3:24 PM
175	Trespassing to get to the beach instead of using the public beach	3/20/2024 12:00 PM
176	Tenants sitting on beach and our beach deck, but this is rare.	3/20/2024 11:58 AM
177	We have had numerous instances of noise complaints, issues with parking when up to 8 cars have been at the property. We have had renters trespassing pin our beachfront property.	3/20/2024 11:38 AM
178	We have one 2 doors away from us. I was constantly contacting the owner of the property to call the renters about loud music, screaming and fire works at any time of the day including 3:00 in the morning. We presently have a new owner who is more considerate of the neighbours but he is still an hour and a half away from his property if there is a problem.	3/20/2024 11:05 AM
179	I rented my cottage at the start of ownership .The damage renters leave wasn't worth it any more so I stopped	3/20/2024 8:51 AM
180	See above comments	3/20/2024 8:17 AM
181	As above. Owner has been approached several times in a respectful way and refuses to modify his practice. Renters even go so far as to erect temporary structures on the rental property to fit in more people and provide recreation. Examples : tents, bouncy castles, above ground pools, water slides, nets. Renters behave in a hostile manner toward residents. Renters do not mind their children, resulting in safety hazards and liability for residents.	3/20/2024 8:08 AM
182	There isn't any in my neighbourhood, to my knowledge.	3/19/2024 11:02 PM
183	I personally haven't seen cases of it occurring in my neighbourhood, so don't have a current reason for concern.	3/19/2024 8:58 PM
184	Noisy, don't clean up the shared spaces, dogs roaming	3/19/2024 6:38 PM
185	I have made it clear to my immediate neighbors what my intentions are with my property and also have provided them with my name and direct contact information. I have informed them to contact me directly if they experience any issues with my renters and I will deal with the situation promptly and personally.	3/19/2024 6:38 PM
186	- parked on neighbouring private property - had access to a seadoo, was unlicensed and almost ran over neighbours swimming - excess noise and alcohol on the beach	3/19/2024 6:18 PM
187	Loud parties Fireworks going off over trees.	3/19/2024 6:03 PM

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188	Noise and garbage left behind Trespassing on private property	3/19/2024 5:23 PM
189	Had a large bus parked in front of my house one day with no explanation	3/19/2024 5:09 PM
190	As above, 1-2 night rentals can lead to large parties with little to no regard for the property.	3/19/2024 5:06 PM
191	Increased noise Personal property damage	3/19/2024 4:56 PM
192	Excessive noise Increase in littering Unsafe water activity	3/19/2024 4:44 PM
193	Large noisy groups. General poor behaviours. We bought a property overlooking the lake at a premium price, in a quiet neighborhood for a reason!!!	3/19/2024 4:37 PM
194	Residence beside me was a short term rental for 2 years and had no issues. Owners carefully screened guests and took responsibility for guests. Guests were families that respected 11pm noise cutoff. Interactions with guests were always respectful. Other rentals in my area have not gone so well, but have not affected me personally.	3/19/2024 4:30 PM
195	Loud late parties with inappropriate language and behaviour as well as dangerous use of fireworks	3/19/2024 4:29 PM
196	Noise and crowding	3/19/2024 4:28 PM
197	Noise Overuse of limited beach space	3/19/2024 4:16 PM
198	There has been more noise and property damage created by permanent residents during house parties than has been done by short-term renters. This issue usually takes care of itself when the kids move out.	3/19/2024 4:10 PM
199	Noise complaints	3/19/2024 3:50 PM
200	Littering in my feild beside house	3/19/2024 3:41 PM
201	Noise on beach and not respecting beach front property	3/19/2024 3:23 PM
202	Name it... noise, safety, things going missing, rudeness, setting off fireworks unsafely, general disregard for the neighbors, etc. AND... the property owners are not even present to manage the renters.	3/19/2024 2:34 PM
203	Some of the renters have a total disregard for the day to day lives of residents, ie not adhering to reasonable activity times, quiet times and lowering of music.	3/19/2024 2:06 PM
204	The neighbours used to rent out their place and the renters would constantly trespass over our property tp access the beach.	3/19/2024 1:56 PM
205	Our association has experienced all the problems earlier mentioned. Attempts to speak to the renters have not gone well and the property owners have ignored our concerns. The police have been called and while the noise abates for a short time it starts back up shortly after they leave.	3/19/2024 1:26 PM
206	Noise, speeding on roads, disregard for owners of other properties.	3/19/2024 1:09 PM
207	Renters trespassing onto our property even though there are private property no trespassing signs posted.	3/19/2024 12:54 PM
208	Parking at my residence Garbage	3/19/2024 12:46 PM
209	-Had a few cottages with short term rentals in our area, mis using motorized recreational vehicles. Excessive speeding, creating dangerous situations for people walking and other drivers. This becomes a liability concern for the renters. -Short term renters with excessive use of fireworks, not being educated or wanting to follow the guidelines.	3/19/2024 12:33 PM
210	stated above. - they have trespassed on our property - vandalized areas in the community - belligerent - disrespectful - shot fireworks over the roof of our cottage - open fires on the beach during banned periods - unattended open fires, they do not distinguish	3/19/2024 12:32 PM
211	Garbage and food etc. regularly left on the beach outside STRs.	3/19/2024 12:21 PM
212	Again, having a short term rental next door makes for good neighbours as they are gone in one or two weeks. A permanent annoying neighbour nevers leaves and thus could effect the enjoyment of our place for us.	3/19/2024 12:00 PM

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213	I rented one that wasn't what the pictures made it out to be	3/19/2024 11:48 AM
214	Parking issues, constant noise- screaming, yelling, loud music, drunk, running all over everybody else's property, constant fireworks every night, campfires all night and all day. It's affecting all aspects of our living.	3/19/2024 11:46 AM
215	Noise, dogs on property, vandalism	3/19/2024 11:44 AM
216	All of the above problems. No way to get them stopped while they are happening.	3/19/2024 11:22 AM
217	We have experienced public drunkenness, noise, overcrowding, general disregard for the neighbourhood	3/19/2024 11:12 AM
218	There are no such accommodations near me. It is possible that could change in the future.	3/19/2024 10:45 AM
219	I haven't needed short term rentals- if this question is about me experiencing problems with others using short term rentals-see my above answers	3/19/2024 9:50 AM
220	The only issues we have had have been very positive issues. Our guests have been very appreciative of us sharing our ACW community. We have repeat guests from Muskoka who come to enjoy ACW's tranquility! We also have repeat guests from Huron County who enjoy your beautiful lakefront.	3/19/2024 8:46 AM
221	We successfully conducted short term rentals a few times before being confronted by our neighbour's.	3/19/2024 8:33 AM
222	Noise, drunken behavior, litter.	3/19/2024 8:19 AM
223	Whining from misguided lakefront /lakeside property owners who believe the public beach, and access to it, is their own to enjoy.	3/19/2024 5:28 AM
224	My spouse and I live on a farm bordering a cottage community. We have never experienced issues with short term rentals. Instead, we view them as a huge benefit for locals. They provide an enormous benefit to the local economy. Without appealing accommodations, few individuals would be inclined to visit and spend at local stores. The hotels in Goderich and Kincardine provide lodging options, but they are nothing to drool over. Beach access and waterfront options are key to attracting visitors. Short term rentals also provide more options for our loved ones visiting from out of town. This can be extremely useful in the instances of weddings, birthdays and other special events. Without them, we face limited options and are at the whim of corporate pricing through many of the big block hotel chains - comfort inn, Mariott, best western, etc.	3/19/2024 1:27 AM
225	See above.	3/18/2024 9:14 PM
226	Noisy party focused	3/18/2024 8:42 PM
227	No	3/18/2024 7:47 PM
228	Wood being taken for fires Dogs not always being on leashes	3/18/2024 7:12 PM
229	Trespassing vandalism	3/18/2024 7:00 PM
230	See above and stealing wood from our property to a fire.	3/18/2024 6:56 PM
231	Periodically renters are unaware of our community landscape, like where the common stairs to the beach are, what the garbage rules etc. Not fatal.	3/18/2024 6:52 PM
232	Short term rentals will negatively affect the neighbours - noise in particular is a huge issue .	3/18/2024 6:40 PM
233	Noise and speeding traffic.	3/18/2024 6:39 PM
234	I hear all the negative impact and issues in other locations.	3/18/2024 6:30 PM
235	Very disruptive.	3/18/2024 5:54 PM
236	I do not qualify benmiller inn as short term. I accept the inn as it was here and is reasonably controlled. Visitors stay at the inn and have minimal impact on local residents.	3/18/2024 5:53 PM
237	See above comments	3/18/2024 5:44 PM
238	I covered the problems in previous comment. However, when we have young families with kids renting a cottage and other cottagers blast music all weekend and swear, our awesome renters	3/18/2024 5:19 PM

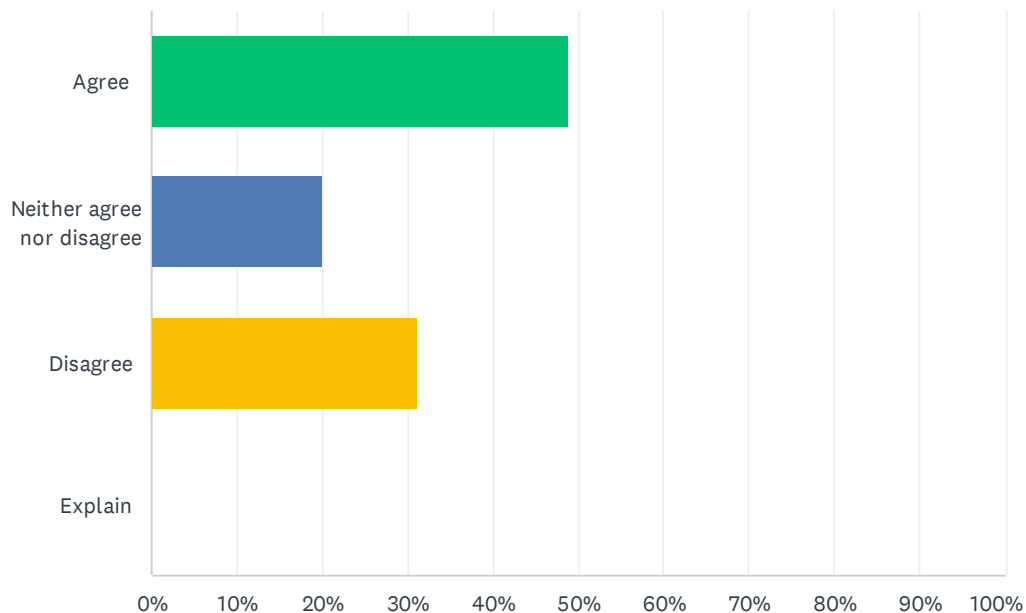
Short-Term Rental Survey

won't come back because they'll start to think Port Albert is just a party town.

239	I am in favour of short term rentals. My only issue has been with neighbours. Access to beaches has become limited by owners that think they own the shoreline. They scare short term renters away from using municipal accesses to get to the beach. They give the region a negative outlook.	3/18/2024 5:04 PM
240	Irrate drunken renters complaining constantly	3/18/2024 5:00 PM
241	Noise, parking	3/18/2024 4:45 PM
242	None in my area	3/18/2024 4:27 PM
243	I don't do it with my property	3/18/2024 4:25 PM
244	As above. When I contacted the owners by e-mail to complain about the noise of their renters, I was told that they were their 'guests' and that they could do whatever they wanted.	3/18/2024 4:15 PM
245	I stay in them when I travel . Better than a hotel . And it supports local people not a big hotel chain .	3/18/2024 3:57 PM
246	See previous question.	3/18/2024 3:53 PM
247	Not aware of any in our immediate neighbourhood.	3/18/2024 3:25 PM
248	City people complaining about farming in surrounding feed	3/18/2024 3:22 PM
249	As above.	3/18/2024 3:02 PM
250	Not personally, but know people who have. Mostly in the city.	3/18/2024 2:58 PM
251	Not applicable in my neighborhood.	3/18/2024 2:26 PM
252	Never had any short term rentals near by. This making me have no issues with short term rentals.	3/18/2024 2:25 PM
253	Never did	3/18/2024 2:10 PM
254	Noise and disrespect for the neighborhood. But not all tenants. Some I wish they would buy the cottage next to ours. As owners we respect our neighbours. I also think any noise complaint should go to the owner first. Not always the police.	3/18/2024 1:52 PM
255	Garbage and noise.	3/18/2024 1:47 PM
256	Excessive noise and traffic. Renters do not respect the slow speed signs along our private road.	3/18/2024 1:14 PM
257	I live on a very rural property	3/18/2024 12:52 PM
258	I have relatives in Port Albert that have a short term rental beside them.	3/18/2024 11:26 AM

Q12 Do you think that Short-Term Rental Platforms should be regulated and licensed by the Township of Ashfield-Colborne-Wawanosh?

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Agree	48.73%	364
Neither agree nor disagree	20.08%	150
Disagree	31.19%	233
Explain	0.00%	0
TOTAL		747

#	EXPLAIN	DATE
	There are no responses.	

Q13 Explain

Answered: 272 Skipped: 475

#	RESPONSES	DATE
1	I don't agree with short term rentals in our community.	5/17/2024 7:30 AM
2	Adds another level of bureaucracy in a society that already has so much.	5/15/2024 10:59 AM
3	More rules to follow more accountability	5/15/2024 8:02 AM
4	Why are we making everything harder for people when the economy is already in crisis?	5/13/2024 4:49 PM
5	create some control for the people, show respect for the owners in the community that are being negatively impacted	5/13/2024 4:35 PM
6	I don't think they should be allowed in areas where local population live permanently or seasonally. Can be accommodated if the whole area is geared to rentals.	5/13/2024 2:23 PM
7	It depends on the solution - it needs to be easy enough for the renters and landlords while monitoring the potential issues if larger scale rental.	5/13/2024 10:09 AM
8	I assume the local government wants to tax this somehow....	5/13/2024 9:59 AM
9	Minimum standards are necessary. The Building and Fire Code provisions should be enforced on these short term rental properties before they are offered as places potential accommodation. The number of guests is set by the landlord based on how many beds they can fit into existing spaces not by what the septic and water consumption rates might actually support. Even what was once an outbuilding for storage (garden shed) are turned into "bunnies"...thus increasing the number of guests using a property	5/13/2024 9:34 AM
10	As previously explained	5/13/2024 8:48 AM
11	To formalize and regulate this	5/13/2024 8:47 AM
12	We should not as tax payers have to put up with the issues these rentals are causing.	5/13/2024 12:37 AM
13	Ensure safety standards are meet Provide guidelines since property owners are not on site like a traditional hotel, if issues arise	5/12/2024 10:47 PM
14	Less government control is usually better	5/12/2024 9:04 PM
15	Inspect the capacity of their septic systems. Insist on closed locked containers for garbage. Perhaps they could suggest their renters respect a quiet time between 11 pm and 7 am. Remind their renters that dogs must be leashed on the beach. Basic rules of decency would be nice.	5/12/2024 5:40 PM
16	Just another unnecessary level of bureaucracy	5/12/2024 5:00 PM
17	Regulation by local government is a must.Revenue collected from rental units should definitely be used to offset the tax base that cottagers at ACW suffer from.	5/12/2024 11:31 AM
18	To provide control and responsibility of the rentals	5/12/2024 11:29 AM
19	If they are going to be allowed they should be regulated.	5/12/2024 11:06 AM
20	There should be set maximums per rental dwelling. And no short term rentals less than 7 days. And repeat offenders should lose their license to rent.	5/11/2024 7:12 PM
21	It's a way to control slum lords, and it's a business, other businesses are taxed.	5/9/2024 12:20 AM
22	Why do we need more regulations. People own these places don't they.	5/8/2024 5:49 PM
23	see above	5/8/2024 3:12 PM
24	Just a tax grab	5/7/2024 3:38 PM

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25	If there were some standards in place and if the property owner has to register each property and pay a small licensing fee and face fines if renters aren't complying with the rules, then yes, I agree with licensing. BUT only if the Township keeps up their end of things. It could be another revenue stream for the township. If property owners habitually ignore the rules then their license can be revoked and problem renters is solved with the support of the township. This is NOT happening now and they can get away with almost anything.	5/6/2024 2:36 PM
26	We pay high taxes for our summer cottage. Short term rents is a business and needs to be regulated	4/30/2024 8:39 AM
27	Don't think adding another layer of bureaucracy is going to mitigate the problems I listed above.	4/29/2024 9:26 PM
28	bylaws need to be enforced in a timely manner or regulation has no benefit	4/29/2024 10:00 AM
29	Yes, there needs to be control of these rentals! All of the sites and forums that they are being rented through no not enforce local protection nor do they care about the community, they make money for themselves and the landlords, that's it.	4/28/2024 5:06 PM
30	They are a business in a residential area, which is not supposed to be allowed. They should be monitored for health unit inspection and fire safety.	4/21/2024 5:19 PM
31	None	4/19/2024 1:37 PM
32	Short term rentals of less than 4 months should be banned by the Township. Short term guests generally do not respect the natural areas and the community because they know they'll be going back to the city after the weekend.	4/19/2024 1:07 PM
33	Tax according. More non locals means increased use of resources funded by local tax payers.	4/18/2024 5:48 PM
34	Would keep things under control in the future	4/17/2024 11:09 AM
35	Hopefully licensing would provide awareness of where short term rentals are located and some regulation and control of the conditions and allow for a mechanism for dealing with situations of abuse. Could limit locations where short term rentals were not appropriate. It might also mean an increased administrative burden on the township staff which would need to be considered.	4/14/2024 7:08 PM
36	Might be good to have some oversight, but could result in extra staff time and costs	4/14/2024 12:08 PM
37	we as permanent residents need some mechanism to keep short term rental landlords responsible for their tenants. Currently, no recourse for us	4/12/2024 6:03 PM
38	My daughter and husband bought a cottage on Lake Huron a few years ago with the plan to retire there in the future. They are very careful when it comes to renting their property during the summer. They use a company that screens potential renters; they ensure that renters respect the neighbours; they keep the property in excellent condition. Rentals are by the week , nothing shorter, and the property manager cleans when the renter has gone to ready it for future renters. My daughter loves the area and hopes to spend many years in the Goderich area when she is able to retire	4/10/2024 4:28 PM
39	Owners of these rentals need to be held accountable if guests are unruly, no consequences. if their cottage is not suited to house multiple families puts strain on septic and well	4/10/2024 3:48 PM
40	WHY ???? Do we really need more regulation in this country ? Put the onus on the home owner to interact with their neighbours in a positive manner.....if teher are issues , let teh owners work it out .	4/10/2024 3:48 PM
41	We should be encouraging short term rentals as an important tourism channel. It increases the value of our properties	4/10/2024 3:29 PM
42	Less government the better. Stay out of everyone's business.	4/9/2024 8:06 PM
43	Need more info on how this would be managed.	4/9/2024 1:29 PM
44	If they were regulated & licensed the fees charged could go towards police calls for noise complaints & garbage clean up.	4/8/2024 1:50 PM
45	They should pay additional taxes and A-C-W staff should come regularly to clean up the trash that they leave behind instead of leaving it for us neighbours to clean up.	4/7/2024 6:47 PM
46	I can't see any benefits, except for those who rent their property out, to Short-Term Rentals.	4/6/2024 3:12 PM

Short-Term Rental Survey

The owners can benefit very significantly, if they wish to, and I see it as a serious oversight by the municipality not to have this regulated.

47	They should be responsible for the problems they cause	4/6/2024 11:48 AM
48	The majority of short term rentals in Port Albert follow the rules, but some are just looking for the rental fees and fail to follow appropriate rules and regs. They also use their motor boats up and down the river creating huge waves along the river banks	4/5/2024 12:39 PM
49	Don't know what is meant by regulation. VBRO and Airbnb have standards a regulations. Noise bylaws, unwanted trash, parking, sewage etc are already regulated but perhaps not well enough or not enforced properly. I don't see the benefit to another layer of regulation, but again I don't know what is meant.	4/5/2024 9:58 AM
50	Not sure this is possible.	4/5/2024 9:53 AM
51	Too much government control now.	4/5/2024 8:55 AM
52	No regulation!	4/5/2024 8:44 AM
53	For those only using it as an income property then issues could arise. But if the owners are limited to the number of nights over a season could be a good solution.	4/3/2024 7:37 PM
54	Short-term rentals should not be allowed at all.	4/3/2024 1:46 PM
55	If they are to be allowed, we would like to see the township regulate them.	4/2/2024 12:13 PM
56	Remove from R1 and R2 areas. Licence these businesses using same standard as other businesses. Use licencing funds for enforcement. Do not allow business development in residential neighborhoods.	4/2/2024 11:40 AM
57	Licensing will help to mitigate problems in the future with. Ouse, fireworks and property damage	4/1/2024 12:33 PM
58	Not at this point. I don't think the platform matters, where people are booking from. You could have a direct book website and have issues too... airbnb etc are not nessesaily the issues. Property owners just need to make sure they vet who is booking and make sure they are a good fit for the neighbourhood	4/1/2024 8:56 AM
59	This is a free market 'product'. The product is a place to stay that appeals to the guest subject their needs. If the market didn't demand the need, then the supply wouldn't follow. If the income didn't justify the stress of turning over and cleaning the rental over and over people wouldn't do it either. Again, the economics \$\$ speaks for itself for the owner.	3/31/2024 9:04 PM
60	It is overdue. Look at almost all other municipalities who have recognized that the rights of owners need to outweigh the rights of a few to run a business at the expense of others	3/31/2024 11:54 AM
61	We would love to see them banned altogether like they have been in Goderich unless the owners are on site.	3/31/2024 11:05 AM
62	I'm not sure why it is ACW's business. It is not necessary to regulate or micromanage every aspect of the township.	3/29/2024 1:22 PM
63	If it is licensed who is going to monitor regulations?	3/29/2024 1:18 PM
64	Have very strict regulation and licensing requirements and enforcement, and be prepared to stand behind them because once established, short-term rentals will be impossible to eliminate and many will create issues for local residents.	3/29/2024 12:50 PM
65	Prevent slum lords,Maintain a better neighborhood	3/29/2024 11:30 AM
66	It should be up to the owner's if they want to do rentals. They know the risks. It's none of ACW's business. Just another money grab!	3/28/2024 7:05 PM
67	People who rent for just a few days are there to party and don't care what impact they have on others' properties.	3/28/2024 8:32 AM
68	If landlords do not enforce the rules, then the township needs to regulate the renters	3/27/2024 11:26 PM
69	as above	3/27/2024 6:26 PM
70	I understand the concern regarding regulating and licensing short-term rental platforms in ACW,	3/27/2024 4:37 PM

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but I believe that implementing such measures could actually have negative consequences. Firstly, regulating and licensing these platforms could stifle innovation and limit consumer choice. By imposing strict regulations, the township may inadvertently discourage individuals from participating in the sharing economy and offering their properties as short-term rentals. This could ultimately harm both property owners and potential guests looking for affordable accommodations. Additionally, excessive regulations could also create barriers to entry for smaller property owners who may not have the resources to comply with licensing requirements. This could result in a concentration of power in the hands of larger corporations, further limiting competition and potentially leading to higher prices for consumers. Furthermore, it is important to consider that short-term rental platforms already have measures in place to address issues such as noise complaints, property damage, and other concerns raised by residents. These platforms typically provide mechanisms for addressing grievances and enforcing rules to ensure a positive experience for both hosts and guests. In conclusion, while the idea of regulating and licensing short-term rental platforms may seem like a solution to address potential concerns, it is important to consider the unintended consequences that could arise. It is crucial to strike a balance between protecting the interests of residents and promoting a vibrant and competitive marketplace for short-term rentals in ACW.

71	Not a township sanctioned business activity do we license landlords?	3/27/2024 3:34 PM
72	100% ...high license fee and strong financial penalties for non compliances You're going to have to pay to play....too much nonsense hosts are getting away with.	3/27/2024 3:31 PM
73	control of overcrowding and bring more awareness of their impact on cottage owners to enjoy peaceful and safe enjoyment of our cottages	3/27/2024 3:22 PM
74	They should be self run	3/27/2024 1:05 PM
75	I don't see value in spending public dollars on oversight here. We are not a "typical" tourist destination but have a lot to offer. Unless noise or disrespectful renting becomes an issue I think the net benefit of allowing easy-to-establish-and-offer rentals is a net positive to bring more attention and visitors to the area.	3/26/2024 7:43 PM
76	see my comments - I am concerned who is liable if all of cedarbank/David goes up in smoke or a renter starts a fire on the beach and doesn't put it out (and the winds change). At least if the township regulates its gets the taxpayers off the hook (just when licensed have them click a box that they acknowledge they have appropriate insurance for the amount of renting they are doing.	3/26/2024 5:48 PM
77	to keep a handle on all of it	3/26/2024 12:14 PM
78	As long as owners are engaged and make the tenants aware of what is expected of them	3/26/2024 10:25 AM
79	I am unsure who regulates it now so I don't feel informed enough to be definitive.	3/26/2024 9:27 AM
80	Self explanatory	3/25/2024 9:49 PM
81	Owners of shortterm rentals need to be accountable to someone. It would make sense that the township would fulfill this roll.	3/25/2024 9:40 PM
82	If short term rentals required licensing it might help the issue slightly, but I would be more interested in a stronger ban of short term rentals in residential areas.	3/25/2024 9:39 PM
83	I think the Township should have regulation over short term rentals. Affordable housing is a problem in rural communities like ACW, and short term rentals lower the number of housing opportunities in the Township. There will be an increase in public service use from short term rentals and I believe that the Township should have the power to tax and regulate short term rentals to reflect this instead of putting that burden on other taxpayers.	3/25/2024 9:20 PM
84	See my original lengthy note. I don't believe ACW should be involved in this industry.	3/25/2024 8:56 PM
85	The township is so small that regulation at the township level is an excessive burden. Licensing is also a high level of entry for someone renting out there cottage for a couple weeks a year to supplement income. The few problem rentals would still exist.	3/25/2024 8:03 PM
86	There are "no rules" right now to manage how these properties are rented and in what manner. Are the renters a young family with children looking for a beach experience or large group of boisterous partiers	3/25/2024 7:09 PM
87	There certainly are some bad actors that don't set any limits and don't really care about the	3/25/2024 4:00 PM

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	neighbours or neighborhood.	
88	Any issues can and should be addressed through existing bylaws like noise etc	3/25/2024 10:18 AM
89	Due to the value of property, short-term renters are fools to allow disrespectful guests to stay. Short term renters put a lot of work to keep these properties neat with rules to respect neighbours from noise and disturbance. The only rule I would enforce is a noise bylaw for short term rentals that allow large groups.	3/25/2024 8:53 AM
90	If referring to air bnb, they have their own set of standards and rules that need to be adhered by and I think licensing by the town would seem more like a money grab than a regulation thing. Pay the town to approve the rental but any deviation from their rules they just easily pull the license. Great for the township for revenue but doesn't solve anything in the long run.	3/24/2024 11:03 PM
91	I don't think governing bodies should get involved. Theses areas pay the highest taxes and receive the least amount of services.	3/24/2024 9:38 PM
92	Before I answer this question, I would want specifics on what you mean by licencing.	3/24/2024 5:49 PM
93	Sounds like extra municipal burden to satisfy a few noisy Nimbys.	3/24/2024 5:40 PM
94	There must be an immediate and monetary consequence for community rules that are not followed. The unspoken consequence is that no longer do you enjoy the peace, tranquility and community feel of the cottage community. Issues regarding water and septic are huge but longer term that must be addressed before any rentals are in place.	3/24/2024 5:21 PM
95	Strongly disagree	3/24/2024 3:30 PM
96	Where and how would the fees that you collect be applied in the ACW purse, I am already paying property taxes- which includes no winter maintenance, I am curious what the rule book might contain? What ever happened to free enterprise? We do live in Canada. I also contribute a percentage of my revenue to the CRA	3/24/2024 2:37 PM
97	Get gov't involved and it just becomes a tax and a headache unfortunately.	3/24/2024 11:16 AM
98	Within reason regarding additional rules and fees.	3/24/2024 10:15 AM
99	Their should be guidelines that show respect for neighbors. We own our homes and cottages and live in a neighborhood. The ability of that community to get along is based on respect of neighbors. When there are no guidelines and owners ignore guidelines that encourage proper respect for the community then issues occur.	3/23/2024 5:05 PM
100	Creates a safer experience for all.	3/23/2024 4:55 PM
101	So long as it provides options and flexibility for home owners and isn't too restrictive - just so that there are some common sense rules to follow around nuisance behaviour	3/23/2024 2:52 PM
102	I believe it is the responsibility of the property owners.	3/23/2024 2:40 PM
103	I believe the option should remain with the property owner	3/23/2024 1:35 PM
104	Ensure the property adheres to all building codes, and determine the maximum number of renters that are allowed on the property. Ensure that the property owner enforces the regulations and if not, the rental permit should be revoked.	3/23/2024 12:25 PM
105	We have to address long term rental issues and affordability.	3/23/2024 11:44 AM
106	No to regulation and licencing	3/23/2024 11:40 AM
107	This is a big money making business. It needs to be regulated like a hotel would be. Needs fire, health and structural inspections annually. Plus ACW needs to step up on its septic inspections for all lake residences especially those who cram 20 plus people into a STR that is 3 bedrooms.	3/22/2024 8:39 PM
108	There should be rules	3/22/2024 8:03 PM
109	If the people renting are a very large group wanting to party they will disrupt the atmosphere of the immediate neighbours. The number of people allowed to be in the short term rental should be specified and the term for rental should be no more than 30 days but should be for a minimum of a week. For large groups we have multiple venues in the municipality for one evening parties or special events.	3/22/2024 7:26 PM

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110	STR is a for profit business and should be treated as a business.	3/22/2024 7:13 PM
111	Short-Term Rental Platform, such as VRBO, cottagesincanada.com, AirBnb, are platforms for rentals. Do you mean regulating them or an owner who wants to rent their place short term?	3/22/2024 7:04 PM
112	If there are guidelines and policies in place, then everyone knows the rules to abide by and if there is a problem, there is some recourse for surrounding neighbours.	3/22/2024 6:48 PM
113	Over regulation can be a barrier to innovation and availability due to excessive costs.	3/22/2024 3:28 PM
114	I think bylaws should be set to prevent the issues that have occurred in our neighborhood and those bylaws should be enforced quickly (24 hours max) after a complaint has been made	3/22/2024 1:52 PM
115	Our association bylaws already prohibit operating a business on premises. These laws need to be enforced.	3/22/2024 1:29 PM
116	I haven't done the research to give an informed answer. It may be a solution to keep homeowners, neighbours and the municipality happy. The following question has boxes that I wouldn't check, but could see being real concerns for property owners, neighbours and the municipality. So long as the regulations aren't convoluted and licensing isn't astronomical	3/22/2024 1:21 PM
117	I don't see a reason for the township to become involved with this	3/22/2024 1:02 PM
118	Should be charged commercial tax as they are running a business. Short term should be banned.	3/22/2024 12:36 PM
119	government should not have a say in what happens on private property as long as it is not being used for illegal activities.	3/22/2024 12:33 PM
120	If you are going to have short term rentals they should be registered with the township with some basic rules so neighbours have a way of complaining about problems. Licensing is not necessary.	3/22/2024 12:04 PM
121	Depends what the regulations are. There is no policy suggestion in that question, and the issue is not of enough concern to me to already have thought about it	3/22/2024 11:57 AM
122	Who is going to monitor this is it only to make money for township	3/22/2024 10:25 AM
123	less government intervention	3/22/2024 8:38 AM
124	Other municipalities are charging licensing fees which are putting owners out of the rental market or causing them to sell their properties because they can't afford them any longer. Renting a cottage short term is an historical tradition I personally have enjoyed in different locations in Ontario. Do not take this opportunity from lower income folks or the more well off owners willing to share their cottages. That would be exclusionary and tragic.	3/21/2024 11:01 PM
125	Taxes them to pay for police cost. Bill them for every visit.	3/21/2024 7:28 PM
126	So long as other bylaws are in place and followed i.e. noise, parking, fire protection, property standards etc. Owners must be held accountable to notify renters of rules to abide by.	3/21/2024 7:16 PM
127	Would like the township to have some control	3/21/2024 6:44 PM
128	I believe it benefits all parties and prevents bad actors. Those who aren't in favour of short term rentals can now look to a policy as to what is within a council approved bylaw and what isn't. Those who are illegally renting out their place are no longer making those who are doing their best to be good short term landlords/stewards of their property won't be grouped in with the bad renters.	3/21/2024 6:25 PM
129	Feel like proper guidelines shall be reinforced and any problems shall be dealt with on an individual basis	3/21/2024 6:24 PM
130	The township should be fully aware of where they are popping up!	3/21/2024 6:08 PM
131	No regulation currently. We have one rental with 8-10 beds in loft on third floor. No egress in case of fire. Often seem 20 or more guests in residence.	3/21/2024 5:42 PM
132	Need to be monitored	3/21/2024 4:00 PM
133	Short term rentals incur additional costs to the county. Regulation ensures the county knows what's going on. It also creates the opportunity for two levels of taxation, as short term rentals are a 'commercial operation' and should be taxed accordingly. Regulation should include	3/21/2024 3:38 PM

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permitting/licensing process. Regulation in place with permits ensures that there is a process to deal with any complaints by neighbours with respect to short term rental guests (management company contact information etc). Then, if there are multiple complaints, issues aren't addressed, permit/license can be suspended or cancelled.

134	I'm not familiar with what is being proposed.	3/21/2024 2:57 PM
135	No, as long as it is not year round short term rentals.	3/21/2024 2:40 PM
136	Short term rental owners can take of their own properties without added licensing fees. The majority of property owners are very careful who their rent their properties to.	3/21/2024 2:31 PM
137	Absolutely need to be regulated	3/21/2024 2:18 PM
138	This needs to be controlled. ACW needs to regulate so everyone knows the parameters for rentals and ACW needs to have a licensing system so ACW can't take action against bad landlords and be able to revoke licenses.	3/21/2024 2:13 PM
139	I think this is a money grab by the township	3/21/2024 1:59 PM
140	We pay high taxes for what little services we get in the cottage areas. If more traffic, more garbage, greater uses of amenities are being used due to many guests at a short term rental, that should be monitored and licensed.	3/21/2024 1:47 PM
141	Governments need to mind their own business. They have infiltrated every aspect of our lives and cost tax payers more and more with little benefit.	3/21/2024 1:03 PM
142	Accountability	3/21/2024 12:15 PM
143	Better control of properties, less chance of scamming possible tenants. Legitimizes the process.	3/21/2024 12:11 PM
144	There is already too much red tape in Acw	3/21/2024 11:37 AM
145	Enforce the current bylaws. Staff just proposed a new bylaw that prevents those whiners opposed to short term rentals from abusing staff time.	3/21/2024 11:35 AM
146	License to help offset legal costs. To ensure proper insurance coverage by owner regarding liability, damage, etc.	3/21/2024 11:07 AM
147	limit on number of short-term rentals should be investigated...there is not an apartment for rent in the area as it is	3/21/2024 10:56 AM
148	I think they should have to comply the way all of us have to and also be subject to the same rules and regulations that hotels have to . They have taken areas that were deemed residential and made them into businesses and changed the experience of the rest of us in the process	3/21/2024 10:22 AM
149	There needs to be a balance in our economic ecosystem (seasonal tourist dollars v long term local affordability)	3/21/2024 10:19 AM
150	My neighbour was generating income from renting a tiny house on their property. Im sure ACW had no idea it was there. Property owners who provide short-term stays must be held accountable for people who they bring into our communities that cause issues.	3/21/2024 9:15 AM
151	The problem renters are few and far between and can be managed by property owners.	3/21/2024 9:10 AM
152	Huntsville now has a hotline to call 24/7 for complaints on STR. If not registered how does anyone know who to complain to about noise etc.	3/21/2024 8:58 AM
153	ACW does not have the resources to police or manage by complaint. People who have purchased properties just to make money renting out do not care how septic is used, more people than what the cottage (parking) is supposed to have. No regard for neighbours re noise or garbage generated. People have generally bought lakefront/view properties for retreats. Now some are purchssed with the intent of making money and have little regard for the property and neighbours impacted.	3/21/2024 8:41 AM
154	Tax opportunity. They use the town resources. Tax them.	3/21/2024 8:37 AM
155	I think maybe before you jump the gun to initiate a licensing mandate, perhaps the proper research should be done with documentation of issues. If it is one specific property, I think the township should have the power to shut that particular property down but if everybody else is	3/21/2024 8:14 AM

Short-Term Rental Survey

following the rules And running well, then why should everyone be punished just because of one.

156	I have not had issue or concern yet, however having regulations in place before there is a problem makes sense.	3/21/2024 8:02 AM
157	These properties should be licensed and taxed as commercial properties, not residential	3/21/2024 7:36 AM
158	I think it comes down to the environmental impact and good for local shops .	3/21/2024 7:15 AM
159	Individuals must represent themselves and hold themselves responsible rather the using tax payer dollars to inspect	3/21/2024 7:12 AM
160	I think there should just be restriction to the landlord must be present. And the # of occupants should be no more than 2 people to a bedroom or vehicles to the space allowed at the property	3/21/2024 6:42 AM
161	Regulations should not affect the hosts that are responsible for their guests. Regulations should give negatively impacted homeowners more tools to deal with absent hosts who are not able to control bad behaviors from their renters. Regulations will hopefully also make things safer for the renters and the neighbours regarding fire safety and first responders	3/21/2024 6:31 AM
162	Don't have any information about what such regulation would entail and am concerned about over - regulation and unnecessary costs	3/21/2024 3:14 AM
163	People have been doing rentals as long as I remember. Only the method of advertising and booking has changed. Be respectful. Talk to your neighbours.	3/21/2024 2:33 AM
164	The think that licensing will make no difference to potential disruptions to others in the neighborhood from occurring and I am guessing that noisy renters what bothers the people who are against short term rentals in the community. Licensing would probably discourage some from bothering to try and rent and would make most cottage type properties less valuable. It depends what the cost of licensing is I suppose. My guess is that proper enforcement (fines) of the existing noise bylaws and other existing bylaws is the best way to minimize disruptions and create harmony between visitors and other property owners. In 25 years I have not heard of anyone that has been given a fine for making noise in our community. I have heard lots of excessive noise and even had some renters that generated some noise complaints from neighbors. Owners and renters need to be held accountable and should be fined if they are disrupting the peace and quiet in the neighborhood. I believe this approach will get results.	3/21/2024 1:03 AM
165	The only positive with regulation of short term rentals is when a place repeatedly has a problem there should be a way to hold the owner and renters accountable	3/21/2024 12:23 AM
166	Control the amount of short-term rentals, with the housing issues. I do believe short-term rentals can be positive for the area but the housing crisis is a much bigger issue that needs to be solved.	3/20/2024 11:42 PM
167	There are other individuals on our road who are responsible renters, and follow the rules, the problem is if there are no rules or guidelines the problem owners can not be held accountable.	3/20/2024 10:56 PM
168	They are businesses with no oversight.	3/20/2024 9:40 PM
169	?i don't know	3/20/2024 9:21 PM
170	The owners should be accountable and live within the township to respond to the guests who make the permanent residences live in fear when we have to approach the guests to "close it down". The garbage disposal when changing over the cottage. Don't appreciate having to pick up dirty diapers and chicken wings that the animals have trashed before the Monday garbage pick up. Fireworks outside of the approved dates disrupt the neighbourhood and wildlife	3/20/2024 8:54 PM
171	Taxed and regulated and inspected as a business - like it is.	3/20/2024 8:43 PM
172	I have concerns about occupancy limits being exceeded and the subsequent strain on the inadequate and inspected septic systems along the lake	3/20/2024 7:27 PM
173	more control	3/20/2024 6:51 PM
174	Some discipline is useful in monitoring those who are repeat offenders.	3/20/2024 6:34 PM
175	Everything is too regulated already	3/20/2024 5:00 PM
176	there needs to be some control and rules as well as a mechanism for the owner to take	3/20/2024 4:26 PM

Short-Term Rental Survey

	responsibilities for the renters.	
177	Waste of tax money to prepare a regulation or try to enforce any rules on an issue that doesn't have any bearing on most of the population of this area.	3/20/2024 3:53 PM
178	Who is going to pay for the inspections, and regulations enforcement.	3/20/2024 3:24 PM
179	Only regulate and license STRs if there is a plan to have weekend staff on-call to deal with enforcement issues.	3/20/2024 3:24 PM
180	if an individual wants to rent their own property, the township, should not double dip on taxes	3/20/2024 12:58 PM
181	Just another way for the township to horn in on people's income	3/20/2024 12:00 PM
182	In the near term they should be banned until regulations and enforcement staffing is in place.	3/20/2024 11:38 AM
183	This is absolutely necessary. The high demand for vacation properties is turning family homes and cottages are being turned into investment vehicles without regard to the impact they are having on neighbouring property owners. ACW taxpayers deserve the same controls on short term rentals that other rural municipalities enjoy. This should be done on a cost recovery basis where the STR owners cover the full costs of the program. They are earning tens if not hundreds of thousands of dollars a year on their rentals and can easily afford to pay licencing fees.	3/20/2024 11:37 AM
184	Since it is a business (and zoning does not include that), there definitely should be licensing of these "businesses". Regulations should include proof of insurance and safety inspections of the properties (as they do in hotels and motels)	3/20/2024 11:05 AM
185	Don't feel that is necessary. The one on our street is all handled well by owners. We also have friends that own and have had no issues	3/20/2024 10:13 AM
186	I am opposed to government overreach.	3/20/2024 10:05 AM
187	Licensing, inspection, proof of insurance, guest limit, limit on days for which property may be rented, review of contract between owner and renters, owner within 30 minute drive of property, owner able to contact renters, demerit system, additional property taxes to compensate for wear on roads and municipal services.	3/20/2024 8:08 AM
188	A full registry of short term rentals can be tracked to determine if it will affect the local housing supply. This can also potentially make it so property owners more responsible and selective when and to who they will rent out their properties to.	3/20/2024 12:03 AM
189	I don't know enough about the positives and negatives of regulating the practice, or what it would look like. Perhaps owners of short term rentals should be taxed more heavily than those that only own a single dwelling.	3/19/2024 8:58 PM
190	Define regulated and licensed?? What cost would this be to the homeowner, what would the townships role be? It's not fair to ask this question without a description of both parties roles and responsibilities	3/19/2024 7:26 PM
191	If the rentals are a business then I think it should licensed and regulated.	3/19/2024 7:00 PM
192	I'm not necessarily opposed to a form of regulation. But I would like to have input into the discussions on how a plan would be implemented before agreeing to one.	3/19/2024 6:38 PM
193	Local Council should stay out of this issue	3/19/2024 6:14 PM
194	less regulation not more gv't intervention	3/19/2024 5:56 PM
195	I see some positives but if there is no governance I worry about noise, mismanagement and lack of affordable permanent housing	3/19/2024 5:56 PM
196	Should be licensed fire safety issuses as well as sanity issues if on well and septic	3/19/2024 5:23 PM
197	Again I fully support weekly rentals, not so much nightly	3/19/2024 5:06 PM
198	Sounds like government over-reach to appease a very tiny, but vocal minority of NIMBYs.	3/19/2024 4:49 PM
199	With regulation, more control could reduce the negative sentiment of short term rentals.	3/19/2024 4:44 PM
200	To ensure safety and accountability for all involved	3/19/2024 4:44 PM

Short-Term Rental Survey

201	This should be a good platform but needs a little oversight. Disrespectful human nature is what leads to most problems associated with this program	3/19/2024 4:43 PM
202	Limit the location of rentals to areas that are solely approved for the purpose and understood and approved by the neighborhood that they are in.	3/19/2024 4:37 PM
203	Rule free does not mean problem free	3/19/2024 4:29 PM
204	Waste of time, energy and resources.	3/19/2024 4:10 PM
205	They should bit be allowed but if they are the home owner should be paying tax on the rental income which I doubt they are	3/19/2024 4:09 PM
206	People should live here but need to respect	3/19/2024 3:41 PM
207	Need to clearly determine and communicate what is allowed, number of tenants allowed at one time, number of tenant vehicles allowed per rental period. Noise restrictions and communication to full time residents who to contact if regulations not followed with assurance that infractions will be dealt with within hours.	3/19/2024 3:36 PM
208	Occasionally rented cottage properties should not require licensing. ie less than was per yr	3/19/2024 3:34 PM
209	it depends what the regulations would be	3/19/2024 3:29 PM
210	Rentals are taxed by acw, owners pay insurance on their properties	3/19/2024 3:02 PM
211	I think it's important that the Township have an idea as to where they are, so if and when problems arise it can be regulated and controlled.	3/19/2024 2:44 PM
212	I would much rather they were prohibited. They are taking business away from pre-existing LICENSED businesses in addition to the countless problems they create for neighbors.	3/19/2024 2:34 PM
213	If they become regulated, residents must have a method of complaint. I do believe the use of short time rentals in residential areas is necessary. Allowing cottages to be used reasonable.	3/19/2024 2:06 PM
214	If we need to have them then they should be regulated and taxed	3/19/2024 1:56 PM
215	If we had a registry / licence we could maybe utilize the spaces for emergency shelter for the county during off season	3/19/2024 1:41 PM
216	Police and the existing complaint procedure are not working. We have filed complaints and called police . The problems continue without change	3/19/2024 1:26 PM
217	We don't need an overabundance of short term rentals. There should be a balance of long-term and short-term options in an area, as developers/buyers could buy multiple lots just for short term rentals.	3/19/2024 1:24 PM
218	If the Township is going to regulate and license short term rentals, and if there is an issue with damage/injury/ death, the Township will indirectly be assuming liability for these issues, especially if they are not policed and/or followed up on if there had been complaints.	3/19/2024 1:09 PM
219	If regulated, the Township will need more inspectors, a call center & take valuable time away from council meetings. More Red tape is not the answer, look how the LTB is doing!	3/19/2024 12:57 PM
220	Keep out of things not disrupting. Effective bylaws could be required but not a fee to have. Property owners pay tax and should be allowed to use for their best interest.	3/19/2024 12:50 PM
221	Less government control is better	3/19/2024 12:42 PM
222	To put proper rules in place so that everyone including the cottage owners cannot make their own rules as they go.	3/19/2024 12:33 PM
223	min 30 day rental, license needed, limited number of licenses per township	3/19/2024 12:32 PM
224	It would be helpful for the Township of ACW to set limits on STRs.	3/19/2024 12:21 PM
225	I think the same rules that apply to everyone in a neighbourhood regarding noise, parking, garbage etc should apply To the owner of any building. Owners are responsible for their guests if those guests are paying or not. Fines for offenders of bylaws should be enough - a registration or licensing system for short term cottage rentals doesn't make sense - just put resources into enforcing the current bylaws or making the penalties for repeat offenders more costly. Sending out a blurb in our taxes about what it means to be a good seasonal neighbour	3/19/2024 11:55 AM

Short-Term Rental Survey

along our coast lines could apply to all Cottages- used solely by owners or rented out. You could also research best practices and have those available online (advertised in the taxes flyer) for those considering renting their cottage - information they may not know about in terms of technology to monitor issues before they begin or ways to screen tenants etc.

226	I think they should be banned..	3/19/2024 11:46 AM
227	Need a system that requires owner to post contact info local rep on-call to shut down problems while happening happening, with loss of licence for failures to stop problems	3/19/2024 11:22 AM
228	At least there is some authority to set out and enforce regulations which could go a long way towards preventing problems.	3/19/2024 10:45 AM
229	As I said, I do not believe that any form of government should be telling property owners what to do with their property providing that they are following the letter of the law. I also do not believe that any form of licensing would provide any relief to the housing crisis in the county.	3/19/2024 10:06 AM
230	If the twp unfortunately proceeds with this idea, then yes.	3/19/2024 9:50 AM
231	We don't want to see all short term rentals lumped in together. Companies like VRBO or AirBnB operate differently than local owners' rentals.	3/19/2024 8:46 AM
232	I think it would help limit the behaviours people are concerned will result from short term rentals and allow them to be more comfortable with short term rentals.	3/19/2024 8:33 AM
233	Should be some central oversight beyond AirBnB or VRBO	3/19/2024 8:29 AM
234	There is a need to make owners accountable for activities of their clients which impact other residents.	3/19/2024 8:19 AM
235	Perfect spot to ensure septic inspections are done multiple times during rental seasons.	3/19/2024 5:28 AM
236	I don't see a need to regulate short term rentals at this time. They are a huge benefit to the local community. Any issues experienced at a short term rental are just as likely to occur at a hotel, or long term rental property.	3/19/2024 1:27 AM
237	It's up to the individual home owner.	3/18/2024 10:40 PM
238	There would be a place to register complaints.	3/18/2024 9:14 PM
239	It is difficult for our association to enforce all the rules that we have, as we do not have the authority to enforce the rules.	3/18/2024 7:58 PM
240	Regulations should include a size limit of the dwelling, The number of guests allowed, fees collected from homeowners.	3/18/2024 7:47 PM
241	Property rights should govern this.	3/18/2024 7:14 PM
242	I feel they should be taxed differently than a regular home owner	3/18/2024 7:12 PM
243	Someone has to control it with authority	3/18/2024 6:56 PM
244	Yes since enforcement needs to be effectual if permitted. Short term rentals absolutely need to be licensed and taxed accordingly. Locals should not have to pay additional taxes for upkeep to roadways and cleaning up illegal dumping	3/18/2024 6:40 PM
245	Should not be allowed unless the owner resides in the same house and if so, should be regulated.	3/18/2024 6:30 PM
246	Bylaw people should be more visible	3/18/2024 6:29 PM
247	If there is to be short term housing it should be treated like a business and licensed like a business otherwise you have no control over occupancy, health and safety etc	3/18/2024 6:02 PM
248	Government should stay out of business. They are to govern period	3/18/2024 5:55 PM
249	All rental units should be regulated if allowed. And enforced.	3/18/2024 5:53 PM
250	It's gotten kind of out of control since Covid with absent landlords and how many there are.	3/18/2024 5:31 PM
251	Licensing fee	3/18/2024 5:29 PM
252	Yes! I don't use AirB&B or other platforms, because I want to thoroughly vet all enquires	3/18/2024 5:19 PM

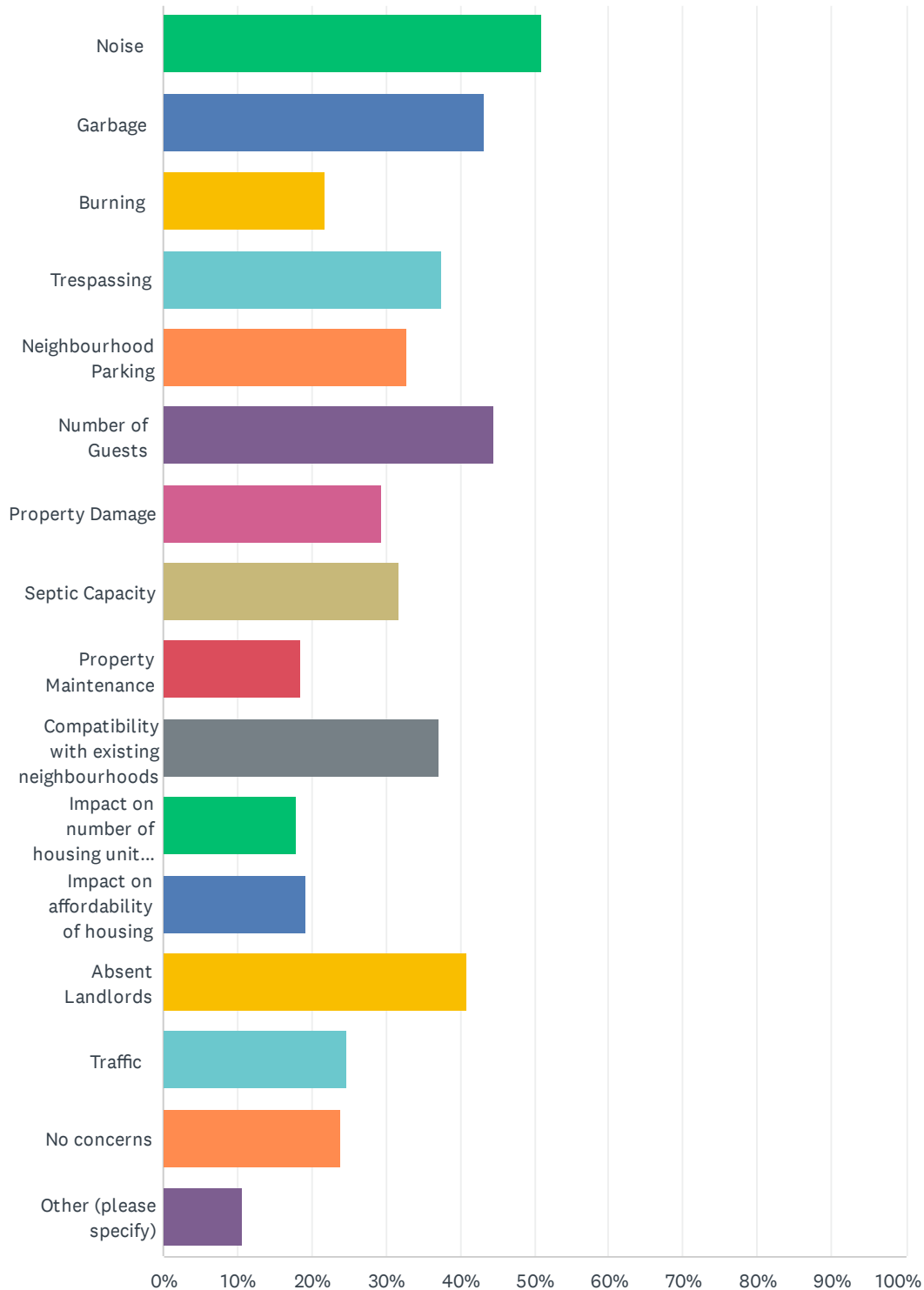
Short-Term Rental Survey

before they have a reservation. I also want to easily refuse previously unpleasant renters. When it's automated I have less control.

253	We have not had issues with any of the owners. Only issues are complaints from cantankerous owners that think they can scare renters away.	3/18/2024 5:04 PM
254	They may cause issues for some neighbours so there should be a forum where people can register legitimate complaints or concerns.	3/18/2024 4:30 PM
255	ACW has enough to do without this, we'd be hiring more staff. That's all we need with an overflowing office bldg now.	3/18/2024 4:28 PM
256	Short term rentals should be regulated the same as long term rentals	3/18/2024 4:23 PM
257	Of course. They should have to be licensed or pay extra taxes or be taxed as a business or banned.	3/18/2024 4:15 PM
258	No why charge ppl more fees or taxes when the other governments charge enough	3/18/2024 3:57 PM
259	I feel that there needs to be some sort of regulation in place. What that is I'm not sure.	3/18/2024 3:51 PM
260	Would think cottage rentals would have a greater chance of having unresponsive tenants.	3/18/2024 3:29 PM
261	I believe there would additional costs to the municipality /taxpayers to regulate and license. Not sure what the benefits of the Township developing and maintaining a platform would be; there must be a more cost effective means if such is determined to be necessary.	3/18/2024 3:25 PM
262	See below.	3/18/2024 3:02 PM
263	I agree because it puts responsibility both the rentee and homeowner to not upset their neighbors.	3/18/2024 2:26 PM
264	Allowing all to rent out their properties might make it hard to rent, so having owners get their license to do so might make renting out easier.	3/18/2024 2:25 PM
265	I think it should be regulated much like the town of Goderich.	3/18/2024 2:22 PM
266	It would help home owners have second income	3/18/2024 2:10 PM
267	Regulation is necessary only when there are demonstrable problems which can't be dealt with by other means. Enforcement costs born by all.	3/18/2024 1:51 PM
268	I would be helpful to have guidelines or rules in place for property owners who are looking to offer their property as a short term rental. This ensures that minimum standards are met and can be enforced, and it protects the property owner, renter, and neighbouring property owners.	3/18/2024 1:37 PM
269	There are too many short term rentals along MacDonald Lane. Cottage owners do not seem to provide renters with the "rules" of our association; if they do, the renters do not respect those rules.	3/18/2024 1:14 PM
270	They should be approved and licensed. They are in other counties this way there is not too many in one area	3/18/2024 12:52 PM
271	I don't think A-C-W would have the means of controlling.	3/18/2024 12:43 PM
272	If they are allowed in the township the amount needs to be limited according to housing availability in the area. If housing demand is high and people cannot find housing short term rentals should be limited.	3/18/2024 11:26 AM

Q14 What are the biggest concerns you have with Short-Term Rentals? (Check all that apply)

Answered: 747 Skipped: 0



Short-Term Rental Survey

ANSWER CHOICES	RESPONSES	
Noise	51.00%	381
Garbage	43.24%	323
Burning	21.69%	162
Trespassing	37.62%	281
Neighbourhood Parking	32.80%	245
Number of Guests	44.58%	333
Property Damage	29.45%	220
Septic Capacity	31.73%	237
Property Maintenance	18.61%	139
Compatibility with existing neighbourhoods	37.08%	277
Impact on number of housing units to own or rent	17.94%	134
Impact on affordability of housing	19.28%	144
Absent Landlords	40.96%	306
Traffic	24.77%	185
No concerns	23.83%	178
Other (please specify)	10.71%	80
Total Respondents: 747		

#	OTHER (PLEASE SPECIFY)	DATE
1	Liability issues.	5/20/2024 4:52 PM
2	Insurance concerns in the event of injury	5/19/2024 8:38 AM
3	Its a cottage, People rent cottages.	5/13/2024 9:59 AM
4	Dogs off lead	5/12/2024 10:47 PM
5	Safety of our children in regards to speed limits of some irresponsible drivers.	5/12/2024 11:31 AM
6	Short term rentals do not mix with permanent residents and also seasonal ones who are taxpayers and live here 6 months of the year in their summer home. NOISE!!	5/11/2024 7:12 PM
7	water consumption	4/21/2024 5:19 PM
8	Urinating and defecating in common areas/parks and greenspaces and also, on the beach.	4/19/2024 1:07 PM
9	The intention of the tennant and their sense of entitlement	4/19/2024 2:35 AM
10	A handful of vomplaints from a few lakefront property owners seems to get a disproportionate response from staff and council. Utilize our currently funded resources on repeat offending property owners (police/bylaw officer). No need to spend our tax money on these silly surveys. Do the job your paid to do. Loud whining of the vast minority is no reason to waste tax payer money	4/18/2024 5:48 PM
11	All these issues can be covered by existing bylaws. You are guy looking to give yourselves extra authority.	4/9/2024 8:06 PM
12	Well water consumption	4/9/2024 1:29 PM
13	Many guests may cause safety concerns as they wonder around late at night, under the	4/6/2024 3:12 PM

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influence and impact the overall safety of the area. Furthermore, they often appear to break local laws and regulations; I assume I occasionally hear gun shots late at night in the wooded areas. I am not sure who is responsible for this, but I assume these are "wanna-be" weekend hunters.

14	I am thinking of seasonal properties in my response.	4/5/2024 9:58 AM
15	These are the responsibility of the owners	4/5/2024 8:44 AM
16	Environmental damage due to less care for our beautiful surroundings that owners.	4/2/2024 12:13 PM
17	Garbage being left on street corners up to one week ahead of collection day.	4/2/2024 11:40 AM
18	Being respectful of pedestrians!	3/29/2024 1:18 PM
19	Far too often the renters are city dwellers who lack the consideration that local rural residents have for the rural environment and "attitudes" and behave without the restraint they might at their own residence.	3/29/2024 12:50 PM
20	If there's a problem the owners can deal with it, and check out the rental bad renters list before the rent.	3/28/2024 7:05 PM
21	This for the most part only applies to the 5 or 10 percent bad apples.	3/27/2024 6:26 PM
22	I'm also concerned one of the big sheds will turn into a rental. I'm not against them for storage at all but what would stop them from renting with no rules? Also we (and neighbours) are concerned every time a place sells that it will be another STR. We have agents showing potential purchasers that they can trespass down the private lane. Neighbours that see them tell them.	3/26/2024 5:48 PM
23	The biggest problem is visitors from outside of the county not respecting private property signs and treating the beach as public property	3/26/2024 10:25 AM
24	Safety of renters...working smoke detectors..carbon monoxide detectors..fire suppression equipment...including working outside faucets and water hoses to manage out of control bonfires..bbqs etc	3/25/2024 7:09 PM
25	Landlords not explaining expectations	3/24/2024 9:38 PM
26	on occasion when there is a celebration of sorts neighbors are usually aware and the owners having a celebration or gathering are part of that community and are respectful of others because they have to live there also.	3/23/2024 5:05 PM
27	Acw council should stay out of this.	3/23/2024 11:40 AM
28	The size of the rebuilds of the cottages has changed the whole atmosphere of the area. Views are blocked, cottages/houses are built to the property lines and the low profile of development along the shoreline is lost. This urban development is increasing runoff and debris into the lakes.	3/23/2024 10:39 AM
29	Trash and food waste becomes a big problem for local dog owners	3/22/2024 4:24 PM
30	safety	3/22/2024 3:12 PM
31	Absent landlords would be number one. They hire a service to clean and you never see them even when bylaw have to come out.	3/22/2024 2:11 PM
32	Water usage	3/22/2024 1:29 PM
33	There's a shortage	3/22/2024 1:21 PM
34	Overuse of shared water system, extra road traffic on a road we pay to maintain.	3/22/2024 12:37 PM
35	All the above	3/22/2024 5:37 AM
36	What I do with my property, providing it complies with property standards should be my business.	3/21/2024 6:25 PM
37	There are issues with local people that arise from time to time. I don't believe that short term rentals will have much effect on problems in our area. I'm sure that some folks may have neighbours that they don't seem to get along with as well. Having people come stay from a short term will likely have more positive effects for our communities than negative	3/21/2024 6:24 PM

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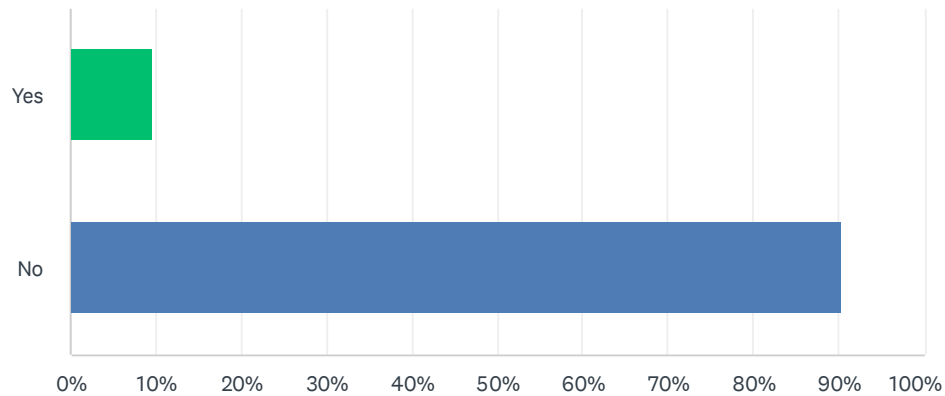
38	I do wonder if the property value of the neighborhood is decreased	3/21/2024 6:08 PM
39	Privacy	3/21/2024 5:19 PM
40	Short term property owners are responsible people who take care of their properties. One issue is that one bad apple that makes all property owners look bad.	3/21/2024 2:31 PM
41	It is important to note that short term rentals don't affect available housing as they are a different sector of housing stock.	3/21/2024 1:22 PM
42	Wild parties, alcohol and drug abuse	3/21/2024 12:40 PM
43	This survey seems biased against short term rentals. Maybe some staff and council are more sensitive to the opinions of current lakefront owners against short term rentals.	3/21/2024 11:35 AM
44	People arrive with dogs, not on leashes that are running and defecating on others property	3/21/2024 9:22 AM
45	Of course, these are all concerns for owners as well! But we make sure that plans are put in place and that we are being responsible to make sure that this is not a problem for our short term rental.	3/21/2024 8:14 AM
46	Landlords must do their job. No differently than long term.	3/21/2024 7:52 AM
47	Can you tell we are getting older????	3/21/2024 7:46 AM
48	Should have a registered rental- for people to call if there is an issue with the rental property.	3/21/2024 7:15 AM
49	no concerns	3/21/2024 7:12 AM
50	Garbage pickup or drop off is limited for all residents and visitors and not enough drop off points/ times exist	3/21/2024 3:14 AM
51	People need to manage their property property and be respectful.	3/21/2024 2:33 AM
52	Property maintenance and upkeep.	3/20/2024 8:43 PM
53	We have witnessed a cottage meant for maximum 8 people occupied by over 20 persons.....they did leave the beach a mess.	3/20/2024 7:27 PM
54	Even garbage isn't that big of an issue but is the only concern I've ever heard discussed	3/20/2024 3:53 PM
55	Definitely impacts the feeling of neighbours and sense of community.	3/20/2024 3:24 PM
56	STR can attract a criminal element.	3/20/2024 3:24 PM
57	We have experienced problems with all of the above checked items. We have had weddings on the subject property with well over 50 people attending- thus house trailers parked everywhere.	3/20/2024 11:05 AM
58	No mechanism to make complaints that receive a response.	3/20/2024 8:08 AM
59	Those are the concerns if not managed appropriately	3/19/2024 9:20 PM
60	NA	3/19/2024 4:44 PM
61	Serious concerns with theft in the neighborhood and noise	3/19/2024 4:09 PM
62	Roads become congested and beaches become flooded with vehicles and people, taking the availability from local residents	3/19/2024 3:02 PM
63	I have seen the above issues with longer terms rentals in my area, and anticipate similar issues with STRs.	3/19/2024 2:44 PM
64	We moved to our home believing the area would be safe for our children. Now we have countless unknown people in our neighborhood coming and going.	3/19/2024 2:34 PM
65	There are no fire safety regulations in place. If a fire takes place we are concerned about lives lost. Children seem to be sleeping in lofts and there are no second floor exits	3/19/2024 1:26 PM
66	Association wells.	3/19/2024 1:09 PM
67	More Red tape is not the answer, look how the LTB is doing!	3/19/2024 12:57 PM

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68	Why is this question loaded heavily, compared to the benefit to the local area question?	3/19/2024 12:50 PM
69	Knowledge of fire safety by the renters.	3/19/2024 12:21 PM
70	You will always have exceptions, but existing by law can deal with them	3/19/2024 12:16 PM
71	These are the issues I made sure were discussed with potential tenants - rules to mitigate issues and clear consequences for violations as part of the rental agreement - these issues are things I was cognizant of and tried to avoid.	3/19/2024 11:55 AM
72	I think that it is the resident, the land lord who is responsible for doing due diligence on having responsible renters in their houses and cottages. They need to be clean on what is expected form a renter, what the rules are when staying at a property (noise level, garbage etc)	3/19/2024 11:25 AM
73	Is this a big issue in ACW, or a big issue for a small loud group of complaining neighbours?	3/19/2024 5:28 AM
74	Inappropriate behavior.	3/18/2024 9:14 PM
75	This should be up to the homeowner, not the government.	3/18/2024 8:55 PM
76	It could become a one owner in monopoly	3/18/2024 6:02 PM
77	It is up to the owner to insure proper control.	3/18/2024 4:28 PM
78	I assume these would be issues if it affected my neighbourhood	3/18/2024 2:36 PM
79	We live in a farming community; we know some non rural residents complain about odour from various farming operations and equipment on the road as well as horse drawn 'vehicles.'	3/18/2024 1:32 PM
80	These are all items that need to be regulated and also in the rental agreements.	3/18/2024 12:52 PM

Q15 Have you ever made a formal complaint about a Short-Term Rental?

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	9.50%	71
No	90.50%	676
TOTAL		747

#	EXPLAIN	DATE
1	To owners of the property.	5/20/2024 4:52 PM
2	See response above.	5/17/2024 7:30 AM
3	Called the O.P.P.we had a very scary situation on our laneway with renters	5/15/2024 8:02 AM
4	When problems arise, I don't feel like calling By Law Enforcement or the OPP are really a viable solution.	5/14/2024 5:15 PM
5	We have brought the issue forward to the township and have been working with other communities to ban short term rentals.	5/13/2024 4:46 PM
6	to the police and ACW and property owner	5/13/2024 4:35 PM
7	Last summer(2023) Two of them	5/13/2024 3:29 PM
8	raised it with the reeve but he dismissed it	5/13/2024 1:40 PM
9	Complaints have been made to the local Public Health Authority and the Building Inspector. The complaints relate to septic malfunction and occupant loading.	5/13/2024 9:34 AM
10	Several to township	5/13/2024 8:48 AM
11	Sent in several messages. No response or a thanks very much passing it on to whomever.	5/13/2024 12:37 AM
12	Raised concerns directed with owner, they changed there rental terms	5/12/2024 10:47 PM
13	We just deal with the renters as the problems arise. It's usually noise or using our beach.	5/12/2024 5:40 PM
14	We have had issues (and still do) with local rentals.	5/12/2024 11:31 AM
15	To the owner	5/12/2024 11:29 AM
16	Parking, noise, fires.	5/12/2024 11:06 AM

Short-Term Rental Survey

17	Told the neighbour that complains his privacy is violated when we have company for supper his rental guests are a bigger violation of community.	5/8/2024 10:53 PM
18	I have called the police on many occasions about violating the Stay at Home order during COVID, noise, harrassment, trespassing. Called the Fire Dept. about a high campfire during a fire ban. The property backs on to cedar trees and if the fire would have caught onto our trees we would have lost our home. I also emailed the mayor, Glenn McNeil, in 2020 about our concerns, but he did nothing at all to help, but he is aware of the issues.	5/6/2024 2:36 PM
19	Yes, we tried to contact local authorities about a horrible renting experience both due to the property we rented and due to other renters near by. We essentially got lost in the system trying to figure out who to contact and how to get help. There should be clear signage at each property of the regulatory body, and who to contact in the event of issues.	4/28/2024 5:06 PM
20	I've complained to the landlord in our community that bought their neighbouring cottage then, started short term rental operations at both properties. They have not replied. I intend to bring this issue up at our community association meeting in the spring.	4/19/2024 1:07 PM
21	Properties are zoned. All owners must abide by the rules. Why are short term rentals being portrayed as bad? What's the real motivation?	4/18/2024 5:48 PM
22	I've inquired about noise by-laws.	4/17/2024 1:10 PM
23	Renters were having a very violent argument. I was afraid someone would get hurt. I called the rental owner.	4/8/2024 1:50 PM
24	We called about the garbage.	4/7/2024 6:47 PM
25	I do not rent my property, however, I complained to my neighbours who rent out, after I found feces (including toilet paper) in my backyard.	4/6/2024 3:12 PM
26	Parking in our parking spots	4/6/2024 11:48 AM
27	Only have heard that neighbors have tried to talk to owner.	4/2/2024 1:16 PM
28	Called fire department during fire ban.	4/2/2024 11:40 AM
29	Not in my area	4/1/2024 12:33 PM
30	My experience has been that people are respectful of the property.	3/31/2024 9:04 PM
31	I have complained to the renters and landowner. They are not present and it was not resolved in a timely or efficient way	3/31/2024 11:54 AM
32	Again this was on Salt Spring Island BC and the short-term renters over and over and over again would have fires during fire bans when the whole island was a tinder box just waiting for a spark. This was a very serious hazard that had to be contended with constantly... very stressful for the neighbours!	3/29/2024 12:50 PM
33	Explained already above Noise Parking Too many guests Unsafe fireworks Pets running unleashed	3/27/2024 3:31 PM
34	at the meeting for the 3 minor variances for the airbnb at David and South although I made my complaints about the planning aspect as it was a planning meeting and I do not agree with it going ahead as is	3/26/2024 5:48 PM
35	Any problems have been resolved without issue as they were unclear of local regulations such as fire bans.	3/26/2024 10:25 AM
36	Many complaints to air bnb, it seems almost pointless nothing changes.	3/25/2024 9:40 PM
37	Have wanted to but didn't know who to call - very concerned about short term rental properties being used solely as an income property - seems to be generally less respect for neighbours as they don't need to live in same place and get to know who their neighbours are	3/25/2024 7:09 PM
38	Spoke directly to renters	3/25/2024 5:38 PM
39	I have given guidance to people that have rented as well as owners that rent out their property .	3/24/2024 9:38 PM
40	I did file a formal complaint to the OPP against an owner/ neighbour, who gratefully, sold a few years back. Mental illness and illicit drugs were involved along with denial by the parent.	3/24/2024 5:49 PM

Short-Term Rental Survey

41	No issues so far, sure you get some people that live differently but does that mean we should Gate keep every body	3/24/2024 5:40 PM
42	On two separate occasions, for noise, fireworks, and speeding traffic.	3/24/2024 5:21 PM
43	I have complained about noise, traffic and water usage.	3/24/2024 4:09 PM
44	To the owner	3/24/2024 11:36 AM
45	I tried to participate in some of the township meetings but I didn't understand the timing of when neighbors could attend and complain and the hearing I was aware of was basically on specs of the new property , not how the property was being utilized. I have had neighbors tell me that renters have used my stairs to the beach but not seeing that first had makes it more anecdotal. I have had neighbors that live up there more permanently frequently complain but not sure they made formal complaints to the township, more like complain to the renters or to the absentee landlord if they happen to ever see the owners expecting the owners to acknowledge the neighbors concerns and address them. I would be happy to learn what is the best way to formally complain when something occurs.	3/23/2024 5:05 PM
46	I called OPP about the target shooting to find out rules	3/23/2024 2:52 PM
47	Complained about a SRT late party which was still going strong at 3 am on a Sunday morning!!	3/22/2024 8:39 PM
48	talked to the owner	3/22/2024 3:12 PM
49	Yes, to the landlord of the property when the renters were shooting bow/arrows on to our property and buildings	3/22/2024 2:12 PM
50	They parked in front of our home. (Where no street side parking is permitted) Where very rude and threw their garbage everywhere.	3/22/2024 2:11 PM
51	Several of our neighbors have.	3/22/2024 1:52 PM
52	Keeping their dogs controlled.	3/22/2024 12:37 PM
53	Fireworks complaint, excessive noise complaint	3/22/2024 12:36 PM
54	Have never lived near one	3/22/2024 7:59 AM
55	My neighbour has threatened to call the OPP on me. While I make it clear in my welcome book how to follow guidelines, some things are out of everyone's control so the township has to ask - if they are going to licence a bylaw how will they regulate it?	3/21/2024 6:25 PM
56	Have complained to owners and township	3/21/2024 5:42 PM
57	Rented near short term property rental units with no issues. All our experiences have been good.	3/21/2024 2:31 PM
58	Only to the landlord	3/21/2024 2:18 PM
59	Called OPP	3/21/2024 2:13 PM
60	Im in favour of short term rentals.	3/21/2024 11:35 AM
61	Trespassing, riding ATV on private property.	3/21/2024 11:07 AM
62	several times	3/21/2024 10:22 AM
63	We want to get along with our neighbours. I have made my concerns known to my neighbours They currently informed me they have taken their tiny house off the airbnb site.	3/21/2024 9:15 AM
64	Not personally but have friends that report continuously	3/21/2024 6:31 AM
65	Several of them and I know they have been recorded as a complaint but the issue is how many complaints have to happen before the individual is fined.	3/20/2024 10:56 PM
66	Called police re: noise.	3/20/2024 9:40 PM
67	OPP and no response directly to the property owner	3/20/2024 6:51 PM
68	Who is going to enforce regulations, police and bylaw are already overwhelmed.	3/20/2024 3:24 PM

Short-Term Rental Survey

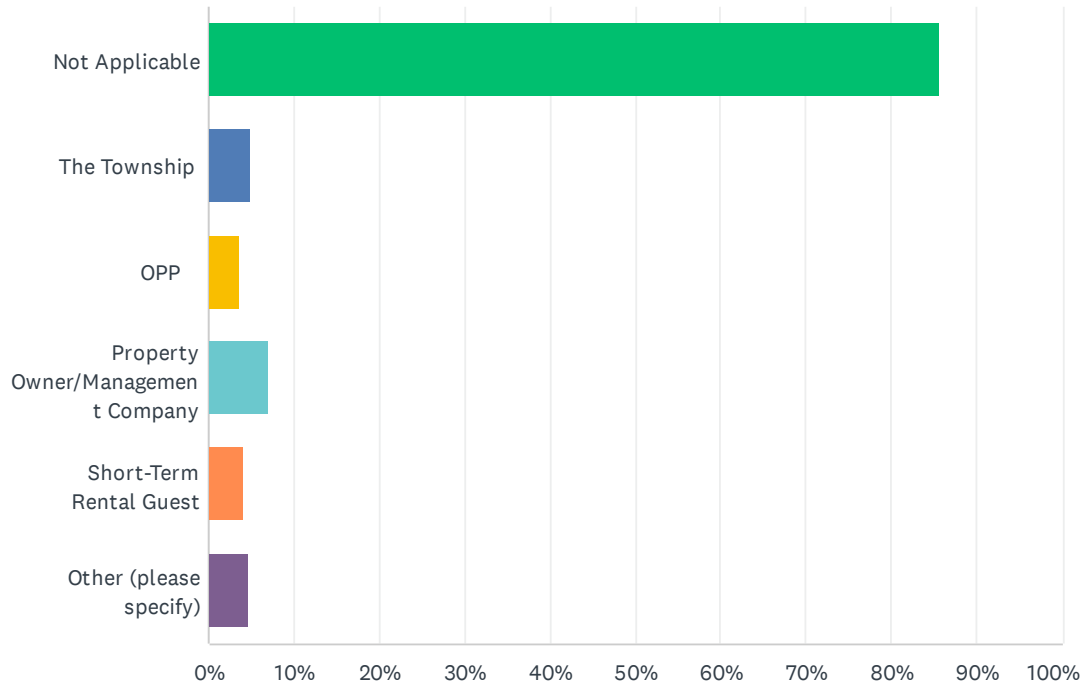
69	There is no obvious way to complain. By-law isn't available evenings and weekends when the issues take place. The owners are absent and not contactable.	3/20/2024 11:37 AM
70	We did manage to get a Noise By-Law passed by submitting letters to the Township office which was a small advantage. Absolutely no one wants to buy property near Air B&B unless they intend to do the same. It is an incredible cause for loss of property values for the neighbouring properties.	3/20/2024 11:05 AM
71	Directly to the landlord who dealt with the issue remotely.	3/20/2024 8:17 AM
72	We made complains to both Township and police with no response.	3/20/2024 8:08 AM
73	I don't believe there are any in our neighbourhood.	3/19/2024 11:02 PM
74	I have friends who have lived beside these rentals and they say some people are fine but some are terrible.	3/19/2024 7:00 PM
75	Noise issues	3/19/2024 4:56 PM
76	Neighbours with short term rentals are very conscious of impacts that renting may have to their permanent neighbours. If there are problems elsewhere, it's probably an inconsiderate neighbour, who will be a problem whether or not the ACW government puts policy changes in place. There is no way to legislate inconsiderate people.	3/19/2024 4:49 PM
77	NA	3/19/2024 4:44 PM
78	Neighbours have as a group	3/19/2024 4:29 PM
79	We plan on addressing the problem this spring with our association. There are many of our neighbour's that also oppose short-term rentals.	3/19/2024 2:34 PM
80	Regarding trespassing	3/19/2024 1:56 PM
81	The existing complaint procedure on the Township website has been used	3/19/2024 1:26 PM
82	Complaint to owner about noise after 11 pm.	3/19/2024 12:54 PM
83	I try not to complain. Work with and change when required.	3/19/2024 12:50 PM
84	saftey concern RE fires	3/19/2024 12:32 PM
85	When they got out the chainsaw at 2 AM in the morning and cut down trees on the bank I was at the end of my rope, but if you complain, they will know that it's you and may target your property.	3/19/2024 11:46 AM
86	Others in our area did so; didn't see the need to repeat.	3/19/2024 11:22 AM
87	Who is doing that against people who are likely going to retaliate??	3/19/2024 9:50 AM
88	Curious if the majority of complaints are targeting a specific property...more of a bylaw officer issue.	3/19/2024 5:28 AM
89	I have never made a complaint about short term rentals	3/19/2024 1:27 AM
90	Not that big a deal. Just prefer not to have had that experience in the first place.	3/18/2024 9:14 PM
91	Noise ordinance	3/18/2024 6:40 PM
92	N/a	3/18/2024 5:57 PM
93	Calling the police to enforce the noise by-law.	3/18/2024 5:19 PM
94	Owner is not friendly	3/18/2024 5:00 PM
95	Last year I filled out a noise complaint with ACW. The year before I complained directly to the owners (see above).	3/18/2024 4:15 PM
96	Tried to call the owner of a AirBNB but no response.	3/18/2024 3:53 PM
97	In my neighborhood,for the past 15 years I have never been aware of any short-term rentals	3/18/2024 2:26 PM
98	Never had to do so.	3/18/2024 2:25 PM
99	Never had too	3/18/2024 2:10 PM

Short-Term Rental Survey

100	Just to the owner of the property.	3/18/2024 1:52 PM
101	We've complained to our neighbors about noise and late night parties but never lodged a formal complaint.	3/18/2024 1:14 PM

Q16 If you have made a formal complaint about a Short-Term Rental, who did you contact? (Please check all that apply)

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not Applicable	85.81%	641
The Township	4.95%	37
OPP	3.61%	27
Property Owner/Management Company	6.96%	52
Short-Term Rental Guest	4.02%	30
Other (please specify)	4.69%	35
Total Respondents: 747		

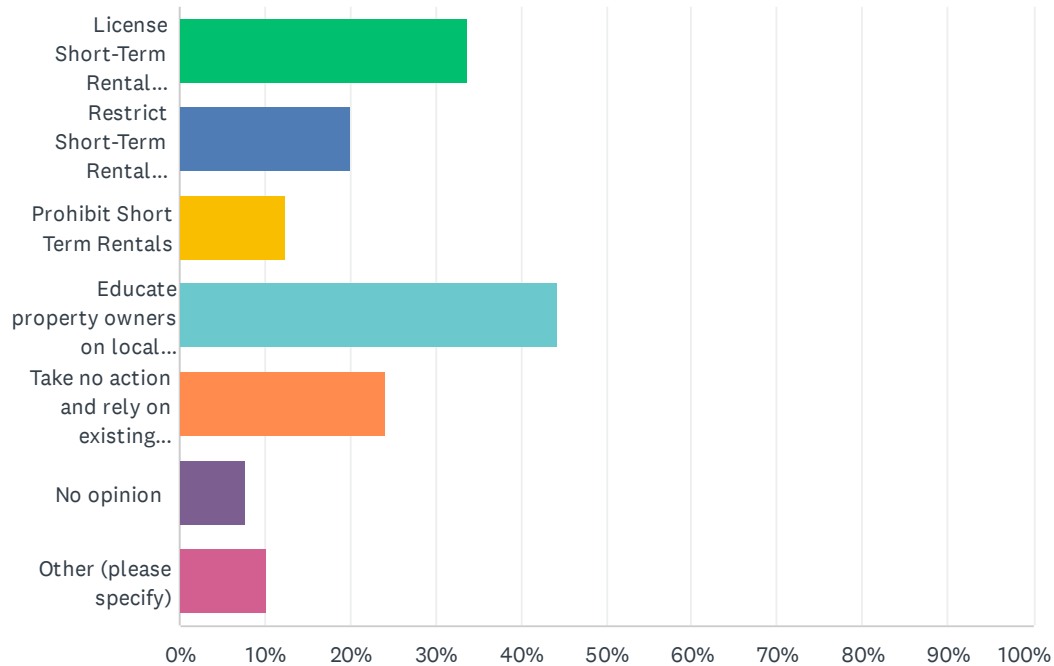
#	OTHER (PLEASE SPECIFY)	DATE
1	Have complained to the Inn On the Port owners.	5/20/2024 4:52 PM
2	NA	5/12/2024 11:22 AM
3	I have not made a formal complaint	5/9/2024 9:32 AM
4	Lucknow Fire Dept.	5/6/2024 2:36 PM
5	We tried to contact the township but could not find or figure out who.	4/28/2024 5:06 PM
6	No one	4/19/2024 1:37 PM
7	Or if I had an issue...	4/10/2024 3:48 PM

Short-Term Rental Survey

8	I have not made a formal complaint. Not sure what to do when neighbors report that people are using our stairs and we are not up there at the time.	4/2/2024 1:16 PM
9	Fire dept. (911)	4/2/2024 11:40 AM
10	I have owners contact info incase there is ever an issue	4/1/2024 8:56 AM
11	I have never made a complaint.	3/29/2024 1:22 PM
12	RCMP, local government representatives, bylaw officer. Actual property owner never able to be contacted.	3/29/2024 12:50 PM
13	No	3/27/2024 3:34 PM
14	There is a group of about 18 property owners that opposed the variances at South and David. We now understand we are expected to call the OPP and that is what we will do.	3/26/2024 5:48 PM
15	air bnb	3/25/2024 9:40 PM
16	See comment above	3/25/2024 7:09 PM
17	Not applicable	3/23/2024 1:35 PM
18	I was able to handle the situation myself with the landlord	3/22/2024 2:12 PM
19	Bylaw	3/22/2024 2:11 PM
20	None	3/22/2024 5:37 AM
21	Not applicable	3/21/2024 3:38 PM
22	If I had a serious issue I would contact the OPP for immediate solutions.	3/21/2024 2:31 PM
23	Landlord	3/21/2024 2:18 PM
24	I'm complaining that this survey is biased against short term rentals.	3/21/2024 11:35 AM
25	fire department	3/21/2024 10:22 AM
26	fire department	3/20/2024 10:56 PM
27	uncertain who I can complain to as the landlord is absentee	3/20/2024 4:26 PM
28	See above	3/20/2024 11:05 AM
29	Sent an email about fireworks etiquette and it went to our association.	3/19/2024 6:03 PM
30	None	3/19/2024 11:12 AM
31	NA	3/18/2024 7:14 PM
32	No comment	3/18/2024 6:29 PM
33	Above: tried to contact the owner with no success.	3/18/2024 3:53 PM
34	The property owner	3/18/2024 1:52 PM
35	Never made a complaint	3/18/2024 12:04 PM

Q17 What action do you think is needed for Short-Term Rentals in the Township of Ashfield-Colborne-Wawanosh?

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
License Short-Term Rental Operations	33.60%	251
Restrict Short-Term Rental Locations	20.08%	150
Prohibit Short Term Rentals	12.32%	92
Educate property owners on local by-laws, how to be a good neighbour, cottage etiquette, etc.	44.31%	331
Take no action and rely on existing by-laws as needed	24.10%	180
No opinion	7.76%	58
Other (please specify)	10.31%	77
Total Respondents: 747		

#	OTHER (PLEASE SPECIFY)	DATE
1	Restrict numbers of occupants.	5/20/2024 4:52 PM
2	Fines should increase as complaints occur that are not remediated, the owners know the by laws but disregard the complaints even after police are called.	5/13/2024 3:29 PM
3	While I have concerns, I also think most homeowners are reasonable. Therefore id like to learn what others have gone through and how other regions had delay with simar issues.	5/13/2024 10:09 AM
4	I didn't buy a place, pay taxes, have bylaws that no one takes seriously or enforces. I pay this township a lot a money as well as others do. We need action.	5/13/2024 12:37 AM

Short-Term Rental Survey

5	No absent landlords. Owners must be part of associations and be available to address concerns if they occur	4/30/2024 8:39 AM
6	Examine existing enforcement	4/29/2024 10:00 AM
7	Take. Action to not allow rentals	4/19/2024 1:37 PM
8	Utilize bylaw officer and/or OPP when rules are broke.and bylaw	4/18/2024 5:48 PM
9	Would be hard to enforce licenses	4/14/2024 12:08 PM
10	Need more info and definition of short term	4/9/2024 1:29 PM
11	1.extra taxes on these units 2.fines directly to owners for noise, garbage problems, 3.hotline to report immediate issues	4/7/2024 6:47 PM
12	I am in favour of short term rentals of seasonal properties as that does not impact the year round rental market of dwellings. I'm not sure what the benefits would be of requiring a special license.	4/5/2024 9:58 AM
13	Limit the number of nights per season for renting	4/3/2024 7:37 PM
14	We want to ensure rental units are up to code and that there are well outlined guidelines to ensure that the renters and the owners know how to be good neighbours. Respectful to the people of the community and to the places they may visit.	4/2/2024 9:33 PM
15	Licence would inure set standards	3/29/2024 11:30 AM
16	Let OPP do their job if complaints about noise and stop making by-laws only to be broken. 98% of family renters and are very responsible	3/28/2024 7:05 PM
17	Property owners need to be more responsible or loose the privilege to tent	3/27/2024 11:26 PM
18	Taking no action and relying on existing by-laws may be a viable option if the current regulations are sufficient to address any potential issues related to short-term rentals in ACW. Implementing additional regulations or prohibition may limit homeowners' ability to utilize their property as they see fit, potentially impacting tourism and local economic activity. Educating property owners on local by-laws and how to be good neighbors may be sufficient to address these concerns without the need for additional regulations or prohibitions.Ultimately, the decision on what action is needed for short-term rentals in ACW should be based on a thorough evaluation of the local situation, including input from residents, stakeholders, and the relevant authorities.	3/27/2024 4:37 PM
19	when I say restrict I mean limit the number within a mile radius Enforcing the bylaws thru fines could be enough. The really bad rental tells neighbours to call the OPP. If he started getting charged by the call	3/26/2024 5:48 PM
20	Property owners who rent, should be accountable for their tenants actions as they relate to being part of the cottage community.	3/26/2024 9:27 AM
21	I think the Township should make clear bylaws, rules and guidelines that are enforceable and easy for owners, neighbours, and short term rental users to understand to best reflect the wishes of the residents of ACW, and to maintain the high standard of living in ACW.	3/25/2024 9:20 PM
22	Short term rentals have operated along our lakeshore for years without troubles because the property owners know their renters and do a very good job of not allowing trouble makers to return. It's the absentee landlords that concern me and the on-line companies that rent your place for youuu	3/25/2024 8:56 PM
23	THE owner must take responsibility and is liable for the actions of their renters.	3/24/2024 5:49 PM
24	As stated earlier, even if laws are developed and there is no financial consequence then people continue to be noncompliant. Laws need to be developed and enforced immediately . If a problems Connie to exist they should lose the license to rent their property.	3/24/2024 5:21 PM
25	Rental for a month will produce a better candidate for rental properties	3/24/2024 5:01 PM
26	Other than special occasions like a outdoor wedding or something like that there should be a proper restriction on the amount of people that can rent out an accomadation. If one of my neighbors was to have such a gathering, I am typically informed ahead of time and those type of situations are fine. The constant occurences of trespassing, noise and parking and septic	3/23/2024 5:05 PM

Short-Term Rental Survey

overuse concerns makes the situation appear to be never ending and that can cause tension, especially when the owners do not live or have a presence in the community and disrespect the norms of the neighborhood.

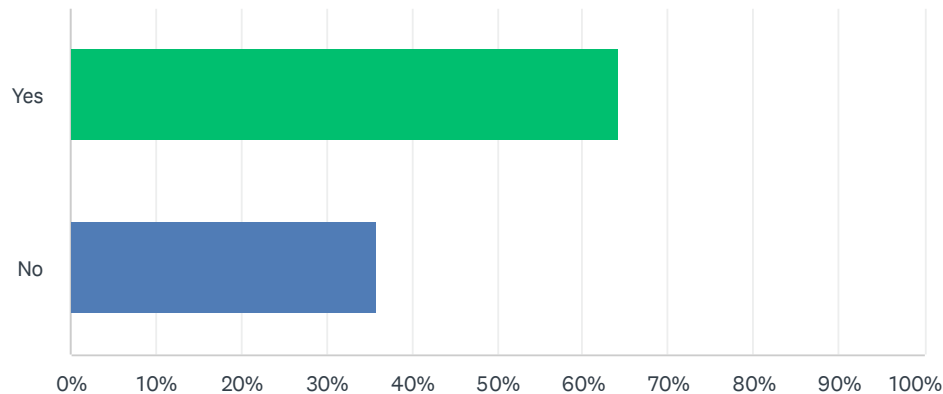
27	Make available resources such as property management services, cleaning services etc	3/23/2024 2:52 PM
28	Limit the percentage of time it can be rented.	3/23/2024 10:39 AM
29	Rentals at beach locations are common place and historic. Most cottage owners rented to famil and friends to help pay the taxes each year. These STR's are a much different type of rental. Not casual, these are an unregulated business bring in tens of thousands of dollars of income annually and in many cases these landlords own multiple STR's. They cannot live at all of their locations . These business need to have regulation. Regulation that limits the numbers of people per bedroom, the standards of the building , fire and safety and septic. No other business can just open its doors and make an income without some form of regulation. The owner of that business need to be responsible for the payment of all of these regulations and inspections not the public.	3/22/2024 8:39 PM
30	Do we have by-laws?	3/22/2024 7:26 PM
31	Certain owners should be prohibited or fined if they hit a certain number of complaints/infractions	3/22/2024 5:43 PM
32	Our Cottage Association will increase their fees	3/22/2024 2:12 PM
33	Some are well managed. Particularly long time residents. With some guidance from bylaw and the fire department in regards to safety I think a limited number would work but they should be residents of the community and be within a reasonable distance of the rental	3/22/2024 2:11 PM
34	Deal quickly and effectively and harshly with the problems as the arise	3/22/2024 1:52 PM
35	Educate the nay sayers about the need for short-term rentals for remote workers	3/22/2024 1:21 PM
36	Either restrict # in an area or prohibit where there are fulltime residents	3/22/2024 12:37 PM
37	At leased they should be registered with the township.	3/22/2024 12:04 PM
38	Start with education and if that doesn't work regulate it.	3/21/2024 6:25 PM
39	They also should try to educate themselves and maybe expand on their vision	3/21/2024 6:24 PM
40	They should not be in residential neighborhoods	3/21/2024 5:19 PM
41	Prohibit only when other mechanisms/processes don't address issues	3/21/2024 3:38 PM
42	Less is more. What is happening now is good. Owners do not need more costs due to ACW involvement.	3/21/2024 2:31 PM
43	Township currently has a bylaw officer. Ensure that this officer is doing the job of enforcing bylaws.	3/21/2024 11:35 AM
44	Tax them higher than residents	3/21/2024 10:19 AM
45	It would be nice to have a code of conduct for short-term rentals to ensure that renters are aware NOT to have noise after 11 pm. It would be good if owners were required to provide their phone number to neighbours so they can be contacted when their are issues with their tenants so THEY can deal with them.	3/21/2024 9:22 AM
46	Licence? Not sure what the goal is with this....	3/21/2024 7:52 AM
47	Texted as commercial properties	3/21/2024 7:36 AM
48	Prohibit homes being rented short term if they don't live there.	3/21/2024 6:42 AM
49	I believe as STR should be inspected every 2 years, be licensed and the host should live on/or beside the rental. There should also be an education component to the host prior to achieving the license. The licence should be a cost recovery for staff enforcement and education	3/21/2024 6:31 AM
50	Simple process for listing such properties with no increased tax on them, no heavy restrictions,	3/21/2024 3:14 AM
51	Residents should start reporting and the authorities should hand out fines to people that violate	3/21/2024 1:03 AM

Short-Term Rental Survey

	the noise bylaw.	
52	Definitely disagree with "Take no action and rely on by-laws"	3/20/2024 9:40 PM
53	Educating the owners does nothing for the tenants that are renting to party!	3/20/2024 8:43 PM
54	Mandatory septic inspection and the need by the owners to monitor occupancy limits and pre screen their clients	3/20/2024 7:27 PM
55	Rapid and vigorous enforcement when complaints arise both with the people renting and with the landlords	3/20/2024 5:23 PM
56	if not prohibited then license, and have a mechanism for the landlord to take responsibility for renters	3/20/2024 4:26 PM
57	They should be outlawed until bylaws and enforcement are in place.	3/20/2024 11:38 AM
58	I would say prohibit rentals entirely, but this is not realistic. Owners will rent regardless. A strict system of rules needs to be put in place.	3/20/2024 8:08 AM
59	Infractions of local rules should lead to revoking the owner license	3/19/2024 4:43 PM
60	Bylaw officer must be available to respond to noise complaints and be able to enforce bylaws to owners and guests	3/19/2024 4:30 PM
61	Absolutely no action is required.	3/19/2024 4:10 PM
62	If used exclusively for short term rental	3/19/2024 3:34 PM
63	Educate STRenters on local by-laws, how to be a good neighbour, cottage etiquette, etc.	3/19/2024 12:21 PM
64	Require a prepaid deposit (\$500)that would be forfeited in the event of a noise infraction, like a damage deposit.	3/19/2024 11:12 AM
65	There should be some rules set out which apply specifically to short term rentals.	3/19/2024 10:45 AM
66	Allow along the Lakeshore or in larger communities that can provide amenities and employment opportunities for renters.	3/19/2024 9:50 AM
67	Stay out of someone else's business	3/18/2024 8:55 PM
68	Owner is a resident in the property	3/18/2024 8:47 PM
69	Maximum number of people per residence	3/18/2024 7:12 PM
70	Short term rentals should be taxed to supplement repairs to road, cleaning of illegal dumping - increased population for short term rentals brings increased costs for infrastructure topics.	3/18/2024 6:40 PM
71	Again prohibit short term rentals unless owner lives in that property.	3/18/2024 6:30 PM
72	Prefer not to happen except outside of neighborhoods	3/18/2024 5:53 PM
73	enforce existing bylaws with significant penalties that will truly act as a deterrent.	3/18/2024 5:19 PM
74	Educate all citizens on being polite to visitors and accepting of people that are visiting on holiday. Most short term rentals are successful. The noise is typically no worse than if there was a construction site building a new home would be.	3/18/2024 5:04 PM
75	Prohibiting would be the best, but at the very least licensing and taxing them.	3/18/2024 4:15 PM
76	Speeding signs	3/18/2024 2:04 PM
77	We are not aware of current bylaws, restrictions, etc, but do believe having guidelines in place that support the homeowners and the neighbourhood.	3/18/2024 1:32 PM

Q18 Should Short-Term Rentals be allowed on properties where the owner/operator does not reside on the property?

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	64.12% 479
No	35.88% 268
TOTAL	747

#	EXPLAIN	DATE
1	No opinion	5/15/2024 10:59 AM
2	Owners have to be made accountable	5/15/2024 8:02 AM
3	Only if someone can immediately handle a complaint	5/13/2024 3:29 PM
4	This would promote absent landlords which does end up driving up costs if housing.	5/13/2024 10:09 AM
5	Some owners have multiple rentals.	5/13/2024 9:59 AM
6	This comes down to accountability...if the owner resides on the property they are reasonably aware of the issues emanating from their properties and could take direct action. Absent of that the landlords rely on being only reachable by email. text or phone....a common response from them follows, " I am not there.. what do you want me to do about it?" That type of response then defaults to the Township / other enforcement agencies to become involved that detracts from other activities that they would be serving positively in the public interest	5/13/2024 9:34 AM
7	Nobody takes responsibility	5/13/2024 8:48 AM
8	Just no side business period.	5/13/2024 12:37 AM
9	Agree it is too restrictive, there should be an owner / management company that can respond to issues	5/12/2024 10:47 PM
10	Better control	5/12/2024 9:04 PM
11	But that's not reality. The fact is that cottage owners rent out their cottages on a short-term basis.	5/12/2024 5:40 PM
12	If no owner is present ,the renters cannot (and are not monitored)..many renters have the attitude that since they " paid" for renting they are immune to criticism. The people renting also	5/12/2024 11:31 AM

Short-Term Rental Survey

shrug off complaints simply because when the renters term is over," the problem is gone".
Until next time when yhe problem possible occurs again with new renters.

13	Maybe restrict how often or cap total per year	5/12/2024 9:11 AM
14	If there are short term rental local rules that all renters must abide by then the owner doesn't need to reside on the property.	5/9/2024 4:42 PM
15	Cottages	5/8/2024 7:50 PM
16	They do exist but they need a higher fee and more inspections/restrictions	5/8/2024 3:12 PM
17	The house next door to us is rented out entirely to strangers. The property owner is nowhere in sight and it's chaos whenever they are here. No rules.	5/6/2024 2:36 PM
18	Due to housing shortage, use accommodations for local long term rentals	4/30/2024 7:50 PM
19	See above	4/30/2024 8:39 AM
20	When an owner does not reside at the property, there is no incentive to keep the quality of the property up, nor to restrict noise, pollution, etc. They are not inconvenienced so there are no restrictions.	4/29/2024 9:26 PM
21	It has been this way forever with cottages	4/29/2024 10:00 AM
22	They should be truly invested in the property, not living in a different community with no care for the one they are renting other than making a profit. Living at the property will ensure they are there to properly care for, clean, and support the property and the renters.	4/28/2024 5:06 PM
23	The owner then is only interested in profit and not the integrity of his neighborhood.	4/23/2024 11:35 PM
24	Not allow	4/19/2024 1:37 PM
25	In our situation, the owner occupies one of the cottages occasionally but is completely absent from the community when short term rentals are underway. As such, the behavior of AIRBNB guests becomes an issue for the community while the landlord remains completely disconnected.	4/19/2024 1:07 PM
26	Free enterprise	4/18/2024 5:48 PM
27	Isn't that a majority of cottages???	4/17/2024 7:21 PM
28	it is a source of income for this people.	4/17/2024 11:09 AM
29	Needs to be somebody around to be a resource for renter and be able to deal with any issues that arise	4/14/2024 7:10 PM
30	This would prevent someone purchasing a number of dwellings and then turning them into short term rentals. To best benefit the local community short term rentals on properties where the owner/operator resides seems like the best idea.	4/14/2024 7:08 PM
31	Not everyone can afford to have tow properties on teh same site...you are catering to a select group of owners and discriminating against others.	4/10/2024 3:48 PM
32	Why is it any of your business.	4/9/2024 8:06 PM
33	Seasonal cottage rental, only open for 4 months.	4/9/2024 10:55 AM
34	Someone needs to monitor these guests.	4/7/2024 6:47 PM
35	Shouldn't you be worried about the community well-being before you are concerned with the individual owners?	4/6/2024 3:12 PM
36	Yes for seasonal properties. No for single dwellings that could be rented all year by current or future residents of the township.	4/5/2024 9:58 AM
37	But require owner to reside in the township.	4/5/2024 9:53 AM
38	The problems are compounded when an STR owner has no immediate and direct contact with renters. They cannot "see and hear" problems as they. Appear	4/1/2024 12:33 PM
39	Cottages	4/1/2024 12:06 PM

Short-Term Rental Survey

40	The property is being put to use. Perhaps the expenses of the property (mortgage, insurance, gas, water, power, maintenance) is too much for what long term rental would pay based on market rent. This lets everyone win - people still coming to the area and spending \$	3/31/2024 9:04 PM
41	This is the most efficient way (like Goderich). Build off of what already exists!	3/31/2024 11:54 AM
42	It is not fair for adjacent property owners to be left to deal with the negative impact of renters when the owners live outside the township. It brings down the property values and diminishes the enjoyment of our property.	3/31/2024 11:05 AM
43	With this model their is very little benefit to the majority of township residents and many, many possible downsides to local residents.	3/29/2024 12:50 PM
44	As long as rentals are regulated or licensed it shouldn't matter	3/29/2024 11:30 AM
45	If a family cottage has been in the family for years and they are looking to make a bit of money to help with upkeep I see no problem with that	3/29/2024 11:18 AM
46	Absentee landlords don't care what impact their rentals have on neighbours	3/28/2024 8:32 AM
47	As long as the owner lives in the area	3/27/2024 9:44 PM
48	Some reasons for allowing short-term rentals on properties where the owner/operator does not reside include increased tourism revenue for the community, providing affordable housing options for travelers, and allowing property owners to maximize their investment	3/27/2024 4:37 PM
49	Way too easy for an owner/operator that does not live in the area to plead ignorance about what goes on when the rent out their location. If it's out of sight it's out of mind....Perhaps if they lived near a short term rental themselves it would become more of an eye opener	3/27/2024 3:31 PM
50	We live in an area that is seasonal by nature. Many owners reside elsewhere.	3/26/2024 7:43 PM
51	IMO the ones with the host onsite are no problem so if the township tracks both the bylaw and OPP complaints then bad offsite hosts should face the consequence of not being able to rent	3/26/2024 5:48 PM
52	We do agree that cottage owners who rent out should be available to answer any concerns the renters might have or at least have a system in place where renters can get immediate assistance if needed - ie hydro goes out.	3/26/2024 4:48 PM
53	they won't care how the area looks as they don't live there	3/26/2024 12:14 PM
54	As long as the owners can be reached in case of problems and can address any problems that occur expeditiously.	3/26/2024 10:25 AM
55	Seems unrealistic to have that. To answer "no" sort of just says "no short term rentals" Better monitoring/ accountability by owner. We live in a society where the renter has no responsibilities after paying, it seems. You hope they are respectful tenants . (I digress.)	3/26/2024 9:27 AM
56	If you have an issue with the renters and the owners live 2 hours away they cant resolve the problem and they dont care because they are from the community and dont care what the community thinks of them.	3/25/2024 9:40 PM
57	I think short term rentals in seasonal homes like cottages are appropriate, but I don't think that property locations should exist solely for short term rentals.	3/25/2024 9:20 PM
58	Yes as long as the owner lives locally	3/25/2024 8:56 PM
59	Someone renting there whole cottage put for the week would not be there at the same time.	3/25/2024 8:03 PM
60	See comment above	3/25/2024 7:09 PM
61	There is no supervision of how they behave and neighbors have to deal with them directly or call cottage owner or call police	3/25/2024 5:38 PM
62	If there is a problem deal with ot on a case by case basis with existing bylaws	3/25/2024 10:18 AM
63	Let property owners do what they want with the property they own ... seems logical.	3/24/2024 11:03 PM
64	I am not in favour of people purchasing a property, especially recreational/seasonal for the sole purpose of renting.	3/24/2024 5:49 PM
65	Space is better used than sitting vacant	3/24/2024 5:40 PM

Short-Term Rental Survey

66	Only if they can immediately respond to a complaint.	3/24/2024 5:21 PM
67	the owner of the property should reside no further than 15 kilometers from the rental unit	3/24/2024 5:01 PM
68	No needed.	3/24/2024 10:15 AM
69	As long as the owner or property manager is easily accessible, there is no reason why the owner would have to live there.	3/24/2024 8:47 AM
70	This may be the easiest question to answer! No! People that come up to these areas have a sense of community and that they are neighbors with one another. The area is beautiful and quiet. Everyone is different but no one wants to cause their neighbors to lose that sense of peace and quiet to be constantly interrupted, even abused. Personally I rarely go up to my cottage on holiday weekends because it is noisy, crowded and less enjoyable for me. That is ok though because those occurrences are predictable and not constant and the neighbors are respectful. If that was constant then what I enjoy about my property would be gone and I would go up there less and less. Short term rentals are an alternative to hotels but with hotels there are representatives of the company that are employed there and you have the ability to address the company owning the hotel and, for the most part, a hotel wants to have some connection with the community.	3/23/2024 5:05 PM
71	It's not always possible for the owner to live on the same property.	3/23/2024 2:40 PM
72	Uncertain	3/23/2024 11:44 AM
73	The owner needs to be nearby in order to deal with any issues promptly.	3/23/2024 8:18 AM
74	The owner if not present would need to have visible to all residents in that neighborhood their personal phone number so that they can be contacted directly when a problem arises (24 hour access)	3/22/2024 8:39 PM
75	Cottages especially the owner wouldn't live there.	3/22/2024 7:26 PM
76	If owner lives locally to deal with rental issues	3/22/2024 7:13 PM
77	Prices going up. Crime will follow	3/22/2024 7:11 PM
78	Presumably the owners are renting and not there but will be responsible enough to vet their potential renters.	3/22/2024 6:48 PM
79	Owner not required to live there but must inspect property regularly	3/22/2024 3:27 PM
80	I don't see a problem with this	3/22/2024 2:12 PM
81	Yes but they should live in the area (no more than a half hour)	3/22/2024 2:11 PM
82	renters should follow the rules regarding the rental	3/22/2024 2:03 PM
83	Seasonal owners who spend time at their cottages should be allowed short term rentals but strictly commercial ventures should not.	3/22/2024 1:52 PM
84	Don't want absentee landlords	3/22/2024 1:29 PM
85	Most people won't rent a place where the owner resides.	3/22/2024 1:02 PM
86	Owners must be present and take responsibility	3/22/2024 12:36 PM
87	freedom	3/22/2024 12:33 PM
88	Many contractors rent short-term to work here, and if they need to rent hotel rooms, they will either become more expensive, or not come.	3/22/2024 11:57 AM
89	Need a nearby contact to respond to problems	3/22/2024 10:25 AM
90	Restriction to b and b types of rentals or owner occupied unfairly favours one type of owner over another, thus creating market inequity.	3/21/2024 11:01 PM
91	Best to keep an eye on your property	3/21/2024 6:44 PM
92	I believe that everyone should be responsible for their own actions and if problems arise they shall be dealt with the same way as you would with any permanent resident. After all there are a lot of great people out there and we shouldn't get carried away by a small percentage	3/21/2024 6:24 PM

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93	If a owner has purchased their home and pays their taxes they should be allowed to do as they wish with their property.	3/21/2024 5:23 PM
94	An absent landlord would be the exception however I beleive if there is a license required, bylaws and fines that the township will enforce then the property owner living on site shouldn't be mandatory	3/21/2024 5:04 PM
95	That would kinda mean 2properties on one location I think	3/21/2024 4:00 PM
96	If owner lives onsite while the renters are there, there is likely much less issue of complaints by neighbours as owner will reinforce restrictions on noise etc.	3/21/2024 3:38 PM
97	If they have proper management of the property in place	3/21/2024 2:40 PM
98	Same as a VRBO. Stay out of it as the owners police their property on their own.	3/21/2024 2:31 PM
99	I have not had issues with short term renters when the owner/caretaker resides on or beside the property. I think most issues are with absent owners who don't seem to care about the property or community around the property and only want to maximize their income.	3/21/2024 2:13 PM
100	Do you and your family want to stay in a cottage with the owner	3/21/2024 1:22 PM
101	More accountability if this impacts the owner.	3/21/2024 12:11 PM
102	Free enterprise	3/21/2024 11:35 AM
103	The owner should have responsibility of rental oversight.	3/21/2024 10:29 AM
104	Affordable housing to build our economy is more important than profits for absentee or local landlords	3/21/2024 10:19 AM
105	I answer yes as it it impossible due to space limitations in most cottages to have an owner reside in a in the same space as a short-term renter. I don't believe that owners should be stopped from renting out their property, I just think there need to be better rules when it comes to noise and parking. Perhaps a better rules or expectations of the renter should be laid out.	3/21/2024 9:22 AM
106	As long as owner takes responsibility for all complains, damage and garbage. I think if owners paid a licence or fee to acw it could be better enforced.	3/21/2024 9:15 AM
107	If the owner is around there is more control of number and behaviour of guests.	3/21/2024 8:41 AM
108	We rent out our cottage. We do stay at our cottage when it is not being rented, and this usually is at least half the year, and so of course we take pride in our property. If this is simply an investment property for someone who has never actually stayed there, my concern is that they won't care as much and they also won't know the rules of the neighborhood. I'm not sure how you can enforce this though?	3/21/2024 8:14 AM
109	I do not want the owner at my cottage!!	3/21/2024 7:52 AM
110	Owners also need to be reachable in case of an issue and need to address the concerns immediately.	3/21/2024 7:30 AM
111	When the owner is t there I believe that the tenants have a greater chance of taking advantage ... either by too many people, being noisy or disrespectful to the property & neighbours and as a result it may make the neighbours have to get involved .. if the landlord lives there as well ... the tenants would stay in line and the community should have no reason to contact the authorities !	3/21/2024 6:42 AM
112	Absent property owners have no direct control over the guests who might cause disturbances when they live beyond our ACW borders	3/21/2024 6:31 AM
113	A property doesn't have to be a primary residence to be a rental. That makes no sense. You don't rent out your home. People want to rent cottages.	3/21/2024 2:33 AM
114	I think this would effectively make he operation of a short term rental unprofitable and not enforceable. If you can't enforce the noise bylaw how is this going to be enforced?	3/21/2024 1:03 AM
115	Provided that there is a local 'caretaker' overseeing operations.	3/20/2024 9:40 PM
116	They don't experience the mess from their guests or experience the disruption of their guests actions . Never see the owner take any responsibility for their guests actions.	3/20/2024 8:54 PM

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117	This is the current situation in our neighbourhood, however, the owner of the short-term rental also has a business on site, so he is frequently there.	3/20/2024 8:15 PM
118	Or the owner/operator should have to be no more than 20 minutes away and the first person a complainant calls, not the bylaw officers	3/20/2024 7:27 PM
119	rentals do not care about anything	3/20/2024 6:51 PM
120	This is cottage country. Rentals are and have long been important to the local economy.	3/20/2024 6:34 PM
121	More supervision	3/20/2024 5:23 PM
122	Hard one to answer. Not sure how that would work.	3/20/2024 4:23 PM
123	Good luck getting a bylaw preventing that passed.	3/20/2024 3:53 PM
124	Most short-term rental properties, in the lakeshore area especially, the owner does not "reside" at the property but uses it for vacation purposes.	3/20/2024 3:41 PM
125	Rental happens at times when owner is not able to be there	3/20/2024 3:14 PM
126	private property should be managed privately at the discretion of the property owner as long as bylaws are observed.	3/20/2024 1:17 PM
127	Cottages may live in their property for 5-8 months a year. would that count?	3/20/2024 12:58 PM
128	We know that absent landlords rent to a very different type of tenant. If the owner is present then renters are much more likley to be respectful of properties and neighbours privacy	3/20/2024 11:38 AM
129	This is unenforceable.	3/20/2024 11:37 AM
130	If there is adequate means of contacting the owners and local by laws are conveyed don't feel that is necessary	3/20/2024 10:13 AM
131	Keep it the way it is now.	3/20/2024 8:58 AM
132	The owner should be accessible, live within a 30 minute drive and have a way to contact renters.	3/20/2024 8:08 AM
133	There are already cottages in Port Albert where the cottages are only for seasonal use.	3/20/2024 12:03 AM
134	This would be a "hotel" business model.	3/19/2024 9:20 PM
135	Perhaps, but perhaps there should be some regulation, tax burden, etc. I don't know enough to have a strong opinion.	3/19/2024 8:58 PM
136	They must live within X amount of kilometers from secondary dwelling (maybe an hours drive?) This will reduce people from larger urban areas purchasing rural properties for this purpose.	3/19/2024 7:26 PM
137	Yes, but I think the neighbours need to be able to contact the owner if needed.	3/19/2024 7:00 PM
138	I think most people would like to enjoy their vacation without having a babysitter watching over them.	3/19/2024 6:38 PM
139	If I choose to rent my cottage to people I know I will do so without any interference.	3/19/2024 6:14 PM
140	Unless tightly regulated I think this could result in poor land and noise management.	3/19/2024 5:56 PM
141	Owners should live locally to attend if there are any issues.	3/19/2024 5:50 PM
142	Has to an adult responsibility Kids underage drinking drugs	3/19/2024 5:23 PM
143	I own a cottage and would rent it rarely to close friends, but I do not live there.	3/19/2024 5:06 PM
144	As they live in close proximity to the property and not hours away.	3/19/2024 4:44 PM
145	To ensure safety and accountability for all involved	3/19/2024 4:44 PM
146	This is nearly impossible in most cases. Owners are trying to offset the cost of a 2nd home.	3/19/2024 4:43 PM
147	It shouldn't fall on the neighborhood to have to monitor and/or ensure the behaviour of renters etc. if someone rents their home out they should be fully aware of who is renting it if they are absent to monitor it.	3/19/2024 4:37 PM

Short-Term Rental Survey

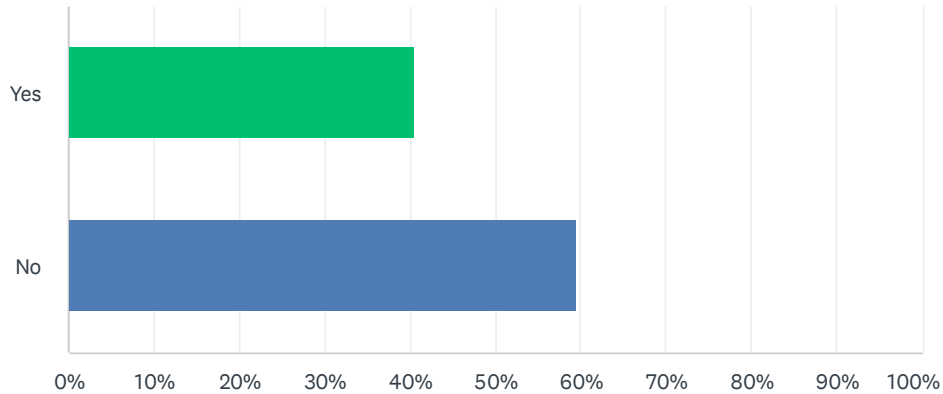
148	Not always possible or what renters want	3/19/2024 4:29 PM
149	Seasonal property owners rent their cottages and always clean up at the end of the rental period.	3/19/2024 4:10 PM
150	Highly object. We chose ACW for the safe neighborhoods not rental properties especially VRBO units	3/19/2024 4:09 PM
151	If the property owner lives in ACW, that would be ok. If property owner does not live here then not.	3/19/2024 3:36 PM
152	the owner should be available for concerns	3/19/2024 3:29 PM
153	That's rental industry	3/19/2024 3:02 PM
154	without owners present, it will be harder to regulate problem concerns.	3/19/2024 2:44 PM
155	This is a huge problem. Some owners have had their properties for long periods of time as summer homes. Recently they decided to turn them into short term rentals and are never around to witness the behavior of their renters.	3/19/2024 2:34 PM
156	As long as they are licensed	3/19/2024 2:07 PM
157	If we had a registry / licence we could maybe utilize the spaces for emergency shelter for the county during off season	3/19/2024 1:41 PM
158	When I rent or oversee a rental, its more enjoyable not to have someone looking over your shoulder.	3/19/2024 12:57 PM
159	Only if you have a responsible property owner who properly vets the renters and responds when issues occur.	3/19/2024 12:54 PM
160	Again, if they are paying taxes then let them do as required to always pay on time. If the tax base stayed lower supplemental income might not be required.	3/19/2024 12:50 PM
161	Having the owner on site would ensure that issues such as noise, environmental damage, fire safety etc. would be addressed quickly.	3/19/2024 12:21 PM
162	Not many properties are set up to have an owner present at the same time as guests. The costs of cottages means renting them out is a necessity to be able to afford a cottage.	3/19/2024 11:55 AM
163	Provided there is a local rep who can be on-site within 20 minutes	3/19/2024 11:22 AM
164	See my above answers	3/19/2024 9:50 AM
165	Probably not but difficult if this is a cottage	3/19/2024 8:29 AM
166	Yes but with regulation	3/19/2024 6:09 AM
167	Regulate the realestate industry to prevent the nonsense seen in the last 5 years if you truly want affordable housing or long term rentals.	3/19/2024 5:28 AM
168	It is significantly less appealing for individuals to rent a place in which the landlord is present. This significantly reduces the benefits of short term rentals, as they will not be suitable for many individuals and families coming to visit.	3/19/2024 1:27 AM
169	Don't like the idea of it being a business; residents try to make some extra supplementary income seems fine though.	3/18/2024 9:14 PM
170	Owner will care more about the quality of the renters if the owner lives in the property and his/her reputation with neighbours	3/18/2024 8:47 PM
171	I agree that as a person who owns the cottage and invites guests to stay there for a short period is acceptable, as long as there is no financial gain and the property owner is there.	3/18/2024 7:58 PM
172	As long as they abide by the rules	3/18/2024 7:12 PM
173	If they abide by the rules	3/18/2024 6:56 PM
174	If owner lives in property this would be ok since noise and other nuisances can be dealt with by the property owner .	3/18/2024 6:40 PM
175	They have No one to answer too. Things can easily get out of control.	3/18/2024 5:31 PM

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176	As long as the owner is within reasonable driving distance (0 -60 minutes) if there is an issue	3/18/2024 5:25 PM
177	Just because you don't live on the property doesn't mean you can't rent to others responsibly. Lots of great young families can only afford their cottage by renting out to family and friends. The problem is when someone has a property with the intention of only renting to others and they have no investment in community or relationships with neighbours. So I'm not sure how you would differentiate.	3/18/2024 5:19 PM
178	There are good situations where short term rentals are successful. There is no reason to change a whole system for a few rentals with issues. The OPP are available to deal with noise complaints. And rental contracts cover damages to property.	3/18/2024 5:04 PM
179	Not much of a chance it is on same property .	3/18/2024 4:28 PM
180	Or just down the road... or...street	3/18/2024 4:27 PM
181	Helps with taxes. I just don't trust people in my cottage	3/18/2024 4:25 PM
182	Bring money to the area. Tax the owners on how much they make to bring more into the county and lessen the burden on occupants.	3/18/2024 4:24 PM
183	As above. The owners next to us live in Kincardine and have never stayed in their lakeside property. They have not experienced the noise and all the people that stay in their rental property.	3/18/2024 4:15 PM
184	To clarify- if it is something the property owner has determined they wish to do. Such should not be determined by a third party, a by-law, etc.	3/18/2024 3:25 PM
185	This would apply a level of policing to the property.	3/18/2024 3:02 PM
186	If regulations are in place.	3/18/2024 2:36 PM
187	I ticked yes because I'm sure that for many years cottage-owners have rented cottages to others for recreational purpose.I have not heard of any upsetting behavior by tenants in that situation.	3/18/2024 2:26 PM
188	It should be allowed to owners that still live there, as long as there is enough room to do so.	3/18/2024 2:25 PM
189	It's just a short term time and they could keep a eye out on the property as well	3/18/2024 2:10 PM
190	It is difficult to ensure proper maintenance and adherence to rules when the the owner is not on site. Response times are often delayed as well if there is an issue for the renter, or a complaint filed. If they don't reside on the property, there should be a requirement that they're at least located within a specified distance of the property.	3/18/2024 1:37 PM
191	Individual home owners must be able to determine what they wish to do with their own property. Would there not be additional costs (staffing) required to "police" such; not good use of taxpayers monies.	3/18/2024 1:32 PM
192	However they should live close at least. Maybe living with the same county? Having them on the same property might be very limiting. But instead of giving the income opportunities to non residents there could be a bylaw stating they need to live within a half hour or a certain distance from the rental	3/18/2024 12:52 PM
193	Much easier to monitor if owner lives on the property	3/18/2024 12:04 PM
194	Some people could not afford to own a cottage without renting for income	3/18/2024 11:51 AM

Q19 Should there be a minimum stay time for guests booking a Short-Term Rental?

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	40.43%	302
No	59.57%	445
TOTAL		747

#	EXPLAIN	DATE
1	I disagree with short term rentals.	5/17/2024 7:30 AM
2	I think this would make a big difference. People looking for a week long rental tend to be more families and compatible with the existing neighbourhoods. The 1,2, or even 3 night rentals tend to be more about the 'destination' party and are what tend to cause the problems.	5/14/2024 5:15 PM
3	10 day minimum	5/13/2024 4:46 PM
4	1 month	5/13/2024 2:36 PM
5	minimum 1 month	5/13/2024 1:40 PM
6	Rental contracts are valid here	5/13/2024 9:59 AM
7	The minimum time duration would better serve the interests of the community by reducing the constant churning of "new guests"....	5/13/2024 9:34 AM
8	No staying or renting at all.	5/13/2024 12:37 AM
9	Reduce the issue of books for parties	5/12/2024 10:47 PM
10	Might be there for a wedding or for a week long course. Let that be up to landlord to decide.	5/12/2024 9:04 PM
11	One week or more might encourage more responsible usage.	5/12/2024 5:40 PM
12	3 days	5/12/2024 5:34 PM
13	Since I'm against renting ,this is irrelevant.	5/12/2024 11:31 AM
14	If short term rentals are allowed they should be a minimum stay time.	5/12/2024 11:06 AM
15	Week stays might be better	5/12/2024 9:11 AM

Short-Term Rental Survey

16	Suggest a one week minimum to make more attractive to families versus individuals.	5/12/2024 8:57 AM
17	Minimum 7 days	5/11/2024 7:12 PM
18	Stop one night parties by kids	5/8/2024 7:50 PM
19	why would you want that? they are great for an overnight stay to see the area or attend an event eg concert, wedding, funeral etc	5/8/2024 3:12 PM
20	Minimum stay should be one week so that the young folks who only want to come and party for a couple of days are deterred and can find another place to go. That is the ONLY way these issues will change.	5/6/2024 2:36 PM
21	Owners must also use property. Limit stay of others to 2 weeks max.	4/30/2024 8:39 AM
22	Five days.	4/29/2024 10:00 AM
23	If they're allowed at all there should absolutely be a minimum stay required. High enough to discourage short term party rentals	4/28/2024 5:06 PM
24	No idea.	4/23/2024 11:35 PM
25	I think no short term rental	4/21/2024 5:19 PM
26	None. Allowed	4/19/2024 1:37 PM
27	At a minimum, 3 months. Weekend or even week long guests inherently lack respect for the community and those that live here because they know they'll be gone shortly. Their stays are so short that there is rarely time to confront them for bad behavior and the landlords don't seem to care either because their motivation is making money vice maintaining a community.	4/19/2024 1:07 PM
28	A person's time is their business	4/18/2024 5:48 PM
29	Aren't people allowed to have a weekend away?	4/17/2024 7:21 PM
30	Would minimise the number of different people coming and going. More serious renters would take them longer terms.	4/17/2024 11:09 AM
31	Folks coming for a wedding or event might only need a short term rental for a night or two.	4/14/2024 7:08 PM
32	Two night rental requirement is reasonable	4/14/2024 2:21 PM
33	No for me to dictate someone's stay duration	4/14/2024 12:08 PM
34	the shorter the term, the worse the tenant seems, at least renters that are there for a week seem more willing to be courteous	4/12/2024 6:03 PM
35	2 night minimum	4/11/2024 10:17 PM
36	But 2 night minimum	4/11/2024 10:16 PM
37	One week minimum	4/10/2024 3:48 PM
38	Again sticking your nose where it doesn't belong	4/9/2024 8:06 PM
39	The longer the minimum stay the easier it will be to hold people accountable for bad behavior.	4/7/2024 6:47 PM
40	At least a 1 week rental. Not just weekend parties	4/6/2024 11:48 AM
41	I think that is the up to the owners. Should be more than 2 night	4/5/2024 12:39 PM
42	That should be up to the owner.	4/5/2024 9:58 AM
43	Sometimes people passing through need to stay just one night.	4/5/2024 9:53 AM
44	This is an owners decision	4/5/2024 8:44 AM
45	That is between the renter and the owner	4/4/2024 12:24 PM
46	Short-term rentals should not be allowed, but in no circumstances should a rental be for less than a week.	4/3/2024 1:46 PM
47	At least 3 days is typically the least they can stay (or pay for)	4/3/2024 5:30 AM

Short-Term Rental Survey

48	30 days	4/2/2024 12:13 PM
49	Not in any way enforceable.	4/2/2024 11:40 AM
50	Not necessarily	4/1/2024 12:33 PM
51	Some people can only come and enjoy a weekend while others can afford a month... it depends on the people. But I have no preference either way	4/1/2024 8:56 AM
52	The owner should decide. Often they determine minimum nights to stay based on how often they can manage to clean/manage the turnover and/or their target audience. An outsider shouldn't influence this. That is like ACW micromanaging a business on when business' can be open and how many staff they can have on shift- doesn't make sense.	3/31/2024 9:04 PM
53	2 nights	3/31/2024 8:32 PM
54	We would prefer no rentals but if that cannot be done, a minimum stay of 4 weeks would help with the amount of people that show up every week.	3/31/2024 11:05 AM
55	Putting parameters on weekend vs week-long short-term rentals is limiting to those that use or operate a short-term rental.	3/29/2024 1:22 PM
56	Anything less than a week long booking will attract the worst renters; those who are just looking for a place other than their own residence to party and behave inappropriately.	3/29/2024 12:50 PM
57	Could be a retreat for a year or a person needing a short term place to stay while doing a job placement	3/29/2024 11:30 AM
58	3 days	3/29/2024 6:56 AM
59	People who rent for just a few days are particularly unconcerned about others	3/28/2024 8:32 AM
60	For guests, having a minimum stay time can provide a better overall experience. It can help to attract guests who are looking for a more relaxing and immersive experience, rather than those who are just looking for a quick overnight stay. Guests who stay for longer periods tend to be more invested in the property and the surrounding area, leading to a more positive experience for both the guest and the property owner.	3/27/2024 4:37 PM
61	This is the property owners concern. Not any body else's	3/27/2024 3:34 PM
62	Yes to limit the amount of unknown non residents coming and going	3/27/2024 3:31 PM
63	the longer they stay, they are more likely to take care of the place and maybe have more respect to people around them.	3/27/2024 3:22 PM
64	Those visiting for events or weddings shouldn't be penalized for shorter stays.	3/27/2024 11:35 AM
65	4+ days, intuitively, would restrict the risk of "party weekends", which would concern us	3/26/2024 7:43 PM
66	a week - less changover so less disruption to renters and no bachelor parties etc	3/26/2024 5:48 PM
67	either font care fir rules if short stay or long stay thrn they get complacent	3/26/2024 12:14 PM
68	Why not. It's up to the parties involved.	3/26/2024 10:25 AM
69	I am not confident that is a factor to negative issues.	3/26/2024 9:27 AM
70	If you dont have a min stay you will just have parties and more calls to the police.	3/25/2024 9:40 PM
71	As long as the guests and hosts are respectful of the rules by ACW and are courteous to the local neighbourhood	3/25/2024 9:20 PM
72	No motels supply rooms to travelers who may only stay 1 night and vacationers who my stay for several days or weeks	3/25/2024 8:56 PM
73	Yes to limit turnover but not at the township level. Again, what expense would the township be spending to enforce.	3/25/2024 8:03 PM
74	At least one week to prevent increased traffic in and out of property	3/25/2024 7:09 PM
75	Renters who book for a month are respectful of the beach because they use it regularly. Noise is not an issue with long term rentals because it not rented as a party place.	3/25/2024 5:38 PM

Short-Term Rental Survey

76	The township should not regulate or get involved.	3/24/2024 9:38 PM
77	3 days to 3 weeks for seasonal.	3/24/2024 5:49 PM
78	Why would there be a minimum stay? This makes no sense	3/24/2024 5:40 PM
79	30 days	3/24/2024 5:01 PM
80	Perhaps a full week rather than simply a party weekend.	3/24/2024 4:05 PM
81	A weekend (2 nights minimum) is the industry standard	3/24/2024 2:37 PM
82	A minimum of 30 days	3/24/2024 1:27 PM
83	At least one week to prevent party-goers merely out for a weekend	3/24/2024 1:26 PM
84	Up to the owner.	3/24/2024 10:15 AM
85	I did not have a minimum stay, so I was fully booked as many just require a single night rest stop on their journey.	3/24/2024 8:47 AM
86	I would have to say ideally no. If the owners bring in respectful renters for one or 2 or 3 days I wouldn't have a problem with that but when they bring in more than a dozen or more people renting a cottage for 2 nights generally it is ripe for abuse.	3/23/2024 5:05 PM
87	This will unnecessarily limit options for owners and renters	3/23/2024 2:52 PM
88	Minimum 1 week to avoid those weekenders that have little concern for the negative impact or their rowdy behaviour.	3/23/2024 12:25 PM
89	Min should be 7 days to prevent weekend renters who just want a place to party.	3/23/2024 10:39 AM
90	Minimum of two nights	3/22/2024 8:39 PM
91	I believe there are different rules for long term(more of a resident of the community)?	3/22/2024 7:13 PM
92	Use common sense	3/22/2024 7:11 PM
93	Two to three days off season, one week during high season (summer). This would avoid bookings just for a party. Also brings in more couples and families for a vacation. Owners also make more money.	3/22/2024 7:04 PM
94	It might eliminate one night big time parties.	3/22/2024 6:48 PM
95	3 Days	3/22/2024 5:55 PM
96	there should be no short term rentals	3/22/2024 3:12 PM
97	Not my business	3/22/2024 2:12 PM
98	When working at a place like Bruce Power, a contracts end date is rarely known.	3/22/2024 1:21 PM
99	It's up to the owner but people who stay more than one night would be a better guest and treat a property less like a hotel stay	3/22/2024 1:02 PM
100	At least 7 nights to avoid use as event space	3/22/2024 12:36 PM
101	freedom	3/22/2024 12:33 PM
102	It won't matter. Who will control it?	3/22/2024 7:59 AM
103	2 weeks or more	3/22/2024 5:37 AM
104	Most rentalers don't want nor can afford longer periods than 1 week.	3/21/2024 11:01 PM
105	Min 1 week	3/21/2024 9:55 PM
106	For vacations or seasonal stays	3/21/2024 9:17 PM
107	Longer better	3/21/2024 7:28 PM
108	Who is the municipality to tell a business how to run - I thought we were a free market society!	3/21/2024 6:25 PM
109	Weekend only just brings parties and nonsense	3/21/2024 5:42 PM

Short-Term Rental Survey

110	2 nights,	3/21/2024 5:32 PM
111	That should be left up to the home owners	3/21/2024 5:23 PM
112	3 night minimum discourages any one from looking at a quick noisy get away since the cost is not worth it	3/21/2024 3:47 PM
113	Longer stays may lead to guests taking better care, but that's not guaranteed. It's important to put the responsibility for the behaviours of the short term renters on the owner.	3/21/2024 3:38 PM
114	Short term rentals for weddings, family reunions etc. should be allowed to continue.	3/21/2024 2:31 PM
115	Forced longer stays such as a week reduces the chances of the properties being used as a quick party place for large groups on a weekend.	3/21/2024 2:13 PM
116	3-7 days	3/21/2024 1:22 PM
117	7 day min	3/21/2024 12:16 PM
118	No more than 6 months.	3/21/2024 12:11 PM
119	Free enterprise	3/21/2024 11:35 AM
120	A minimum stay would have some element of accountability and commitment for both parties.	3/21/2024 10:29 AM
121	We find the first night people arrive it is "more of a party situation, late nights, outdoor fires, drinking , laughing singing etc" . When these rentals are only 1-2 nights, every night becomes a first night for neighbours	3/21/2024 10:22 AM
122	A month long renter is more likely to contribute to the local economy	3/21/2024 10:19 AM
123	Up to property owner	3/21/2024 9:22 AM
124	A stay should be limited to a 1 month maximum for short-term. This way if renter is a problem they will be short-term.	3/21/2024 9:15 AM
125	Question doesn't make sense. Noise and nuisance can be during a one night stay or 6 night stay. Makes no difference in length of stay. Should be Other option. Therefore I say yes since there is no other option	3/21/2024 8:58 AM
126	Definitely should be more than 4 days which would reduce/limit the weekend parties	3/21/2024 8:41 AM
127	I'd say threee days or more. It's not just a weekend party, it could be a long weekend or more.	3/21/2024 8:14 AM
128	Some are only in the area for one night.	3/21/2024 7:52 AM
129	3 nights	3/21/2024 7:47 AM
130	They are not motels and I believe a minimum of 2 or 3 days. Any less I don't feel the property is cared for in-between guests.	3/21/2024 7:30 AM
131	I think it should be seasonal. Summer time longer the better - winter is fair game because of the lack of tourism.	3/21/2024 7:15 AM
132	I think that should be a discussion between the owner and the renter to decide & they should create a contact so that both parties agree to the terms !	3/21/2024 6:42 AM
133	There should be minimum an maximum requirements	3/21/2024 6:31 AM
134	Too invasive - market forces will help owners of such rentals decide what is reasonable for their property	3/21/2024 3:14 AM
135	Do you really want to run peoples rentals? It's a bad policy.	3/21/2024 2:33 AM
136	I fail to see how this will solve any of the perceived issues that some property owners are having with short term rentals. Also not enforceable.	3/21/2024 1:03 AM
137	a minimum 7 day stay	3/20/2024 10:56 PM
138	I wish there were an "Undecided". A minimum stay might alleviate many 'weekend' issues but might be a logistical nightmare,	3/20/2024 9:40 PM
139	This enables the owner to address the communities issues . Min 5-6 nights reduces the party	3/20/2024 8:54 PM

Short-Term Rental Survey

	atmosphere	
140	At least 1 week or else just used for partying and nuisance.	3/20/2024 8:47 PM
141	As travellers, we have always appreciated being able to book a short term rental for one night	3/20/2024 7:27 PM
142	30 days or less	3/20/2024 6:51 PM
143	More turnover requires more cleaning and uses more resources and is more stress on wells and septic systems	3/20/2024 5:23 PM
144	at least a week although preferably not at all	3/20/2024 4:26 PM
145	1 week. This will encourage families and discourage people who want to book to party for the weekend.	3/20/2024 4:23 PM
146	How do you enforce that? Sounds expensive for very little reason. Not sure how minimum time laws would benefit anyone.	3/20/2024 3:53 PM
147	I would suggest no minimum stay, but instead a maximum total # of days that rental is available, especially during peak vacation season. Cottage owners look forward to relaxing time at their vacation property without having neighbouring properties rented out continuously to groups who are only there to party for 2-3 days then leave so the next group can roll in and do the same.	3/20/2024 3:41 PM
148	We are not in favour of short term rentals	3/20/2024 3:24 PM
149	That is up to owner	3/20/2024 3:14 PM
150	Min 30 days	3/20/2024 11:45 AM
151	The shorter the stay, the more likely that there will be a very lax attitude towards being respectful to neighbours.	3/20/2024 11:38 AM
152	This in unenforceable.	3/20/2024 11:37 AM
153	For at least 7-10 days might deter parties (ie. graduation, stags, etc.)	3/20/2024 11:05 AM
154	Perhaps two nights to potentially cut down on in and out traffic for other neighbours	3/20/2024 10:13 AM
155	should be up to the owner.	3/20/2024 9:16 AM
156	The turnover is much too high. This owner has a check out and check in time, with a turn around of only a few hours. The property turns over at least weekly.	3/20/2024 8:08 AM
157	I feel like there is a heavy risk burden to the property owner than that of the township in this scenario.	3/20/2024 12:03 AM
158	I would think it to be up to the property owner. If a goal is to promote local tourism/economy, minimum stays may be a deterrent.	3/19/2024 8:58 PM
159	7 days	3/19/2024 7:03 PM
160	At least one week.	3/19/2024 7:00 PM
161	Don t have an opinion	3/19/2024 6:38 PM
162	I wish! But people can afford what they can afford (especially now) and there is no one size fits all solution for every property in the area.	3/19/2024 6:38 PM
163	Allow owners to decide if they require a minimum stay	3/19/2024 5:24 PM
164	Airb&b rules no local rentals number of persons limited min stay rules local noise bylaws	3/19/2024 5:23 PM
165	History of cottage rentals which is different than short term rentals	3/19/2024 5:09 PM
166	I have	3/19/2024 5:06 PM
167	To ensure safety and accountability for all involved	3/19/2024 4:44 PM
168	Most people would go to a hotel, motel if that was a rule	3/19/2024 4:43 PM
169	Not if it it otherwise regulated in way of designated areas for rental property	3/19/2024 4:37 PM

Short-Term Rental Survey

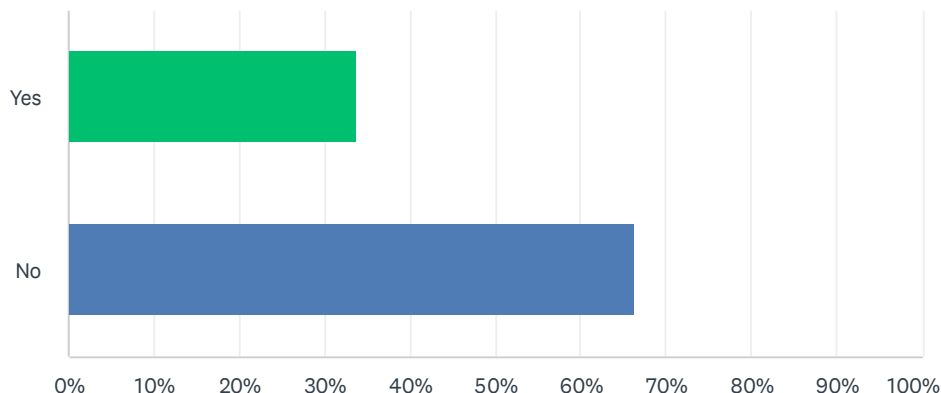
170	To eliminate weekend only guests	3/19/2024 4:29 PM
171	Minimum 120 days	3/19/2024 4:28 PM
172	If necessary, absolutely yes. Daily and weekly rates should not be available.	3/19/2024 4:09 PM
173	single overnight stays simply are an excuse for a wild party	3/19/2024 2:44 PM
174	Prohibit these rentals all together! Only longer terms rentals should be allowed! Minimum stay should be 3 months, maybe then the property owners will vet the renters.	3/19/2024 2:34 PM
175	Minimum of two to three days	3/19/2024 2:07 PM
176	8 nights - fosters long term stays and relationship building -could then be used for crisis management by huron county housing	3/19/2024 1:41 PM
177	If regulated properly there would not be a need to curtail	3/19/2024 1:26 PM
178	Seriously? its either weekend or weekdays for most rentals.	3/19/2024 12:57 PM
179	If the stay is only for the weekend the rental turns into a party house.	3/19/2024 12:54 PM
180	This is a weird question. Leading to what outcome. Let it be as it is.	3/19/2024 12:50 PM
181	30 days	3/19/2024 12:32 PM
182	If you're having a short-term rental, whether it's overnight or three days or five doesn't make much difference.	3/19/2024 12:21 PM
183	This is too restrictive for owners. Many already have two night minimums. Cottage owners don't want to rent to people who just want a one night party spot.	3/19/2024 11:55 AM
184	3 month minimum.	3/19/2024 11:46 AM
185	Seven days. Should be sufficient to do away with weekend party palaces.	3/19/2024 11:22 AM
186	2 days	3/19/2024 10:06 AM
187	Otherwise a door is opened to abuse the rental agreement	3/19/2024 9:50 AM
188	1 week	3/19/2024 8:33 AM
189	Would help with weekend parties being less appealing	3/19/2024 8:29 AM
190	Typical cottage rentals are by the week.	3/19/2024 8:19 AM
191	Flexibility is important. There is a need for short term rentals, even if it is only for one day. Someone requiring a short term rental for one day is NO less important than someone requiring it for a week, a month or even a year. What if someone from out of town needed to visit an ill family member? Or come visit for the birth of their new grandson? Not everyone has the luxury of having many rooms available in their home to accommodate friends and family. Short term rentals are a necessity ESPECIALLY in Huron county.	3/19/2024 1:27 AM
192	None of your business	3/18/2024 8:55 PM
193	Likely to get quality renters if two weeks plus	3/18/2024 8:47 PM
194	As I said a one or two weeks minimum requirement, not renting to more people that the house can accommodate. Example: two persons per bedroom and one full bathroom for every four people.	3/18/2024 7:58 PM
195	2nights	3/18/2024 7:47 PM
196	Along they abide by the rules.	3/18/2024 6:56 PM
197	One week.	3/18/2024 6:30 PM
198	I disagree with short term rentals	3/18/2024 5:54 PM
199	Zero. Not allowed	3/18/2024 5:53 PM
200	7 day min	3/18/2024 5:29 PM
201	We only do weekly rentals to cut down on people looking for weekend party spot.	3/18/2024 5:19 PM

Short-Term Rental Survey

202	Most rental owners have their own minimum rental policies in place.	3/18/2024 5:04 PM
203	Minimum stay doesn't always work for renters.	3/18/2024 4:24 PM
204	The quicker they are away, the better!	3/18/2024 4:15 PM
205	Min 2 week rental	3/18/2024 3:53 PM
206	If someone is using air BNB for a weekend to our area it's fine. If they're on contract for two months for construction then that's fine too. Should be no restriction	3/18/2024 3:51 PM
207	7	3/18/2024 3:29 PM
208	For the property owner to decide. Not an issue for the Township.	3/18/2024 3:25 PM
209	It should be defined in the contract	3/18/2024 3:22 PM
210	Minimum one month	3/18/2024 3:06 PM
211	Two weeks.	3/18/2024 3:02 PM
212	Seems too controlling	3/18/2024 2:36 PM
213	I would expect the owner to demand the same degree of conduct from renters staying for a week or more,or just a weekend.	3/18/2024 2:26 PM
214	The minimum should be no less than 2 nights for renting. This is so the owner can prep for the next rental.	3/18/2024 2:25 PM
215	No opinion	3/18/2024 2:10 PM
216	Really no opinion, should be up to the homeowners how they 'manage' their property.	3/18/2024 1:32 PM
217	I don't believe short term rentals should be allowed. There's no option provided for N/A.	3/18/2024 1:14 PM

Q20 Should there be a limit on the number of days or weeks a property may be rented out throughout the year?

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	33.60% 251
No	66.40% 496
TOTAL	747

#	EXPLAIN	DATE
1	I disagree with short term rentals.	5/17/2024 7:30 AM
2	More bureaucracy	5/15/2024 10:59 AM
3	I understand that the owners have purchased these units to rent and provide income for their mortgage payment. However most owners that we have encountered do not care about the local owners or taxpayers, they care about making their payments and neglecting us owners who are also taxpayers and are wanting to enjoy their property without short-term renters causing community issues.	5/13/2024 4:46 PM
4	I don't agree on short term rentals .	5/13/2024 2:23 PM
5	Owner decision	5/13/2024 9:59 AM
6	This point comes down to what classification / zoning of land use is the property-- a commercial versus residential.....it begs the question if the short term rentals are operating within the parameters of a commercial enterprise then is it a zoning violation.....	5/13/2024 9:34 AM
7	None	5/13/2024 12:37 AM
8	See previous answer	5/12/2024 9:04 PM
9	Impossible to regulate.	5/12/2024 5:40 PM
10	See above reply..I'm against the renting	5/12/2024 11:31 AM
11	90 days max	5/12/2024 9:11 AM
12	maybe?	5/8/2024 3:12 PM
13	There is so much homelessness so rather than have the home sit empty the entire winter, perhaps the property owners could offer it to the homeless population.	5/6/2024 2:36 PM

Short-Term Rental Survey

14	Peak season should be for all owners. If renting is a must rent off season	4/30/2024 8:39 AM
15	Again, yes, to prevent capitalization on peak seasons and ruin it for those living there permanently.	4/28/2024 5:06 PM
16	Since I said NO above ,then it makes sense I don't think they belong on our road at all	4/21/2024 5:19 PM
17	No days	4/19/2024 1:37 PM
18	If rentals are to be insisted upon by landlords the solution would be to force longer term rentals. When guests remain in the community for longer term stays, they are usually more well behaved and will become part of the community vice just "trashing the hotel room" and going home.	4/19/2024 1:07 PM
19	Free enterprise	4/18/2024 5:48 PM
20	Limits in settled areas so it isn't too disruptive to the neighborhood. No need for limits in farm areas where population density is low and there are distances between residences.	4/14/2024 7:10 PM
21	It is a business	4/14/2024 12:08 PM
22	Ontarians want o escape to teh country or beaches ...if a property is really nice and in demand , why should they and teh owners be restricted by some artificial time period. ?	4/10/2024 3:48 PM
23	Again sticking your nose where it doesn't belong,	4/9/2024 8:06 PM
24	Seasonal nature of cottages already limits rental days	4/9/2024 10:55 AM
25	Year round residents should be able to live in their homes with some peace of mind without having to be alert to the constant stream of strangers that short term rentals bring.	4/7/2024 6:47 PM
26	Should be a limited number of weeks per year	4/6/2024 11:48 AM
27	Again, I am referring to seasonal.	4/5/2024 9:58 AM
28	What would be the point? Better to have more income and higher taxes for the owner.	4/5/2024 9:53 AM
29	Definitely not	4/5/2024 8:44 AM
30	Most people are trying to make a living .	4/4/2024 12:24 PM
31	Short-term rentals should not be allowed, but in no circumstances should a property be rented for more than four weeks in a year.	4/3/2024 1:46 PM
32	Kind of nice if it's not every week all year	4/3/2024 5:30 AM
33	None.	4/2/2024 12:13 PM
34	Not enforcable.	4/2/2024 11:40 AM
35	There should not be rentals on long weekends in the summer	4/1/2024 12:33 PM
36	Allow rentals for the Spring, Summer and Fall. Close down rentals during the winter because some roads are undriveable or not maintained by Township, and would be dangerous for owners/renters, Township staff and emergency staff.	4/1/2024 10:28 AM
37	Some times the owner is relying on the income, If there are no complaints or issues I don't see the point in regulating this	4/1/2024 8:56 AM
38	See above thoughts.	3/31/2024 9:04 PM
39	The short term turnover is a major issue.	3/31/2024 11:54 AM
40	Only if the property owner is physically present at all times. A B&B is far less problematic than short-term rentals where the property owner is not actually present.	3/29/2024 12:50 PM
41	Should not matter	3/29/2024 11:30 AM
42	If people want to come to the are for a night or two (see a play at Blyth, attend a funeral or family function) why should we limit that	3/29/2024 11:18 AM
43	The property should be used primarily by the owner.	3/28/2024 5:16 PM
44	No, there should not be a limit on the number of days or weeks a property may be rented out	3/27/2024 4:37 PM

Short-Term Rental Survey

throughout the year. Allowing property owners to rent out their property as much as they want promotes economic growth, tourism, and gives individuals the opportunity to supplement their income. It also allows for more flexibility for both property owners and renters. Limiting the number of rental days or weeks could potentially hinder these benefits and limit individual freedoms in how they choose to use their property.

45	As previously stated. This is the property owners concern	3/27/2024 3:34 PM
46	Yes....short term rentals are just that.... short.... people are ready to go to war for housing of their own.....bi weekly to monthly rentals are a hard no Exception being for potential medical purposes (eg stay near medical facilities)	3/27/2024 3:31 PM
47	I think a restriction on minimum stay time solves this.	3/26/2024 7:43 PM
48	unless they are renting on roads without a winter maintenance contract - on David I have seen cars gunning it to get up the hill to south st (where there is now a stop sign) and going into the field across the street	3/26/2024 5:48 PM
49	I believe that if the property is used for more than a few days, that the owner should check up on the property as required to ensure garbage is disposed of properly and ensure that everything agreed to is still being adhered to.	3/26/2024 10:25 AM
50	Same as the above answer.	3/26/2024 9:27 AM
51	I don't believe properties should exist for the sole purpose of short term rentals.	3/25/2024 9:20 PM
52	Motels need to rent every day all year to cover their costs	3/25/2024 8:56 PM
53	There is a good option to just make it a property owner supplementing income but again how do you enforce. You could rental 4 weeks on kijiji, 4 weeks on airbnb, 4 weeks somewhere else and none of the systems would know the true total.	3/25/2024 8:03 PM
54	Properties purchased for the sole purpose of short term rentals removes the availability of much needed long term housing out of the housing equation making the shortage of affordable housing even worse. A property owner who rents for a few weeks of the year to provide a family who is dealing with cancer, or some young moms who need a short holiday is not an issue in my mind. It's the short term rentals that out to make money with no consideration for those who live in an area that can be a problem as there are no controls or monitoring of how they are managed etc.	3/25/2024 7:09 PM
55	Then people won't buy up properties for the sole purpose of renting it out.	3/25/2024 5:38 PM
56	Not more than 1/2 the season if it's a recreational property. If residential, 3 months - 6 months.	3/24/2024 5:49 PM
57	Explain why it should?	3/24/2024 5:40 PM
58	This would depend on the number of people in a unit and water and septic usage.	3/24/2024 5:21 PM
59	Should not be allowed at all in area three. We own our property for peaceful life with beautiful views. Rentals destroy peace.	3/24/2024 4:09 PM
60	All depends on location and whether the facility is set up for 4 season rentals. Ie. water, septic and accessibility during those months	3/24/2024 2:37 PM
61	Long-term renters should nor be limited	3/24/2024 1:26 PM
62	Up to the owner	3/24/2024 10:15 AM
63	People like to come and enjoy the area in all seasons, not just summer.	3/24/2024 8:47 AM
64	I would have to say ideally no. If my neighbors rented out their property for a summer or more and the renters were respectful of the community they would be welcomed. If they are not respectful then one can see why they would not be welcomed and that the owners ignoring concerns from neighbors creates a sense of heightened awareness about the property and increased tension.	3/23/2024 5:05 PM
65	Actually not sure how this would work. If it results in houses sitting empty that's not a good thing. If it's for homes that the landlord also resides in this would work but not sure there is a good reason for it because it doesn't otherwise open the property up to a long term rental. It just makes the property sit idle.	3/23/2024 2:52 PM

Short-Term Rental Survey

66	To make longer term rentals more available.	3/23/2024 12:25 PM
67	Uncertain	3/23/2024 11:44 AM
68	Yes, this would prevent how often it is rented out.	3/23/2024 10:39 AM
69	If there is no will by township/province to regulate standards, I think then there needs to be limits to the numbers of rental days per year as it becomes a business no neighbourhood asked to be there	3/22/2024 8:39 PM
70	We live in a municipality where occasional workers might come and go, ie, Bruce Power, an individual might need a furnished unit for a short time.	3/22/2024 7:26 PM
71	Following the different rules/laws between short term and long term?	3/22/2024 7:13 PM
72	Again drugs we cannot control	3/22/2024 7:11 PM
73	8 weeks	3/22/2024 5:55 PM
74	Don't want a party house in neighbour hood	3/22/2024 4:24 PM
75	there should be no short term rentals	3/22/2024 3:12 PM
76	Not my business	3/22/2024 2:12 PM
77	See explanation above	3/22/2024 1:21 PM
78	This is not something the township should concern themselves with. If a homeowner cannot afford their mortgage with current rates why would you restrict them?	3/22/2024 1:02 PM
79	Should not be a full time business	3/22/2024 12:36 PM
80	freedom	3/22/2024 12:33 PM
81	Once again who will control it?	3/22/2024 7:59 AM
82	This would be an unfair, intolerable, dictatorial, restrictive, business practice and an imposition in our "free market" economy.	3/21/2024 11:01 PM
83	I don't have an opinion on this as all these would lead to more administration and costs as it would be need to be monitored by someone.	3/21/2024 10:58 PM
84	Max 50% to force owners to use the property themselves not only as a tentsl	3/21/2024 9:55 PM
85	Seems silly to limit income to the owners	3/21/2024 9:17 PM
86	I really think it's a reach on the municipalities part to regulate the days of the week a business can run.	3/21/2024 6:25 PM
87	Most owners using short term rentals are never there. Only money for income. Nothing neighborly	3/21/2024 5:42 PM
88	It should be up to the home owners	3/21/2024 5:23 PM
89	If it's short term yes ..long term no	3/21/2024 4:00 PM
90	If we want year round activity in our city we should encourage stays for both winter and summer	3/21/2024 3:47 PM
91	No year round short term rentals	3/21/2024 2:40 PM
92	The property owners will police themselves.	3/21/2024 2:31 PM
93	These cottages are supposed to be family cottages. Restricting the number of rental days helps to ensure the families are still involved with the property. If there is no restriction, the short term rentals should be treated as a motel business and subject to the same requirements and taxation.	3/21/2024 2:13 PM
94	This might encourage rentals to locals who need rentals	3/21/2024 1:11 PM
95	Not longer than a month.	3/21/2024 12:15 PM
96	Can be rented at any time.	3/21/2024 12:11 PM

Short-Term Rental Survey

97	Free enterprise	3/21/2024 11:35 AM
98	Complaints based license renewal or restrictions.	3/21/2024 10:29 AM
99	no more than 90 days , although for us that means probably our whole summer	3/21/2024 10:22 AM
100	All will be rented in the summer to maximize income, leaving a vacuum of lost tourist dollars the remainder of the year	3/21/2024 10:19 AM
101	I dont see how a limit of days or weeks would have any benefit other than people getting stuck on our rural roads!	3/21/2024 9:15 AM
102	Again. Weird question. Should be an Other option. Basically no STR would be best. Restricting number of nights or time of year makes no difference. Noise and nuisance can happen whenever	3/21/2024 8:58 AM
103	No need	3/21/2024 7:52 AM
104	no opinion	3/21/2024 7:38 AM
105	But it should be long enough to include the whole summer. May24-sept 9. Not just 30 days.	3/21/2024 7:32 AM
106	Seasonal depends. Summer longer . winter shorter.	3/21/2024 7:15 AM
107	People's homes are their business as long as they pay their bills and keep the property somewhat tidy ... if they choose to supplement their income, or lonely and like the company of renting space at a readsonable price to others ... what's the harm ... My concern is when people are at the other extreme of not living there and at high pricing rentals , the tenants think they can do whatever they want ... & sure some folks are no trouble... but the landlord clearly is doing for the money only and disregards the negative impact it has on others. Luckily I don't have this as my property is not in those areas but I do hear about it & sympathize with those affected .	3/21/2024 6:42 AM
108	Unsure	3/21/2024 6:31 AM
109	It's an owners decision as long as they are not a bother. Stop trying to manage your neighbours and manage yourselves.	3/21/2024 2:33 AM
110	I don't understand how this would solve any of the issues that some people are having with short term rentals. This is not enforceable.	3/21/2024 1:03 AM
111	90 days	3/20/2024 10:56 PM
112	I agree, with an explanation. If businesses are licensed as a business, pay business and hotel taxes, have 100% local oversight etc. then their rights should be generous. If a property is an intermittent rental (ie limits are imposed) then restrictions should be tighter.	3/20/2024 9:40 PM
113	May-Sept - way too long to have to been exposed to the mayhem. 8 weeks max	3/20/2024 8:54 PM
114	See above	3/20/2024 8:47 PM
115	With the current operating short-term rental next door, we are fortunate to have a caring and conscientious owner. Sometimes month long rentals work out better - helping to fill the gap as the renter waits for their full-time home. Our experience so far has been positive.	3/20/2024 8:15 PM
116	better control	3/20/2024 6:51 PM
117	the owner should have to live there at least as many days as they rent	3/20/2024 4:26 PM
118	This would ensure that the owner is there the majority of the year.	3/20/2024 4:23 PM
119	No benefit to anyone	3/20/2024 3:53 PM
120	Again, we are not in favour of short term rentals	3/20/2024 3:24 PM
121	It doesn't matter how long it is being rented	3/20/2024 3:24 PM
122	Again should be up to owner	3/20/2024 3:14 PM
123	There should be a limit of the number of weeks that can be rented out during the May-Sept period. No more than 50% but bylaw regulation, registration, inspections and enforcement must be put in place.	3/20/2024 11:38 AM

Short-Term Rental Survey

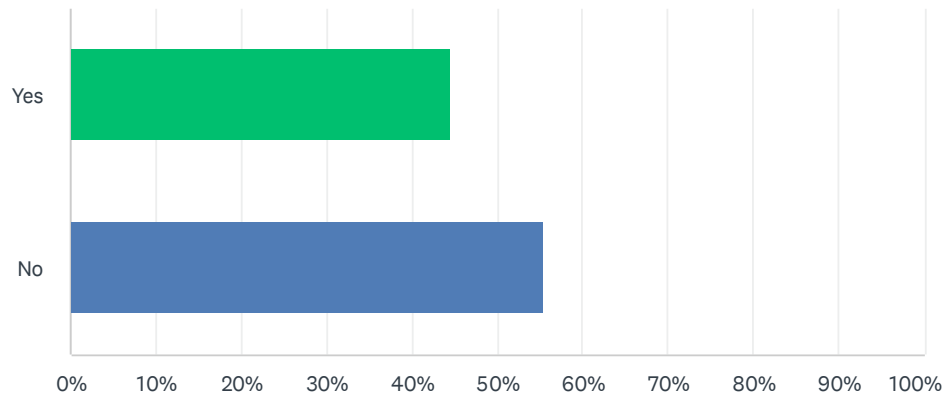
124	This in unenforceable.	3/20/2024 11:37 AM
125	Not sure how this would be regulated and since we haven't had an issue with the one on our street don't see the need	3/20/2024 10:13 AM
126	A property should not be permitted to stand solely as a rental. If owners are using the property too, there will be much more care and thought put into who is renting and the behaviour at the property.	3/20/2024 8:08 AM
127	The use of the cottages properties should be maximized.	3/20/2024 12:03 AM
128	If you allow such a business model it's hard to restrict weeks allowed.	3/19/2024 9:20 PM
129	I don't have a strong opinion on this.	3/19/2024 8:58 PM
130	Some stay of the homeowner in a year should be expected	3/19/2024 6:38 PM
131	I don't think it's fair to dictate to a larger extent what people can do with their own property. Strict regulations and lengthy dispute resolution wait times have already made long term rentals an undesirable avenue for property owners. If regulations were to come to short term rentals it should be well thought out so not to repeat the same issues as with long term rentals.	3/19/2024 6:38 PM
132	Prevent absent landlords	3/19/2024 5:06 PM
133	To ensure safety and accountability for all involved	3/19/2024 4:44 PM
134	If not it will become for profit only, little regard for neighbourhood	3/19/2024 4:43 PM
135	Same as above	3/19/2024 4:37 PM
136	We do not want a daily or weekly rental in our neighborhood. Too many potential issues	3/19/2024 4:09 PM
137	If not licensed	3/19/2024 3:34 PM
138	See my above comment. Rentals should be for a minimum of 3 months.	3/19/2024 2:34 PM
139	1 week	3/19/2024 2:07 PM
140	If regulated there should not be a limit	3/19/2024 1:26 PM
141	Over the last 30 years there have been lots of farm houses demolished because it reduced taxes. Do you still want more removed. Let homeowners decide.	3/19/2024 12:50 PM
142	owner should be present at some time to understand impacts of the rental and connect with neighbours	3/19/2024 12:32 PM
143	Doing so would make it less desirable for homeowners to turn their properties into STRs.	3/19/2024 12:21 PM
144	1 year	3/19/2024 11:46 AM
145	I don't want to stop the practice, just stop the problems.	3/19/2024 11:22 AM
146	If short term rentals are in communities that provide a service to those people such as attending a play or a community function, these events might happen throughout the week, and therefore, restricting it to weekends only would lessen the opportunity for people who want to rent out short term to have their facilities used.	3/19/2024 9:50 AM
147	Not the issue	3/19/2024 8:29 AM
148	No upper limit required. Houses could be rented for years.	3/19/2024 8:19 AM
149	Once again, this severely limits the benefits of short term rentals. There is no good reason for doing this. The benefits highly outweigh any possible cons.	3/19/2024 1:27 AM
150	No reason.	3/18/2024 9:14 PM
151	None of your business	3/18/2024 8:55 PM
152	Ensure the owner lives in it for the majority of the year	3/18/2024 8:47 PM
153	One or two weeks minimum	3/18/2024 7:58 PM
154	See above answer	3/18/2024 6:56 PM

Short-Term Rental Survey

155	Short term rentals can quickly become long term rentals and be a major headache to local residents.	3/18/2024 6:40 PM
156	From the May long weekend till after Thanksgiving.	3/18/2024 6:30 PM
157	Zero	3/18/2024 6:02 PM
158	No days	3/18/2024 5:54 PM
159	Not allowed	3/18/2024 5:53 PM
160	Most personal insurance policies already put a limit on this. Adding by-laws would be redundant.	3/18/2024 5:04 PM
161	This will drive up lake front costs as corporations could come in and buy properties knowing they could rent it all year round.	3/18/2024 4:24 PM
162	It wouldn't make a difference since most of the rentals are during 3 months or so when people want to be outside.	3/18/2024 4:15 PM
163	We are seasonal, 6 weeks.	3/18/2024 3:53 PM
164	21 days	3/18/2024 3:29 PM
165	For the property owner to decide. Not an issue for the Township.	3/18/2024 3:25 PM
166	Maximum two months/year	3/18/2024 3:06 PM
167	This would stop the rise of short stay income properties.	3/18/2024 3:02 PM
168	Again if regulations and bylaws are in place	3/18/2024 2:36 PM
169	I expect that the behavior of existing long-term cottage renters and long-term home renters is more desirable than that of their short-term counterparts.	3/18/2024 2:26 PM
170	It should be more of a seasonal short term rental. Mid spring to mid or early fall. During the winter where travelling is usually at its lowest should short term rentals be stopped until mid spring.	3/18/2024 2:25 PM
171	No opinion	3/18/2024 2:10 PM
172	See the same comment as above- homeowners responsibility.	3/18/2024 1:32 PM
173	A property should not be rented for any extended time. If property owners want to rent to friends, that's a different story.	3/18/2024 1:14 PM

Q21 Do you think Short-Term Rentals should be inspected by the Township of Ashfield-Colborne-Wawanosh?

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	44.58%	333
No	55.42%	414
TOTAL		747

#	EXPLAIN	DATE
1	I disagree with short term rentals. If they are allowed then they should be consistently inspected.	5/17/2024 7:30 AM
2	I'm not sure that this would be effective.	5/14/2024 5:15 PM
3	They should not be allowed	5/13/2024 4:46 PM
4	Should not be allowed.	5/13/2024 2:23 PM
5	Unless preexisting concerns for safety and false advertising concerns.	5/13/2024 10:09 AM
6	Building code applies to all buildings in the ACW	5/13/2024 9:59 AM
7	To ensure minimum legislative standards are maintained and enforced. Monitoring that the properties can safely support the number of guests and duration of stays that the landlord advertises.	5/13/2024 9:34 AM
8	Strict rules that are enforced. If this is what you decide.	5/13/2024 12:37 AM
9	Standard for safety, septic, parking	5/12/2024 10:47 PM
10	See earlier. Ie less government control is usually better	5/12/2024 9:04 PM
11	Short term rentals need some accountability and inspection might provide it.	5/12/2024 5:40 PM
12	If rentals are to be monitored,the septic system on rental properties must be upgraded to accommodate a huge influx of guests...many renters will invite guests to stay.	5/12/2024 11:31 AM
13	If they are allowed.	5/12/2024 11:06 AM
14	The marketplace will drive bad ones out.	5/12/2024 9:11 AM
15	I have concerns regarding overuse of septic systems that affect water quality of Lake Huron.	5/11/2024 7:12 PM

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	Many existing septic systems are not designed for use by rentals with 10 people.	
16	So not a dump	5/8/2024 7:50 PM
17	To make sure that they are compliant with safety rules. They also need to be educated about fires- I'm afraid our home will burn one of these times.	5/6/2024 2:36 PM
18	see comment above re: extra bureaucracy	4/29/2024 9:26 PM
19	Enforce existing bylaws first.	4/29/2024 10:00 AM
20	YES! There are so many properties that are charging a "cleaning fee" and are absolutely filthy. This is a danger to the health and safety of the renters. Additionally, the set up and number of renters the property is advertised for, or whether there is proper egress from each of the rooms, enough fire alarms, and in our case even running water to the bathrooms. It is atrocious what landlords think is acceptable and they will battle through the rental companies reviews and offer discounts to prevent others from finding out about the state of the property. It is unacceptable and needs to be controlled.	4/28/2024 5:06 PM
21	No none	4/19/2024 1:37 PM
22	To ensure occupancy limits are enforced. Even with longer term rentals, guests are likely to invite 20 of their closest friends to stay with them during the rental period.	4/19/2024 1:07 PM
23	We're paying for a bylaw officer. Schedule inspections. Don't add more staff.	4/18/2024 5:48 PM
24	To what end, and what are the penalties? Too many unknowns	4/14/2024 12:08 PM
25	Let the tenant worry about that ...no more regulation please !!!!! If the unit is not well kept , word gets around and the owner will find no one rents their unit.	4/10/2024 3:48 PM
26	The inspection should make sure that the septic system is adequate for the number of renters.	4/8/2024 1:50 PM
27	The Airbnb in our neighbourhood has had as much as 17 guests for one stay. This can't be safe.	4/7/2024 6:47 PM
28	Why isn't it done yet?	4/6/2024 3:12 PM
29	Not if you don't inspect long term rentals.	4/5/2024 9:58 AM
30	Check for safety of visitors and environment. Have specific requirements for liability insurance.	4/5/2024 9:53 AM
31	it has to be between the owners and who they rent to	4/4/2024 12:24 PM
32	Short-term rentals should not be allowed, but if allowed they should be inspected regularly.	4/3/2024 1:46 PM
33	Should be the property owners right until rules are broken then the law can step in	4/3/2024 5:30 AM
34	To ensure that the building is up to safe codes and conditions. A lot of the houses in the area run on propane and wood heating unit and we want to ensure that these properties are safe so there are no injuries or fatalities.	4/2/2024 9:33 PM
35	Same as any hotel / motel.	4/2/2024 11:40 AM
36	Especially for fire safety and for septic	4/1/2024 12:33 PM
37	Inspect the cottages that are on the bluff, make sure they are solid and not sliding into the lake. Make sure they are safe to be rented by families.	4/1/2024 10:28 AM
38	The places people rent out have to be in good shape and safe in order to do so especially if signed up for Airbnb and others I don't see why the township would need to inspect	4/1/2024 8:56 AM
39	What would you inspect for? I am sure you can see it on the listing??	3/31/2024 9:04 PM
40	Making sure it's safe for both party the renter and owner	3/31/2024 8:32 PM
41	With a fee to the owners.	3/31/2024 11:54 AM
42	Even in a highly regulated environment there will be all kinds of property owners trying to skirt the regulations. Again creating expenses for the township and issues for local residents.	3/29/2024 12:50 PM
43	Would insure certain standards are kept	3/29/2024 11:30 AM

Short-Term Rental Survey

44	I'm not sure	3/29/2024 11:18 AM
45	If not following the bylaws then the township should inspect the rental peoperty	3/27/2024 11:26 PM
46	No. Short-term rentals should not be inspected by the Township for the following reasons: 1. Invasion of privacy: Inspecting short-term rentals would invade the privacy of individuals renting these properties and could potentially deter people from utilizing this accommodation option. 2. Lack of jurisdiction: The Township does not have the authority or resources to effectively inspect and regulate short-term rentals, leading to ineffective enforcement of any inspection requirements. 3. Burden on property owners: Mandatory inspections could place undue burdens on property owners, especially those who rely on rental income to supplement their livelihood. 4. Potential for discrimination: Inspections of short-term rentals could be used as a means to discriminate against certain individuals or groups, leading to unfair treatment. 5. Existing regulations: Many short-term rental platforms already have policies and guidelines in place to ensure the safety and security of guests, making additional inspections by the Township redundant.	3/27/2024 4:37 PM
47	Unless there is a bylaw for a fire inspection already existing for rental property	3/27/2024 3:34 PM
48	Regularly ...at least every 2 weeks minimum.....curb property standards issues....and feedback from surrounding residents.	3/27/2024 3:31 PM
49	This would be preventative maintenance for the program	3/27/2024 11:35 AM
50	to ensure what I clicked off and said above	3/26/2024 5:48 PM
51	Inspections cost money and rate payers do not need an increase in taxes to cover an expense that is not applicable to all residents.	3/26/2024 4:48 PM
52	to keep things looking nice	3/26/2024 12:14 PM
53	It's up to the property owner. They know best about their own property	3/26/2024 10:25 AM
54	And maybe survey existing, permanent, tax paying neighbours to glean if there are any issues.	3/26/2024 9:27 AM
55	Especially spetic and to make sure building is up to building code.	3/25/2024 9:40 PM
56	I feel that ACW should have the right to inspect short term rentals to enforce their bylaws, and for liability when licensing for short term rentals.	3/25/2024 9:20 PM
57	All rental properties must be kept safe and clean for those that use it	3/25/2024 8:56 PM
58	I don't see the township having the resources to implement. There should be handled at a higher level through building codes. For example the province on ontario could mandate all rentals, short term or otherwise, to have a carbon monoxide detector.	3/25/2024 8:03 PM
59	See comment above re safety concerns - fire inspections without question ...how many people are staying on properties	3/25/2024 7:09 PM
60	If inspected there could be limits placed on the number of people allowed at a property based on septic capacity so as to stop environmental damage.	3/25/2024 5:38 PM
61	I am sure if people are renting short-term, the onus is on the property owners to keep it up to standards. If not, the renter can take it up with the property owner or whomever they book through. That should not have any township involvement.	3/24/2024 11:03 PM
62	Unless there are concerns/problems.	3/24/2024 5:49 PM
63	Sounds expensive, let the existing market levers do this work.	3/24/2024 5:40 PM
64	Let's cut to the chase and copy the booklet that Bruce township recently produced. It is available in PDF form and covers all the bases that I can see. There is no future in reinventing the wheel	3/24/2024 5:01 PM
65	They might offer some guide lines to owners- suggesting good neighbour policies to avoid future conflicts.	3/24/2024 2:37 PM
66	To maintain standards.	3/24/2024 10:15 AM
67	Airbnb and VRBO have standards you have to meet. Having stayed in many, and operated as such, there is no reason for additional inspections.	3/24/2024 8:47 AM

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68	I would treat the short term rentals like hotels where there are guidelines and the owners have an investment in making their property respected and part of a community. For the protection of the renters and the investment of the property the owners are responsible for what happens on their property	3/23/2024 5:05 PM
69	Not generally. There should be a complaint regime that would permit this to take place in certain situations.	3/23/2024 2:52 PM
70	Owners should be responsible for their property.	3/23/2024 11:44 AM
71	I feel this would be an over whelming task that would delay any action being taken on restricting short term rentals.	3/23/2024 10:39 AM
72	Fire, safety/ structural, septic annually and billed to the STR not an expense to the taxpayers of ACW	3/22/2024 8:39 PM
73	No, the condition of the unit will determine the kind of money the owner can expect to get for rent.	3/22/2024 7:26 PM
74	If it is completely a rental then the proper permit/regulations should be followed. If that means inspection by ACW then yes.	3/22/2024 7:13 PM
75	Hey let's not make make a wasp area	3/22/2024 7:11 PM
76	What would be the purpose in that?	3/22/2024 6:48 PM
77	This would mean another fee/charge that stresses already struggling people	3/22/2024 3:27 PM
78	there should be no short term rentals	3/22/2024 3:12 PM
79	We don't need township involvement.	3/22/2024 1:29 PM
80	Unless regulations and licensing is going to come to fruition.	3/22/2024 1:21 PM
81	Why would you need to? If people are willing to rent a space based on photos that's their business.	3/22/2024 1:02 PM
82	If it is a business, rules should be implemented	3/22/2024 12:36 PM
83	to ensure that building codes are being met, and safety standards are the similar to the hotels in the area	3/22/2024 12:33 PM
84	That is a sensible, low-cost option. As long as requirements are clear, inspections are not booked unreasonably in the future, and compliance is reasonably attainable. This should only be for STRs, where owners don't live on the property	3/22/2024 11:57 AM
85	less government intervention	3/22/2024 8:38 AM
86	Inspected for what? Landlords have written tenancy agreements available to use.	3/21/2024 11:01 PM
87	Should be at owners and renters discretion	3/21/2024 9:17 PM
88	Bil them the cost. We dont know what they do fit upto 30 people in house to party?	3/21/2024 7:28 PM
89	So they are safe	3/21/2024 6:44 PM
90	Do you have the resources for this? Do tax payers want an increase to support this? What are you even checking? It should be complaint based. If you're licensing them, then I guess the space will need to conform to the OBC and the Fire Code, but you're risking compliance as I don't see people opting into licensing.	3/21/2024 6:25 PM
91	Under regulation	3/21/2024 5:42 PM
92	I trust the rental owners to comply with any requirements	3/21/2024 5:23 PM
93	In my opinion, perhaps a one year inspection by the township should be done. If I live outside of the area and I want to rent a short time rental and I can't physically get to the property prior to renting it, I would feel better if I knew the township had at least done an annual inspection on it	3/21/2024 5:04 PM
94	Up to all by laws and codes	3/21/2024 4:00 PM
95	Inspection is not the root of solving issues with short term tenants	3/21/2024 3:47 PM

Short-Term Rental Survey

96	The property owners will take care of their rentals. If there is an issue then the neighbours can call OPP or ACW to voice concerns.	3/21/2024 2:31 PM
97	I can name 3 rentals that have been totally renovated without building permits and two of them added outbuildings that sleep renters. A forth ST rental was stopped shortly after starting renovations by ACW.	3/21/2024 2:13 PM
98	All I see here is my taxes going up to pay for more govt workers who accomplish very little	3/21/2024 1:03 PM
99	Accountability	3/21/2024 12:15 PM
100	Maintains standards	3/21/2024 12:11 PM
101	Ensure the water table is not negatively affected for surrounding property owners. Ensure septic is of adequate size and maintained based on potential use for short term rental.	3/21/2024 11:35 AM
102	Complaints inspections. Owner should have responsibility and renters could have complaints option with township.	3/21/2024 10:29 AM
103	I do not think they are all complying with fire and safety regulations. I think they should be providing guests with community information re. hospitals , safety around the water, promoting local restaurants and events etc. (info from the tourism office) Cleanliness is an issue.	3/21/2024 10:22 AM
104	I am not familiar with hotel rules, but they should meet the same bylaws, laws and codes	3/21/2024 10:19 AM
105	I think ACW should be aware of all types of rentable properties and a quick inspection would allow that.	3/21/2024 9:15 AM
106	Perhaps septic but that is going to happen for all residents	3/21/2024 9:10 AM
107	Private property. Renters still cram in more than a unit is allowed whether a unit has been inspected or not. Most units show photos and it's up to the renters to decide if it meets their need	3/21/2024 8:58 AM
108	As per parking septic and occupancy numbers.	3/21/2024 8:41 AM
109	Sure. Oh, well run short-term rental should have nothing to hide! And in fact, it may make people feel better about a short term, rental unit or building in their neighborhood.	3/21/2024 8:14 AM
110	Reviews by tenants will do their job with a review, trust me!	3/21/2024 7:52 AM
111	I think it's enough for ACW to implement some restrictions the complaints that have come in I'm sure are consistent ... landlord not being present & the # of guests, noise would probably be the main issues ... that should be what ACW . Restricts & Creates charges for!	3/21/2024 6:42 AM
112	They should be inspected by staff, or by the fire dept staff on an annual or bi-annual basis. Safety standards should be in place B/c ACW does not have first responders services that larger cities have.	3/21/2024 6:31 AM
113	Have to meet codes	3/21/2024 2:33 AM
114	What will this accomplish? Any resources that are spent should be spent on enforcing the noise bylaw. If you can't hear someone you won't really be bothered by them.	3/21/2024 1:03 AM
115	Hotels are inspected for fire safety and health standards but these STR's buy a private property, turn it into a business and pay no additional fees to the township for running a business in a residential area, which I think is not allowed, but rule has never been applied.	3/20/2024 10:56 PM
116	Septic, safety, building code. These are businesses.	3/20/2024 9:40 PM
117	Witness the mayhem, have discussion with neighbours to find out what is actually going on.	3/20/2024 8:54 PM
118	Absolutely... bylaws, building inspector, electrical inspection, fire inspector on annual basis at cost.	3/20/2024 8:43 PM
119	Not at this stage. Try educating the owners first with the goal beingvoluntary compliance. If complaints abound, then the inspection component will have to be revisited	3/20/2024 7:27 PM
120	maybe they would abide by the rules	3/20/2024 6:51 PM
121	Just to ensure it is safe, not causing environmental damage - especially within the 100 year boundary in protected areas, and is being used as stated. No grow ops, only permitted for use	3/20/2024 4:23 PM

Short-Term Rental Survey

	by X people (think water consumption/waste water), no fire hazards, enough parking, etc.	
122	Let free market dictate the condition of rentals. Safety is already bylawed and enforced through permits right?	3/20/2024 3:53 PM
123	Rentals should be inspected to ensure that required safety equipment is in place and functioning, that there is adequate parking area for a specified # of vehicles so that emergency equipment access is not impeded, for that specific property OR neighbouring ones.	3/20/2024 3:41 PM
124	Inspected for what? There are a myriad of laws and regulations now. This seem redundant to have another designated person checking up on landowners.	3/20/2024 3:24 PM
125	What would they be inspecting? What would be outcome? Rentals already comply will fire code and each owner should know who they are renting to and their property capacity	3/20/2024 3:14 PM
126	We have seen instances of rental groups greatly outnumbering what is allowed by building bylaws. They are basically running unregistered motels.	3/20/2024 11:38 AM
127	Absolutely - for reasons mentioned above. The septic is a huge concern with respect to the number of people renting. Passing by-laws is of little or no help as most of the problems occur on weekends	3/20/2024 11:05 AM
128	One would hope all bylaws and safety criteria would Be fully outlined to renters and upkeep of the property would be ongoing to secure future bookings	3/20/2024 10:13 AM
129	If there is an incentive to promote the township for tourism, we have to ensure that the short term rental properties being offered meet certain standards.	3/20/2024 12:03 AM
130	To ensure these properties and its community are respected.	3/19/2024 9:20 PM
131	If they do proceed to be licensed, this would make sense to ensure health and safety compliance, and even look for signs of suspicious behavior (e.g. human trafficking).	3/19/2024 8:58 PM
132	Inspected in order to be safe for people to use or inspected in terms of monitoring for upkeep, garbage disposal, etc?	3/19/2024 7:26 PM
133	No, but if there are a number of complaints on a property it should be inspected .	3/19/2024 7:00 PM
134	Fire code etc for safety of the customer	3/19/2024 6:38 PM
135	While not opposed to this idea, I am cautious to support immediately. If it's an inspection for basic safety standards then possibly. But, if no inspection is imposed then liability stays with the property owner and does not involve the municipality as far as litigation if an incident were to occur.	3/19/2024 6:38 PM
136	For safety and fire	3/19/2024 5:23 PM
137	Educate owner	3/19/2024 5:09 PM
138	Fire, safety, building permits, septic system	3/19/2024 5:09 PM
139	Not necessary	3/19/2024 5:06 PM
140	During an initial licensing process at cost of rental owner	3/19/2024 4:47 PM
141	To ensure safety and accountability for all involved	3/19/2024 4:44 PM
142	Before hand to ensure property can handle the extra activity	3/19/2024 4:43 PM
143	It is not necessary to enforce this kind of oversight IF the area for rentals is already approved and publicly agreed upon	3/19/2024 4:37 PM
144	Number of guests allowed must be regulated by septic system capacity.	3/19/2024 4:30 PM
145	Looking for what?	3/19/2024 4:29 PM
146	Acw doesn't need to pry into personal property if fire codes, and insurance policies are met	3/19/2024 3:02 PM
147	to ensure the premises are safe and appropriate	3/19/2024 2:44 PM
148	They should be prohibited.	3/19/2024 2:34 PM
149	Adequate septic system and smoke detectors	3/19/2024 2:07 PM

Short-Term Rental Survey

150	If we had a registry / licence we could maybe utilize the spaces for emergency shelter for the county during off season	3/19/2024 1:41 PM
151	There should be an initial inspection for overcrowding and safety issues and the property should have a maximum capacity for renters. Absent complaints there should only be a regular inspection every few years	3/19/2024 1:26 PM
152	If there is a complaint it could be inspected	3/19/2024 1:02 PM
153	Just for fire compliance when they (fire dept) does fire education in neighbourhood	3/19/2024 12:57 PM
154	Too costly. Who will pay for this?	3/19/2024 12:54 PM
155	Someone renting will do that inspection after renting. No sense doing it twice, cost here seems to be prohibited.	3/19/2024 12:50 PM
156	so they are complying with the law!	3/19/2024 12:32 PM
157	Knowing that the property would be inspected would hopefully keep both owners and renters of STRs mindful of how the place is kept, food and garbage not left outside to attract wildlife, etc.	3/19/2024 12:21 PM
158	I think they should be banned.	3/19/2024 11:46 AM
159	Need to ensure building is of minimum safety, and limit vehicles to what can be parked on the premises.	3/19/2024 11:22 AM
160	To maintain the quality of the rental, and to ensure the short term rentals impact on surrounding neighborhoods is positive	3/19/2024 9:50 AM
161	It would be costly with minimal perceivable benefit.	3/19/2024 8:33 AM
162	Septic only	3/19/2024 5:28 AM
163	There is no need for this whatsoever. This would be a waste of resources and valuable taxpayer money.	3/19/2024 1:27 AM
164	Too expensive to maintain inspectors.	3/18/2024 9:14 PM
165	Insurance and renters will look after this. Stay out of it.	3/18/2024 8:55 PM
166	I don't think that short term rental should be allowed as I mentioned. If the township decides to allow short term rentals, then the township, I believe, is responsible to make sure that the home is safe for everyone and meet all codes.	3/18/2024 7:58 PM
167	No! The municipal staff of ACW do not inspect when we complain now. They give no feed back on the concern. Others in the municipality complain and they immediately respond. This inconsistency would make any licensing or other control unfair in the least, and impossible in the greater.	3/18/2024 7:14 PM
168	Absolutely to ensure fire alarms and use of property is adequate (no hot plates for example)	3/18/2024 6:40 PM
169	Yes shoould be inspected for compliance.	3/18/2024 6:30 PM
170	Again, no rentals	3/18/2024 5:54 PM
171	If allowed.	3/18/2024 5:53 PM
172	Unless there are regular complaints made to ACE	3/18/2024 5:25 PM
173	No because the money could be better spent on enforcement of existing bylaws.	3/18/2024 5:19 PM
174	It is private property and the owners are responsible for the care/maintenance of the property.	3/18/2024 5:04 PM
175	To ensure they meet fire, safety, occupancy standards.	3/18/2024 4:45 PM
176	Again you'd be hiring more staff!	3/18/2024 4:28 PM
177	To determine code compliance and to see if owners are keeping the agreement (not renovating the properties to add more without the township benefitting)	3/18/2024 4:24 PM
178	Should be inspected to ensure they meet all fire and safety laws	3/18/2024 4:23 PM
179	Once again it wouldn't make much difference unless they are inspecting the septic systems	3/18/2024 4:15 PM

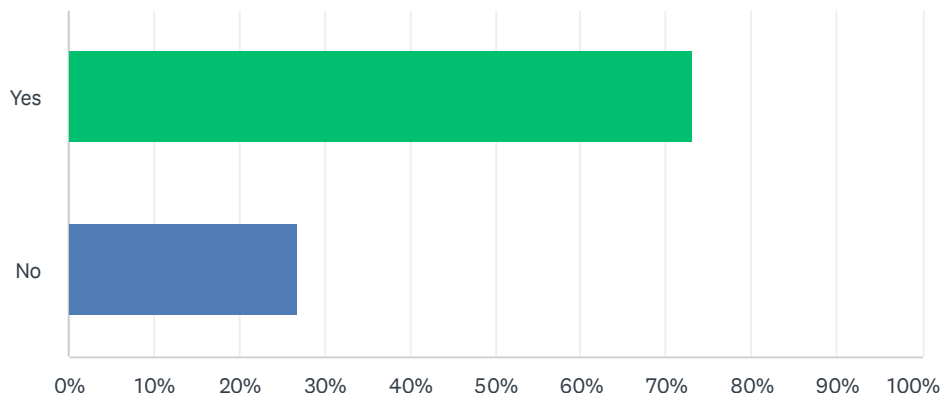
Short-Term Rental Survey

and visiting at 2 or 3 a.m. when the parties are occurring.

180	Also, someone to call if there are concerns. Mandatory septic checks annually.	3/18/2024 3:53 PM
181	There needs to be standards in place.	3/18/2024 3:51 PM
182	There will be additional costs for the Township/ taxpayers and likely the landowner. Unnecessary for the Township to be involved, unless the rental is breaking applicable by-laws (ie. garbage, road restrictions, health & safety concerns. Appropriate taxes to apply.	3/18/2024 3:25 PM
183	I think the owner of the property should make sure the proper insurance is in place. But other wise, if the property is not up to par... the reviews will be bad and the business won't be there long	3/18/2024 3:19 PM
184	Survey neighbours of short term rentals	3/18/2024 3:06 PM
185	To establish and maintain a level of upkeep and property maintenance.	3/18/2024 3:02 PM
186	Would possibly go along with the license agreement	3/18/2024 2:36 PM
187	Only when neighbors report upsetting conduct by short-term renters	3/18/2024 2:26 PM
188	It should be open to the licensed property owner to make sure their property is of fit.	3/18/2024 2:25 PM
189	No opinion	3/18/2024 2:10 PM
190	We don't understand the purpose of such, homeowners responsibility. As commented above- additional costs to the Township, taxpayers.	3/18/2024 1:32 PM
191	Not just the location and condition but the rental agreements as well. This way you can support new business owners and help with the setup	3/18/2024 12:52 PM

Q22 Do you support Short-Term Rentals in the Township of Ashfield-Colborne-Wawanosh?

Answered: 747 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	73.09%	546
No	26.91%	201
TOTAL		747

#	EXPLAIN	DATE
1	Only if regulated	5/19/2024 8:38 AM
2	Some people need this for a living	5/17/2024 10:26 AM
3	I think its good for the economy, home/cottage owners generally want to be good neighbours and take care of their property.	5/15/2024 10:59 AM
4	Nothing good has come if any of the rentals that I have seen so far. Sick of picking up after they leave	5/15/2024 8:02 AM
5	Yes, but with limits on the minimum number of nights for a rental, and a licensing program so that the ability to short term rent your property is dependant on being in good status with the licensing rules/regulations etc. Perhaps the licenses should need to be renewed annually but only after a review.	5/14/2024 5:15 PM
6	Unless they are properly regulated and the regulations are enforced.	5/14/2024 8:04 AM
7	only if governed	5/13/2024 4:35 PM
8	If strict rules are followed.	5/13/2024 3:29 PM
9	To each their own..	5/13/2024 9:59 AM
10	Support a reasonable number of such accommodations which are responsibly managed and maintained by the landlord. That the properties meet the minimum standards set by the application legislation and codes.	5/13/2024 9:34 AM
11	For all the above reasons.	5/13/2024 12:37 AM
12	Property owners should be able to financially offset the cost of a recreational property or home, it should just not be a the expense of their neighbours	5/12/2024 10:47 PM

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13	See above answer	5/12/2024 9:04 PM
14	It is a necessary revenue stream for some owners to own in this area	5/12/2024 8:50 PM
15	If you don't want a family cottage for the family to enjoy, then sell it to a family who does want it. Or rent it on a long-term basis to a responsible family with a sense of cottage etiquette.	5/12/2024 5:40 PM
16	Without the benefit of being able to rent out the property you are ensuring that only the rich can afford the property	5/12/2024 5:00 PM
17	We as cottagers ,share a huge tax burden.Rental owners collect huge fees ,and contribute nothing to ease the tax burden. It's not a fair situation.	5/12/2024 11:31 AM
18	Reasons previously explained. Our cottage weekend experience has declined.	5/12/2024 11:06 AM
19	But limited	5/12/2024 9:11 AM
20	People should be allowed to make money however they can, but, there should be control over bad landlords	5/9/2024 12:20 AM
21	Tourism	5/8/2024 7:50 PM
22	In its current form, I do not. If there are some sort of licensing fee and the homes have to be registered with annual inspections and a minimum one week stay, then I would be more supportive. There MUST be some sort of rules in place.	5/6/2024 2:36 PM
23	Housing shortage : locals first	4/30/2024 7:50 PM
24	Question is too vague. No to cottage properties. Other properties I have no comment	4/30/2024 8:39 AM
25	Already explained!	4/29/2024 9:26 PM
26	They have always existed	4/29/2024 10:00 AM
27	Absolutely not. In our experience as a renter and also chatting with locals during our stay, the landlords are clearly taking advantage of the area, the renters, and the environment. At this point as renters we do not plan on returning to the community due to our most recent experience with the landlord, other renters, and the lack of support we were able to find through the township.	4/28/2024 5:06 PM
28	Do not allow any rentals	4/19/2024 1:37 PM
29	The last thing this area needs is more population density. This area is the gem that it is precisely because it's small, quiet and community driven. Turning it into an insanely overpopulated resort area will destroy what it is now and ruin its attraction for tourism in the future.	4/19/2024 1:07 PM
30	Free enterprise. No different then all businesses in ACW. Less government intervention, not more.	4/18/2024 5:48 PM
31	Under proper conditions short term rentals can offer more benefits than concerns.	4/14/2024 7:10 PM
32	I think they have merit as long as not abused. Limiting them to properties where the owner/operator resides would allow for farm vacation as well as lake shore vacation opportunities.	4/14/2024 7:08 PM
33	With common sense approach	4/14/2024 12:08 PM
34	Short term rentals are not making a negative impact to my community. Instead they are brining people to the area and providing additional options for places to stay.	4/11/2024 10:17 PM
35	I see no difference in short term rentals and the occasional use of cottages in the area	4/11/2024 10:16 PM
36	Sure why not.	4/9/2024 8:06 PM
37	They don't add stability to the area and encourage strangers into out neighbourhoods.	4/7/2024 6:47 PM
38	If it brings benefits to the entire community, not selected owners, who are already rather wealthy.	4/6/2024 3:12 PM
39	But it does seem to be in an exploding situation now. Possibly limit new rentals from this point on	4/5/2024 12:39 PM

Short-Term Rental Survey

40	Points noted above.	4/5/2024 9:58 AM
41	A few short-term rentals should not be a problem, but need to keep them from getting out of hand.	4/5/2024 9:53 AM
42	If there are guidelines in place for owners. If complaints get out of hand then owners ability to rent is revoked for one year	4/3/2024 7:37 PM
43	again, difficult to answer this in a yes/no format. If the owner resides there and rents out their property on occasion and is not an absentee landlord then perhaps it is ok. Otherwise it is a commercial enterprise.	4/2/2024 1:16 PM
44	I support them if they are regulated.	4/1/2024 12:33 PM
45	Airbnb brings income to Kingsbridge Community Centre. Brings income to small community of Port Albert. Agriculture and Tourism works in our Township.	4/1/2024 10:28 AM
46	not really	4/1/2024 10:16 AM
47	I know others and own one myself, I have come across no issues in the last 3 years with renting out my house. Neighbours contact us directly and have reported no issues, we take very good care of our house/property to attract more rental income and are invested in the community / economy because we will one day retire here.	4/1/2024 8:56 AM
48	Strongly oppose. Again, these rentals are at the expense of the quiet enjoyment of their neighbours - this nuisance supports a business that would in no other example be allowed to exist.	3/31/2024 11:54 AM
49	These short-term rentals bring money to our area. I see no drawbacks.	3/29/2024 1:22 PM
50	Considering all the issues and expenses that short-term rentals can create within the township and the limited benefits for local residents it would be far easier and cost effective to just ban them and enforce that vigorously.	3/29/2024 12:50 PM
51	It's a win win for everyone	3/29/2024 11:30 AM
52	I'm on the fence	3/29/2024 11:18 AM
53	Only when rentals make up a minor amount of the occupancy time and owner is not fully absent	3/28/2024 5:16 PM
54	There are many good ones.	3/27/2024 6:26 PM
55	Yes, I support Short-Term Rentals in the Township of ACW for several reasons. 1. Boosting the local economy: Short-Term Rentals bring in tourists and visitors who spend money at stores and restaurants and the attractions, thereby stimulating economic growth in the area. 2. Diversifying accommodation options: Short-Term Rentals provide visitors with a wider range of lodging choices, catering to different preferences and budgets. This can attract more visitors and help the Township compete with neighbouring tourist spots. 3. Supporting homeowners: Renting out properties on a short-term basis can provide homeowners with an additional source of income, helping them offset the cost of owning and maintaining a property in ACW. 4. Showcasing the township's unique offerings: Short-Term Rentals allow visitors to experience the charm and beauty of ACW firsthand, enabling them to appreciate the scenery, and attractions. 5. Encouraging tourism and community engagement: By welcoming short-term renters, the township can foster a sense of community and encourage visitors to return, spreading positive word-of-mouth and boosting tourism in the long run. Overall, introducing and supporting Short-Term Rentals in the Township of ACW can bring numerous benefits for the local economy, homeowners, visitors, and overall community well-being	3/27/2024 4:37 PM
56	All for contributing to the local economy....not at the cost of my own peace at my own residence.	3/27/2024 3:31 PM
57	there is a place for the well managed ones! we usually talk to our "neighbours" and most are great. Thank you for sending out the survey.	3/26/2024 5:48 PM
58	Up to the area	3/26/2024 12:14 PM
59	We live in one of the most beautiful areas of the province. Renters will support the local economy.	3/26/2024 10:25 AM
60	I can't clearly say "no" (even though it would be the easiest response to address my concerns)	3/26/2024 9:27 AM

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If regulated, I believe, it can be a positive in the community.

61	I do not support short term rentals in the ACW township. Overall it contributes to less safe communities and less functioning communities. The money they bring does not help local businesses, generally these renters stay at their rental, bring there own food and don't contribute to local society. Tourists don't build communities and contribute to local businesses, local people and permanent residents do.	3/25/2024 9:39 PM
62	I support short term rentals if they are done in a controlled, respectful and clear manner. ACW should have provisions, bylaws and guidelines in place to keep short term rentals from disturbing the local neighbours and lowering the quality of life for the properties around the short term rental.	3/25/2024 9:20 PM
63	Other than the existing rental cottages along the lakeshore. See my 1st note	3/25/2024 8:56 PM
64	I don't support a house in a quieter neighborhood having people stay for a couple days all year long. Tourist hubs this could make more sense for. As a cottage owner I can understand the need/desire to supplement income as long as the cottage owner regularly visits the property and is the primary user.	3/25/2024 8:03 PM
65	Only if well managed with some controls in place to ensure the are safe and not interfering with the enjoyment of other neighbouring property owners and their families including family pets as well (uncontrolled noise and fireworks especially)	3/25/2024 7:09 PM
66	Short term renters don't feel invested in caring for the environment or surrounding private property.	3/25/2024 5:38 PM
67	Subject to proper regulation and oversight by ACW	3/25/2024 4:20 PM
68	This is cottage country. If you limit this or try to regulate this, you are taking away a huge industry and income in the community. Cottage access should not be just for the wealthy who can afford to buy it out. People should get to experience and rent into this community without having to spend money on a full cottage. Especially with interest rates now.	3/24/2024 11:03 PM
69	In cottages to some extent but not if someone is doing it with several homes that could be used to house a family year round	3/24/2024 8:33 PM
70	Let the market do it's thing. Most people in my neighborhood against this are beyond entitled.	3/24/2024 5:40 PM
71	As long as they are compliant with stringent rules. Right now there is no enforcement of our community rules that would make owners and renters comply.	3/24/2024 5:21 PM
72	Short term rentals would be no less than 30 days.	3/24/2024 5:01 PM
73	That is why alot of people buy a cottage is to rent it out .	3/24/2024 3:27 PM
74	I am a responsible owner, I attract responsible renters that often come several times a year (repeat business) to my knowledge I have never had a complaint from my closest neighbours regarding my visitors behaviour in the past 20 years. I have built this business up to afford me a retirement income.	3/24/2024 2:37 PM
75	Online rental agencies bring a different kind of rental group from owners who rent themselves.	3/24/2024 10:15 AM
76	We need tourists. My business in Goderich depends on that cash flow. Again, if my long term tenants left, I would do short term all over in a heartbeat.	3/24/2024 8:47 AM
77	unless the owner lives there and rents it out on occasion but not as an absent lanlord situation where there is no connection or concern with and for the neighborhood.	3/23/2024 5:05 PM
78	I am in a divorce situation and the house is a second home. This gives me the ability to still enjoy the property while ensuring it stays occupied when I can't be here and supports my ability to afford to keep it	3/23/2024 2:52 PM
79	Within some restrictions in the form of bylaws. Number of people, etc.	3/23/2024 11:44 AM
80	As cottage owner on bogies beach if I want to rent my cottage for a week or two that is my business. This issue is more about a few complaints about AirBnB rentals which I have no problem with.	3/23/2024 11:40 AM
81	When regulated and restricted in numbers per community	3/22/2024 8:39 PM

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82	People like to come to vacation here near the lake and some just for a quiet place in the country where the children could run and play.	3/22/2024 7:26 PM
83	Some or majority are tourist	3/22/2024 7:11 PM
84	No reason not to. Many benefits from them. Income for the local economy the the most beneficial. Huron County had 1.2 million visits last year. They are attracted to short term rentals for vacations.	3/22/2024 7:04 PM
85	They have been happening forever in some form. It is important, however, to spell out the rules so everyone in the vicinity can enjoy their properties.	3/22/2024 6:48 PM
86	It's neither a yes or no. Some good owners if they have had no complaints should be allowed to operate, however some are out of control	3/22/2024 5:43 PM
87	Safety	3/22/2024 3:12 PM
88	With the right rules and restrictions in place.	3/22/2024 2:11 PM
89	If they are strictly commercial ventures	3/22/2024 1:52 PM
90	They are in demand. Unless the township would like to build more housing or motels with kitchenettes, which would be an amazing solution! Be innovators. There's money to be made!!!	3/22/2024 1:21 PM
91	Again, if someone can't afford the rising interest rates you can't limit how they pivot to bring money in. Are you willing to offer mortgage support?	3/22/2024 1:02 PM
92	Only because I support the need for contractors to have access. I doubt there's much community benefit for vacation renters. What else can they even spend their money on in ACW. They'll buy everything in goderich	3/22/2024 11:57 AM
93	With rules	3/22/2024 10:25 AM
94	Renters boost the economy (buy groceries, goods, etc). Rental controls and restrictions will shoot ACW in the foot.	3/21/2024 11:01 PM
95	Not without rules and them paying extra costs.	3/21/2024 7:28 PM
96	No a fan	3/21/2024 6:44 PM
97	It supports tourism, spaces don't stay vacant and people get to explore the local space.	3/21/2024 6:25 PM
98	I don't feel it would be a good mix .too many long life families live here. Same families for years	3/21/2024 4:00 PM
99	When rented in a cottage area	3/21/2024 2:46 PM
100	There is nothing for ACW that concerns residents of ACW. The busy people that have nothing better to do will be reflected by the number of nuisance calls to the ACW.	3/21/2024 2:31 PM
101	ACW does not control ST rentals and if there are no controls there should be no short term rentals.	3/21/2024 2:13 PM
102	We live in a beautiful area. I think it's appropriate to share this beauty while maintaining accountability.	3/21/2024 12:11 PM
103	Absolutely. Is this a municipal tax grab? Is this catering to a few vocal lakefront neighbours who don't like sharing the beach with current short term rental properties?	3/21/2024 11:35 AM
104	with limits on number...concentrate near the lake	3/21/2024 10:56 AM
105	It hink when you have had repeated and continued problems with STR next to you and there seems to be no solution to your frustrations excepting to move, it becomes hard to be sympathetic	3/21/2024 10:22 AM
106	Our economy needs to be balanced (tourism dollars and local livability)	3/21/2024 10:19 AM
107	As long as there are better rules around noise, loose pets and parking.	3/21/2024 9:22 AM
108	I do think short term rentals are for the most part good. But there should be some way acw monitors and enforces good rules for property owners who rent out spaces. We love were we live here in acw and we want to keep it safe and clean!	3/21/2024 9:15 AM

Short-Term Rental Survey

109	STR has stirred up so much controversy. If they weren't allowed wouldn't be filling in this survey.	3/21/2024 8:58 AM
110	Not enough resources to manage. The noise bylaw is not effective or can be easily enforced. There is little impact on spending in the area. Point Farms is closed. Port Albert store is closed	3/21/2024 8:41 AM
111	Boost to tax revenues, business, tourism	3/21/2024 8:37 AM
112	We have one and have never had any problems. We have met some wonderful families and have a lot of repeat guests.	3/21/2024 7:30 AM
113	This is a few angry people who don't want anyone else to enjoy our area. Living here is a gift we all have- it's pathetic to think we shouldn't let others enjoy it. Keep it as is and let the angry people be angry...they'll get over it and find something else to be angry about soon enough.	3/21/2024 7:22 AM
114	I think it is still a good thing it just needs a few boundaries so neighbourhoods are disturbed ... that should be whether you rent out your home or not ..., Common Sense approach is always the best approach ... I would imagine you already know where the trouble lies ... let's hope this survey helps but doesn't cause trouble where there is none.	3/21/2024 6:42 AM
115	I support STR ONLY if they are regulated for safety and for neighborhoods to be able to enjoy the peaceful environment of their own home	3/21/2024 6:31 AM
116	Of course. The potential disruptions to others in our community can easily be enforced if people that are bothered or witness bad behavior report it and there is repercussions for bad behavior that violate current laws. This will solve the issue. The benefits of short term rentals far out weight the costs. There will always those against short term rentals and we shouldn't allow the noisy voices of the some privileged cottage owners near the beach decide whether other can rent a cottage near the beach. It is sad but clear to me that the goal of some cottage owners in ACW is to ban or make it very difficult to operate a short term rental in our beautiful community. It would be a mistake to allow this to happen. If this happens then there is no option for poor and middle class members of our society (which includes everyone in my family and most of the people I know) to have the unique experience of vacationing at the cottage in ACW near Lake Huron . Unfortunately some people believe that if you can't afford to purchase a cottage for yourself than you and your loved ones should be denied the unique experience of a cottage vacation near our sandy shores. I hope we never allow the wealthy/selfish members of our community deny all those less fortunate people the opportunity to enrich their own lives lives and possibly enrich The members of ACW a little.	3/21/2024 1:03 AM
117	This is a place of peace and quiet, retired individuals that look forward to listening to nature and not loud fowl language music. STR's owners, some of them, are only owning these properties for profit. The township was fine before STR's started here. of the 7 on our road only 1 individual lives in the County.	3/20/2024 10:56 PM
118	In some cases, locals renting out space is OK. This community has been, traditionally, a cottage community. People purchased property here on that basis. STRs have changed the neighbourhood. We wanted to live here for the lifestyle. STRs create a 'city' environment. They are businesses with renters who are not residents. The atmosphere changes.	3/20/2024 9:40 PM
119	too much to manage with guests who aren't there , they trash and run. very disappointing	3/20/2024 8:54 PM
120	Yes and no... "a well oiled machine doesn't squeak". Regulations keep this in check, business taxes help pay for it.	3/20/2024 8:43 PM
121	Many cottages for some families are only affordable if they are able to derive a little bit of income from them to offset the taxes and maintenance expenses	3/20/2024 7:27 PM
122	only if they abide by the rules	3/20/2024 6:51 PM
123	nuisance and limits what is available for long term rental and rents	3/20/2024 4:26 PM
124	Yes but with strong restrictions and oversight and consequences for those who don't comply.	3/20/2024 4:23 PM
125	An owner of a property should be able to rent it out if they choose.	3/20/2024 3:53 PM
126	I support short-term rentals as long as they are properly regulated and policed. Unlimited number of rentals to unlimited numbers of occupants do not promote good relations between neighbours and owner of the rental property.	3/20/2024 3:41 PM

Short-Term Rental Survey

127	We have no interest in having short term rentals in our area.	3/20/2024 3:24 PM
128	Neighbours can be good or bad and so can visitors or renters. ACW is not Grand Bend. The type of short term renters are likely older people who want to enjoy the area and spend their money or are visiting family. ACW could study the demographics of who the short term renters are but until there is more evidence that they do more harm than good they should be welcomed. They provide a potential income for residents and businesses. Let landowners decide what they do with their property. They need to deal with all the insurance and legal issues. Another layer of regulations isn't needed.	3/20/2024 3:24 PM
129	With strict rules.	3/20/2024 11:58 AM
130	I do not see any commercial benefit to this township. Money is spent in Goderich or Kincardine or brought in with renters. There are vvrw few places in the township where money could be spent by renters.	3/20/2024 11:38 AM
131	Until there is a proper set of by-laws and enforcement short-term rentals are a blight on our township.	3/20/2024 11:37 AM
132	Yes helps local economy	3/20/2024 10:13 AM
133	I do not support rentals anywhere in ACW at this stage. Townships are not equipped to manage the issue in relation to permanent residents and owners who have invested in a family cottage, with pride of ownership. Residents should not bear the brunt of lack of oversight, in particular when there is no demonstrable benefit to the area.	3/20/2024 8:08 AM
134	On the border of not supporting them in residential neighborhoods	3/20/2024 7:48 AM
135	Seasonal cottages already exist in Port Albert.	3/20/2024 12:03 AM
136	If the owner is living there as well.	3/19/2024 11:02 PM
137	With regulations in place.	3/19/2024 9:20 PM
138	I don't support the idea, but I'm not strongly against it.	3/19/2024 8:58 PM
139	Yes if it is regulated and licensed.	3/19/2024 7:00 PM
140	I do believe that if property owners are educated on what how to avoid undesirable situations, it may not prevent every situation where disturbances might occur but would likely go a long way to limiting the number of them. I generally think that short term rentals can be enjoyed by good people and support local economies and be prosperous for all. It would benefit everyone to find a way to avoid renting to scumbags. That's where the problem lies. It's rarely the property owners or a majority of renters. But occasionally one gets in there that causes issues for everyone.	3/19/2024 6:38 PM
141	I think it needs to be governed with restrictions	3/19/2024 5:56 PM
142	Only with some rules in place	3/19/2024 5:23 PM
143	A Reasonable explanation	3/19/2024 4:44 PM
144	See above	3/19/2024 4:43 PM
145	With suggested conditions already mentioned.	3/19/2024 4:37 PM
146	Owners of properties should have the right to rent it if they are not using it all the time. Owner's and guests need to be accountable for actions of guests.	3/19/2024 4:30 PM
147	If applicable with all rules and regulations	3/19/2024 4:13 PM
148	With appropriate oversight and enforceable regulations	3/19/2024 3:36 PM
149	If bylaws are explained and renters are given guidelines	3/19/2024 3:23 PM
150	Good for the local economy	3/19/2024 2:49 PM
151	yes, if regulated	3/19/2024 2:44 PM
152	I believe my previous comments have made it clear how vehemently opposed I am to short-term rentals. They create countless issues for the neighbors, they take business away from pre-existing LICENSED businesses, and they contribute to lack of affordable housing.	3/19/2024 2:34 PM

Short-Term Rental Survey

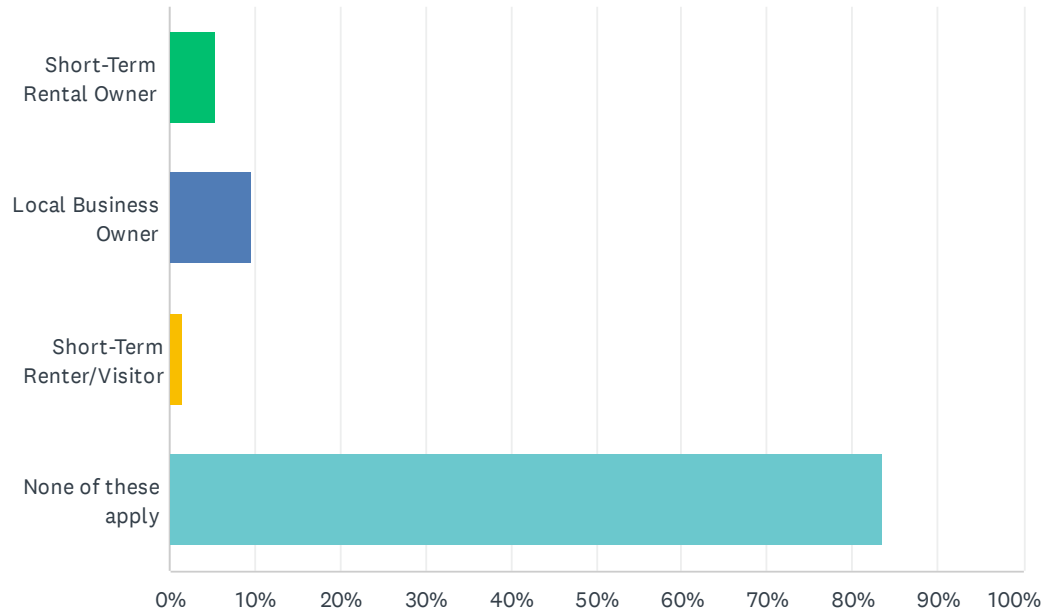
153	As long as they are regulated	3/19/2024 2:07 PM
154	If more than 8 nights -	3/19/2024 1:41 PM
155	The current system is not working and other jurisdictions who have this problem have created a regulatory framework	3/19/2024 1:26 PM
156	Within reason. Needs to be reasonable, regulated, and inspected.	3/19/2024 1:24 PM
157	Great for economy!	3/19/2024 12:57 PM
158	If they are a minimum of 7 days in length for each renter.	3/19/2024 12:54 PM
159	Lots of benefit to local economy, builds a healthy community to allow for recreation and will help to maintain over the long term.	3/19/2024 12:50 PM
160	there is no support to the community when needed- RE aggressive/ ill behaved renters, open fires unattended...	3/19/2024 12:32 PM
161	ACW is a predominantly rural township. My main concerns are to properties with beach access as the environmental impact of STRs on the beach and surroundings is what I've noticed the most, mostly with food and garbage left lying around.	3/19/2024 12:21 PM
162	It has completely upset the peace in the community.	3/19/2024 11:46 AM
163	As long as there are some rules set out for their operation.	3/19/2024 10:45 AM
164	There are a lot of cottage owners who might not be able to keep their cottage without having some rental income. Many rent out to family and friends/aquaintances.	3/19/2024 8:46 AM
165	In general	3/19/2024 8:29 AM
166	Concern for impact on neighbours.	3/19/2024 8:19 AM
167	Again if rules and regulations in place.	3/19/2024 6:09 AM
168	Free market...less government intervention	3/19/2024 5:28 AM
169	I've highlighted my opinion well enough. It would be absolutely absurd to limit the benefits short term rentals bring ACW and it's residents.	3/19/2024 1:27 AM
170	Owner should reside in the residence for the majority of the year	3/18/2024 8:47 PM
171	I already explained	3/18/2024 7:58 PM
172	Proper locations	3/18/2024 7:00 PM
173	Benmiller homes are serviced by the Bennmiller Inn so additional rentals could impaire water and sewage systems. In addition, short term Rentals will increase noise, pollution and have impact to local residents (noise, illegal dumping of garbage, pollution,)	3/18/2024 6:40 PM
174	Long term rentals are needed more.	3/18/2024 6:30 PM
175	Not in established neighborhoods.	3/18/2024 5:53 PM
176	Sure but there needs to be guidelines for the absent landlord. They don't care they don't live here.	3/18/2024 5:31 PM
177	It is income for people.	3/18/2024 4:28 PM
178	If done properly it will bring more money to the area and could add revenue to the township.	3/18/2024 4:24 PM
179	As above	3/18/2024 4:15 PM
180	To be determined by the property owner to decide. The Township does not need to be involved in the property owner's business.	3/18/2024 3:25 PM
181	It will bring new ideas and an audience for the arts to the community.	3/18/2024 3:22 PM
182	Absent landlords purchasing cheaper properties outside the city as investment only People complaining about farming in area	3/18/2024 3:22 PM
183	People from cities will buy properties and rent them up driving property costs up and not looking after them or having to deal with any fall out as property owner does not live there	3/18/2024 3:06 PM

Short-Term Rental Survey

184	If properly legislated and bylaws in place	3/18/2024 2:36 PM
185	No if short-term is 2 days or less	3/18/2024 2:26 PM
186	It gives owners a second income, helps local businesses, and could help with under used locations like walking paths.	3/18/2024 2:25 PM
187	Good second income	3/18/2024 2:10 PM
188	I think it makes sense in the lakeshore area as I suspect this is where the highest demand for short term rentals is. The odd short term rental in more rural areas provides convenience and a place for local residents guests to stay when visiting.	3/18/2024 1:37 PM
189	No objection, homeowners decision.	3/18/2024 1:32 PM
190	But it depends on a lot of factors.	3/18/2024 12:43 PM

Q23 Which of the following best describes you as it relates to the Township of Ashfield-Colborne-Wawanosh?

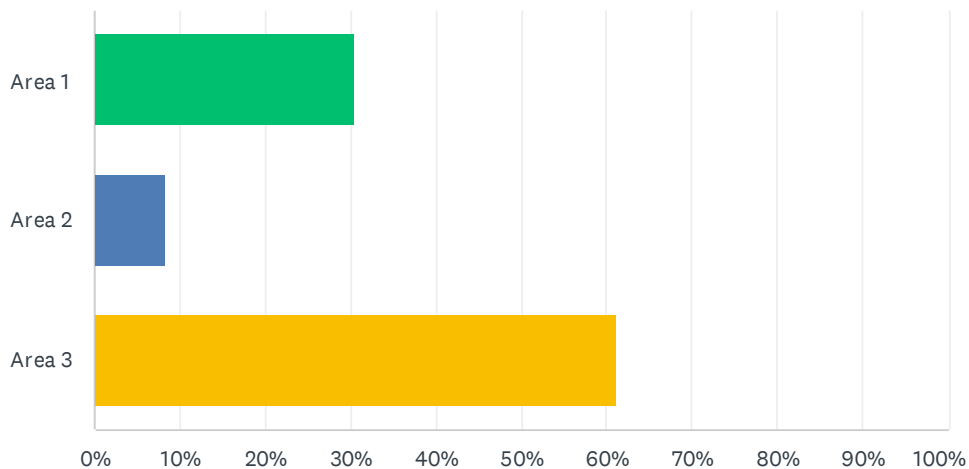
Answered: 747 Skipped: 0



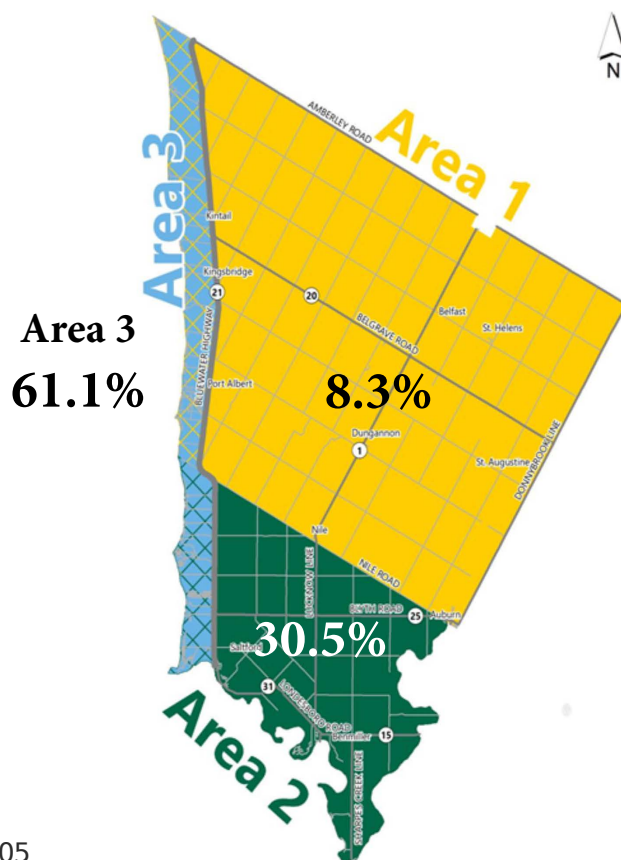
ANSWER CHOICES	RESPONSES	
Short-Term Rental Owner	5.35%	40
Local Business Owner	9.64%	72
Short-Term Renter/Visitor	1.47%	11
None of these apply	83.53%	624
TOTAL		747

Q24 Indicate what area of the Township of Ashfield-Colborne-Wawanosh is your Short-Term Rental is located:

Answered: 36 Skipped: 711

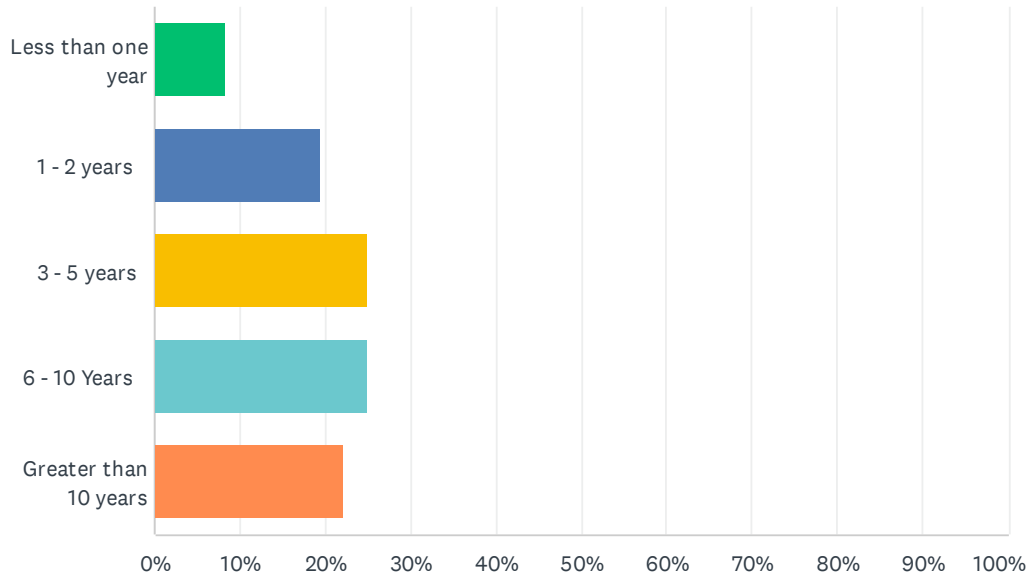


ANSWER CHOICES	RESPONSES	
Area 1	30.56%	11
Area 2	8.33%	3
Area 3	61.11%	22
TOTAL		36



Q25 How long have you been renting your property as a Short-Term Rental?

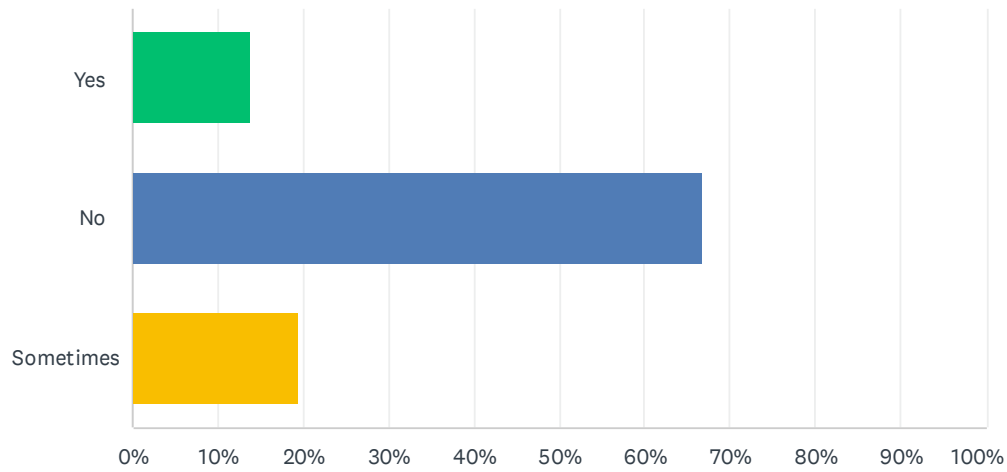
Answered: 36 Skipped: 711



ANSWER CHOICES	RESPONSES	
Less than one year	8.33%	3
1 - 2 years	19.44%	7
3 - 5 years	25.00%	9
6 - 10 Years	25.00%	9
Greater than 10 years	22.22%	8
TOTAL		36

Q26 Do you stay on the property when it is being rented?

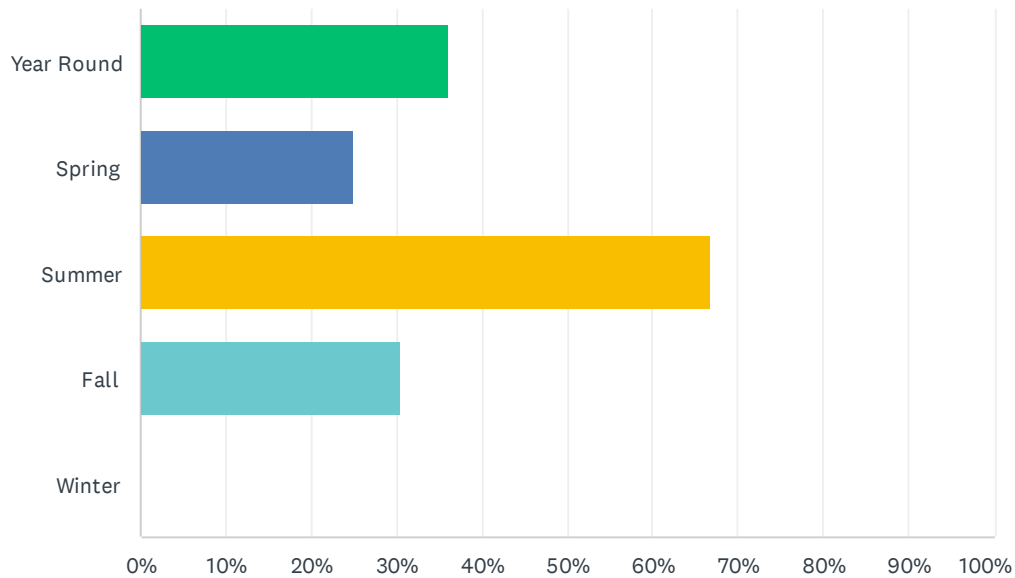
Answered: 36 Skipped: 711



ANSWER CHOICES	RESPONSES	
Yes	13.89%	5
No	66.67%	24
Sometimes	19.44%	7
TOTAL		36

Q27 What time of year do you rent your property? Check all that apply

Answered: 36 Skipped: 711

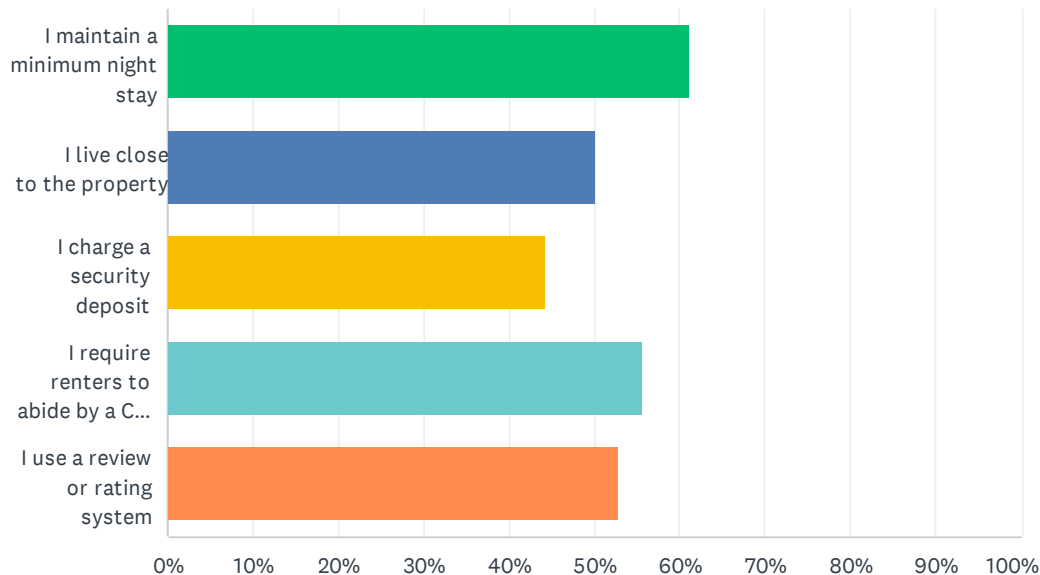


ANSWER CHOICES		RESPONSES	
Year Round		36.11%	13
Spring		25.00%	9
Summer		66.67%	24
Fall		30.56%	11
Winter		0.00%	0
Total Respondents: 36			

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q28 As the owner/operator of a Short-Term Rental, how do you try to avoid any concerns from neighbours? (check all that apply)

Answered: 36 Skipped: 711



ANSWER CHOICES	RESPONSES	
I maintain a minimum night stay	61.11%	22
I live close to the property	50.00%	18
I charge a security deposit	44.44%	16
I require renters to abide by a Code of Conduct and provide neighbours with contact information in case of issues	55.56%	20
I use a review or rating system	52.78%	19
Total Respondents: 36		

#	OTHER (PLEASE SPECIFY)	DATE
1	We generally have reliable renters and do not invite back if they do not follow our rules	4/5/2024 8:56 AM
2	We screen our renters, monitor them by living near by. We have many returns who are respectful and quiet.	4/5/2024 8:49 AM
3	I only rent to people I know - they return year after year and treat it as their own home	4/1/2024 12:08 PM
4	We also vet guests so that we are renting to families or couple who will respect the house and the area, keep noise down and respect neighbours	4/1/2024 9:00 AM
5	All guests are family friends that I am comfortable approaching if anyone has an issue with their conduct and since we live very close by any issue can be addressed immediately. Please note we have never had any issues with our guests.	3/25/2024 3:57 PM
6	Vet renters using social media and minimum age requirements (no young groups)	3/22/2024 3:31 PM
7	Only rent to people I know and have a good working relationship with my neighbours	3/22/2024 1:05 PM
8	We use a certified rental agency that vets candidates, holds a significant deposit and has	3/21/2024 6:13 PM

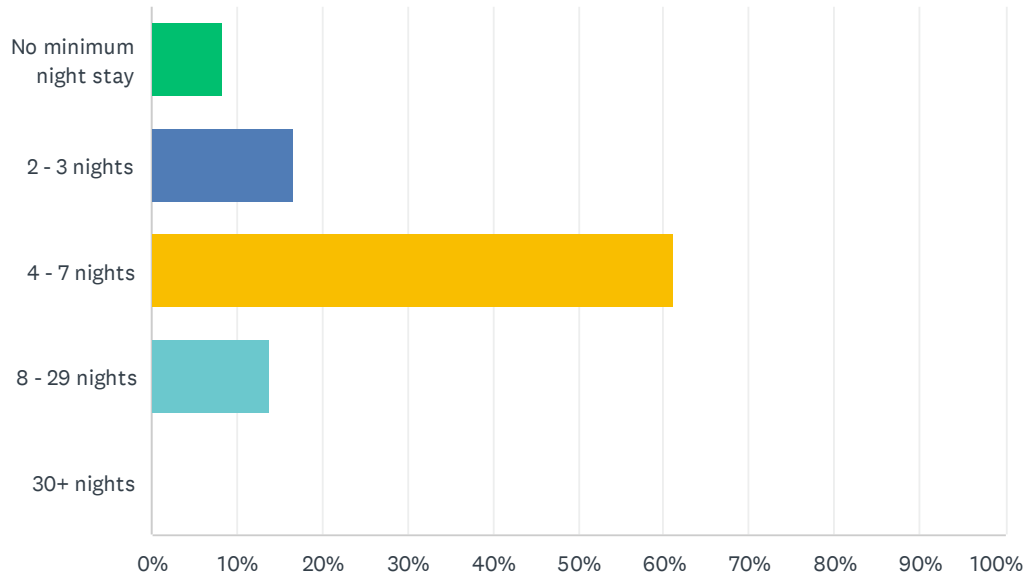
Short-Term Rental Survey

guests sign a code of conduct. Additionally all guests must be registered in advance. We have never had a problem in the 10 plus years we have been hosting. We have also provided our personal contact information to our neighbours.

9	We use CottageLink (www.clrm.ca) To manage all of our short-term rentals. They are excellent.	3/21/2024 8:16 AM
10	We stay four doors away most of the summer so close by and try to visit our guests to ensure everything is going well.	3/19/2024 8:56 AM
11	I have thorough conversations and make them well aware of the rules. I also live ON the property not just close. I make my presence known during the week they are here and try to develop relationships with renters, so that the good ones come back year after year. We would rather be empty than to have problem renters because we love our property and respect our neighbours.	3/18/2024 5:25 PM
12	Many of these policies are in place by the rental websites. Owners already pay their own insurance and the websites cover the above fail safes.	3/18/2024 5:08 PM

Q29 How long do you rent your property out for as a Short-Term Rental? Check all that apply

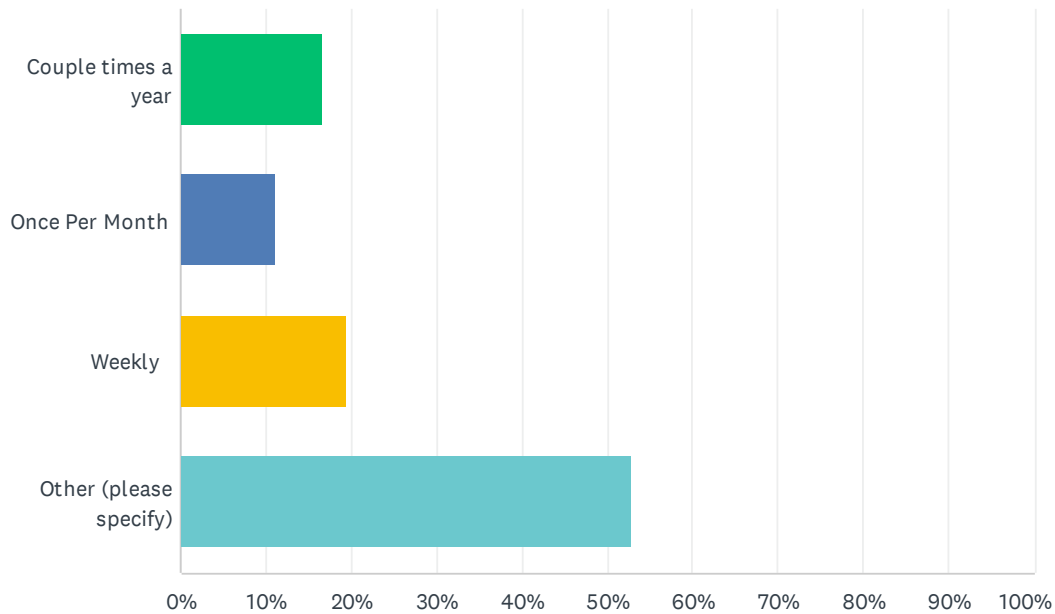
Answered: 36 Skipped: 711



ANSWER CHOICES	RESPONSES	
No minimum night stay	8.33%	3
2 - 3 nights	16.67%	6
4 - 7 nights	61.11%	22
8 - 29 nights	13.89%	5
30+ nights	0.00%	0
TOTAL		36

Q30 How often is your Short-Term Rental rented out? Check all that apply

Answered: 36 Skipped: 711



ANSWER CHOICES	RESPONSES
Couple times a year	16.67% 6
Once Per Month	11.11% 4
Weekly	19.44% 7
Other (please specify)	52.78% 19
TOTAL	36

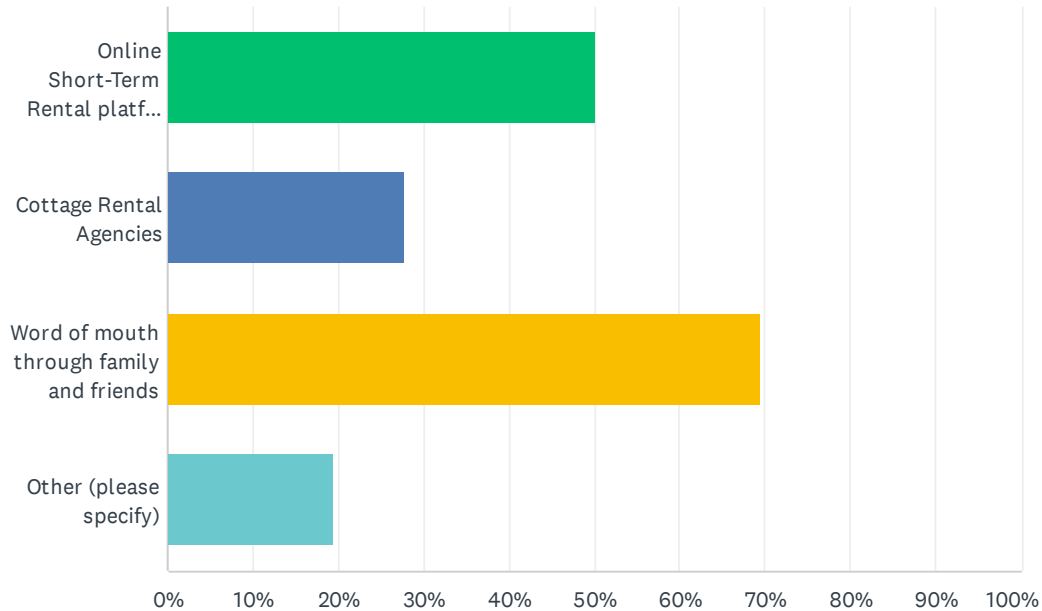
#	OTHER (PLEASE SPECIFY)	DATE
1	Varies. 10 weeks and a few additional weekends.	5/12/2024 8:25 PM
2	3 weeks in summer	4/1/2024 12:08 PM
3	More often in the summer but available all year	4/1/2024 9:00 AM
4	It was only started last summer, we missed the opportunity window.	3/31/2024 9:06 PM
5	Regularly through June-September	3/29/2024 10:15 PM
6	July to October months.	3/27/2024 4:39 PM
7	Depends on time of year. Close to weekly	3/25/2024 10:20 AM
8	total of about 7-8 renters per season..typically 2 adults only.	3/24/2024 5:53 PM
9	75% occupancy year round	3/24/2024 2:46 PM
10	As requested	3/22/2024 7:48 PM
11	Depends on the season. For the first year of ownership we needed to rent the whole summer to support the increase in mortgage. But when that goes down we will rent it out less	3/22/2024 1:05 PM

Short-Term Rental Survey

12	We balance our personal usage with light usage. We have a four person maximum in our two bedroom cottage	3/21/2024 6:13 PM
13	4-5 times a year	3/21/2024 10:07 AM
14	We rent weekly July and August.	3/21/2024 7:35 AM
15	July to End of August	3/20/2024 3:16 PM
16	July & August only	3/19/2024 4:29 PM
17	Seasonal - we rent out 3 nights minimum up to 14 nights maximum for season June 1 to October 1	3/19/2024 8:56 AM
18	We are 75% full during the summer that being about 7 of 10 weeks.	3/18/2024 5:25 PM
19	It varies from year to year. In 2023 we had few renters.	3/18/2024 12:09 PM

Q31 What is your primary method of advertising Short-Term Rental availability? Check all that apply

Answered: 36 Skipped: 711

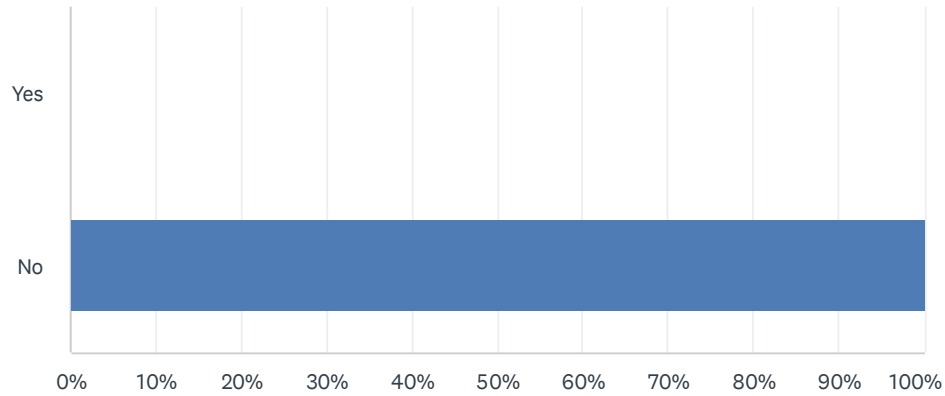


ANSWER CHOICES	RESPONSES	
Online Short-Term Rental platform (i.e. Airbnb, VRBO, social media, website etc.)	50.00%	18
Cottage Rental Agencies	27.78%	10
Word of mouth through family and friends	69.44%	25
Other (please specify)	19.44%	7
Total Respondents: 36		

#	OTHER (PLEASE SPECIFY)	DATE
1	Family or friends each year	5/12/2024 11:56 AM
2	Online but not Air BnB or VRBO	4/5/2024 8:49 AM
3	Also just developed a direct booking website and will put a sign on the property	4/1/2024 9:00 AM
4	Repeat visitors- probably 50% of the occupancy throughout the year	3/24/2024 2:46 PM
5	I frequently rent to or comp business clients.	3/21/2024 6:13 PM
6	Repeat guests	3/19/2024 8:56 AM
7	our website, goderich tourism listing	3/18/2024 5:25 PM

Q32 Has the OPP or Township By-law Enforcement had to visit your property due to complaints?

Answered: 36 Skipped: 711

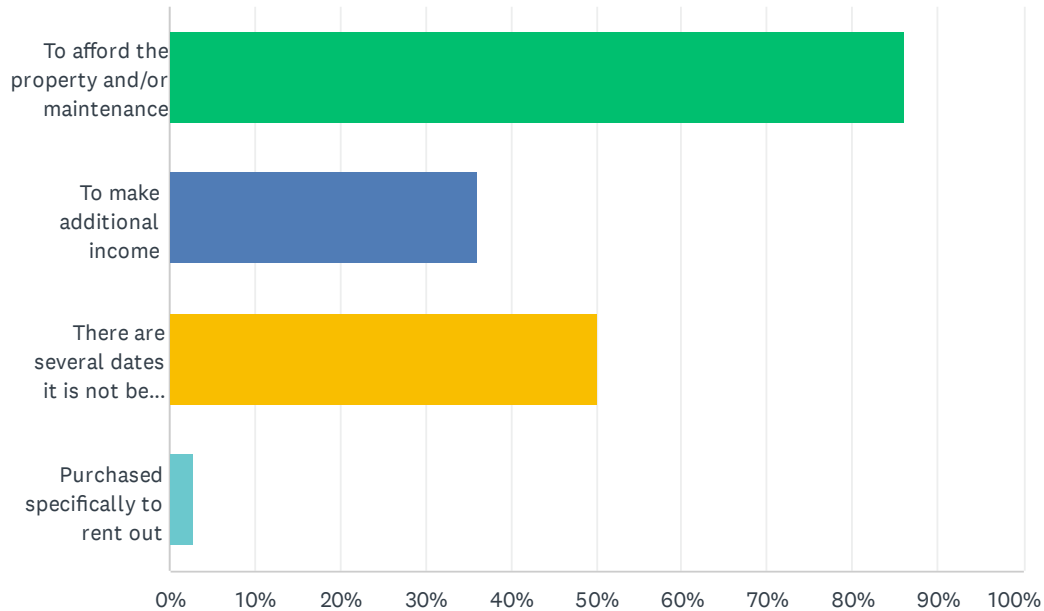


ANSWER CHOICES		RESPONSES	
Yes		0.00%	0
No		100.00%	36
TOTAL			36

#	EXPLAIN	DATE
1	Never in 20 years, not complaints from anyone ever.	4/5/2024 8:49 AM
2	Again we vet any guests and neighbours have our contact info so that we can address anything right away	4/1/2024 9:00 AM
3	N/A	3/21/2024 6:13 PM

Q33 Why do you rent your property as a Short-Term Rental? Check all that apply

Answered: 36 Skipped: 711



ANSWER CHOICES	RESPONSES	
To afford the property and/or maintenance	86.11%	31
To make additional income	36.11%	13
There are several dates it is not being used so we may as well rent it out	50.00%	18
Purchased specifically to rent out	2.78%	1
Total Respondents: 36		

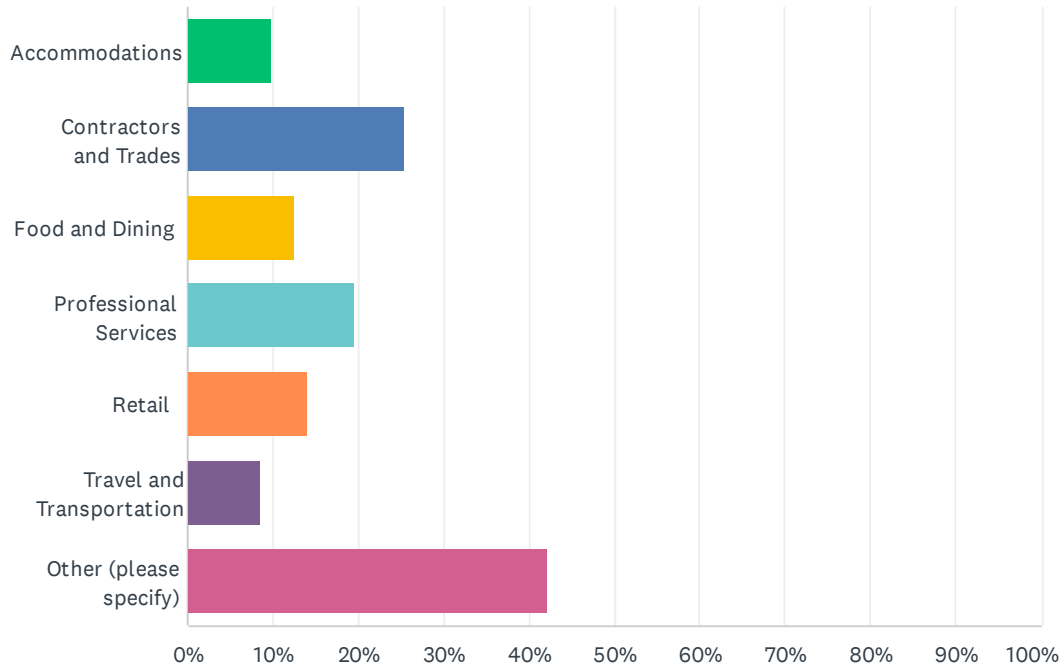
#	EXPLAIN	DATE
1	With taxes and other expenses so high, some rental income is necessary to maintain family ownership.	4/5/2024 8:49 AM
2	We need to afford the property and would like to retire there	4/1/2024 9:00 AM
3	I would like to keep our family cottage in our family, and by renting to our friends, family, etc. the income helps with maintenance costs.	3/27/2024 4:39 PM
4	Would not be able to afford mortgage otherwise.	3/25/2024 4:02 PM
5	B/C I travelled overseas for work prior to Covid, I felt friends should be able to enjoy my place. B/C of COVID, my income has been decimated so the extra income helps me pay bills.	3/24/2024 5:53 PM
6	No, I purchased it from my father's estate 2004, with the intention of providing me with retirement incomes when I am retired	3/24/2024 2:46 PM
7	We can't use our cottage all the time. We don't mind sharing. Any excess revenue goes towards upgrades, improvements and maintenance.	3/21/2024 6:14 PM

Short-Term Rental Survey

8	This is our family cottage and offering as a rental enables us to use it.	3/21/2024 10:07 AM
9	We rent it out so our kids will be able to own and afford a cottage in the future.	3/19/2024 8:56 AM
10	It pays for the taxes and insurance and helps us do general improvements to the property where we live. (we live on the property with the rental cottages)	3/18/2024 5:25 PM
11	Cost of land has increased significantly over the past few years. Renting out a property saves some building from becoming derelict and safety hazards. It is usually a short season and many renters filter their guests to ensure that they will be respectful.	3/18/2024 5:08 PM

Q34 As a business owner, which of the following best describes you as it relates to the Township? Check all that apply.

Answered: 71 Skipped: 676



ANSWER CHOICES	RESPONSES	
Accommodations	9.86%	7
Contractors and Trades	25.35%	18
Food and Dining	12.68%	9
Professional Services	19.72%	14
Retail	14.08%	10
Travel and Transportation	8.45%	6
Other (please specify)	42.25%	30
Total Respondents: 71		

#	OTHER (PLEASE SPECIFY)	DATE
1	Repairs	5/8/2024 4:06 PM
2	Seasonal market	5/8/2024 12:17 PM
3	Farming and Consulting	4/14/2024 7:11 PM
4	Farm	3/27/2024 3:35 PM
5	Own online business	3/27/2024 3:06 PM
6	Farmer	3/25/2024 8:55 AM

Short-Term Rental Survey

7	Farming	3/24/2024 8:33 PM
8	Agri tourism	3/22/2024 6:44 PM
9	Agri tourism	3/22/2024 6:37 PM
10	Media	3/21/2024 7:47 PM
11	Farmer	3/21/2024 1:39 PM
12	Agri tourism	3/21/2024 11:39 AM
13	Agricultural	3/21/2024 11:28 AM
14	Agri tourism	3/21/2024 11:02 AM
15	Farm	3/21/2024 7:46 AM
16	Farming	3/21/2024 6:31 AM
17	Farmer- cash crop	3/21/2024 12:25 AM
18	Farming	3/20/2024 5:18 PM
19	Agriculture/Beef Feedlot	3/20/2024 12:53 PM
20	Agriculture	3/19/2024 1:41 PM
21	Agriculture	3/19/2024 1:24 PM
22	Agriculture	3/19/2024 1:24 PM
23	farmer	3/19/2024 11:59 AM
24	Farm	3/19/2024 10:47 AM
25	Farm	3/18/2024 8:28 PM
26	farm	3/18/2024 5:35 PM
27	Farming	3/18/2024 4:29 PM
28	Farm Operation	3/18/2024 3:36 PM
29	self employed farmer	3/18/2024 3:26 PM
30	Farm	3/18/2024 2:37 PM

Q35 In your opinion, what benefits do Short-Term Rentals bring to your business?

Answered: 43 Skipped: 704

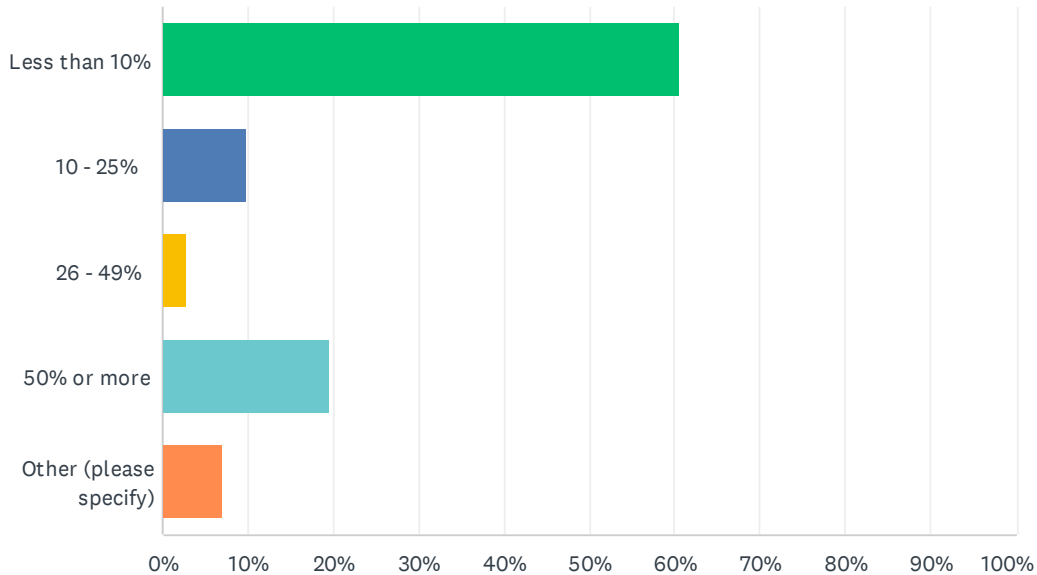
#	RESPONSES	DATE
1	Business	5/8/2024 8:14 PM
2	Opportunity to be found by tourists and possibly for them to return again after a great experience	5/8/2024 4:06 PM
3	\$ they come to spend in our community! Shop local.	4/19/2024 2:38 AM
4	More people experiencing a primarily agricultural community and source for local food which helps educate them on the the importance of agriculture and experience the benefits of interacting with nature.	4/14/2024 7:15 PM
5	If we hold a local multiday workshop it might make local accommodation more available	4/14/2024 7:11 PM
6	More wealth creation for the area.	3/29/2024 6:56 AM
7	More customers	3/28/2024 6:31 PM
8	None.	3/27/2024 3:35 PM
9	Lots of new customers	3/27/2024 1:05 PM
10	Not specific to my business but if I opened a market garden stand they would.	3/25/2024 8:55 AM
11	An influx of tourists	3/24/2024 8:48 AM
12	More income	3/22/2024 6:44 PM
13	More income	3/22/2024 6:37 PM
14	MORE BUSINESS	3/22/2024 12:35 PM
15	Increased demand for food	3/21/2024 9:18 PM
16	more income	3/21/2024 12:38 PM
17	More income	3/21/2024 11:39 AM
18	It's great as we can spread awareness to agriculture to people coming to visit from the city.	3/21/2024 11:28 AM
19	More income	3/21/2024 11:24 AM
20	Income	3/21/2024 11:19 AM
21	Tourism requires accommodations. Creates an income for the landlords as well as surrounding businesses.	3/21/2024 11:02 AM
22	No benefit to me	3/21/2024 9:13 AM
23	Definitely increases tourism and restaurants income	3/21/2024 6:45 AM
24	Support the economy	3/21/2024 6:31 AM
25	They provide a vibrant community	3/21/2024 2:34 AM
26	We are in the business so the benefits are obvious to us.	3/21/2024 1:04 AM
27	None, currently the possibility would to be to rent farm land around a house that is used for short term rentals	3/21/2024 12:25 AM
28	None	3/20/2024 5:18 PM
29	None	3/20/2024 12:53 PM

Short-Term Rental Survey

30	New customers	3/19/2024 1:41 PM
31	Added income from them purchasing from us.	3/19/2024 1:24 PM
32	None	3/19/2024 1:24 PM
33	Rental income	3/19/2024 12:43 PM
34	Shopping	3/19/2024 10:40 AM
35	None	3/18/2024 8:28 PM
36	Possibility of extra income for owners of properties to cover the costs of maintenance and repairs.	3/18/2024 7:16 PM
37	-opportunity for clientele	3/18/2024 7:07 PM
38	none	3/18/2024 5:35 PM
39	None at this time.	3/18/2024 3:26 PM
40	Increased awareness to farm to table foods	3/18/2024 3:23 PM
41	None	3/18/2024 3:22 PM
42	None really	3/18/2024 3:20 PM
43	None	3/18/2024 2:37 PM

Q36 In your opinion, what percentage of your business comes from tourism?

Answered: 71 Skipped: 676

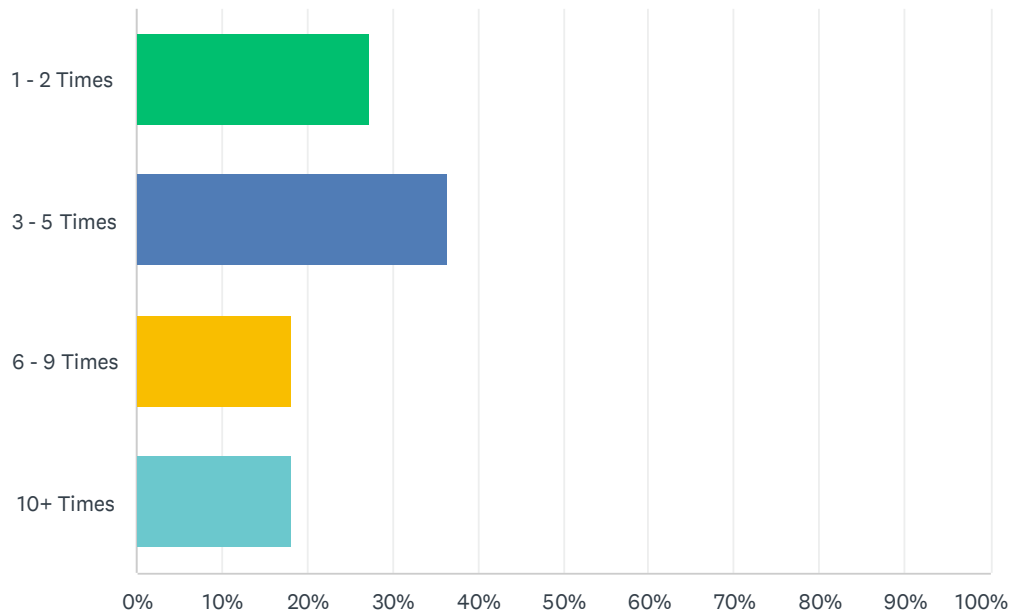


ANSWER CHOICES	RESPONSES	
Less than 10%	60.56%	43
10 - 25%	9.86%	7
26 - 49%	2.82%	2
50% or more	19.72%	14
Other (please specify)	7.04%	5
TOTAL		71

#	OTHER (PLEASE SPECIFY)	DATE
1	Anyone buys dairy products. Not directly from us but down the road	3/21/2024 11:28 AM
2	We have a lot of new residents who were once a tourist and now live here so I would say 50% increase in revenue from tourism !	3/21/2024 6:45 AM
3	None	3/20/2024 12:53 PM
4	zero	3/18/2024 3:26 PM
5	None known	3/18/2024 2:37 PM

Q37 How often have you rented a Short-Term Rental in this area?

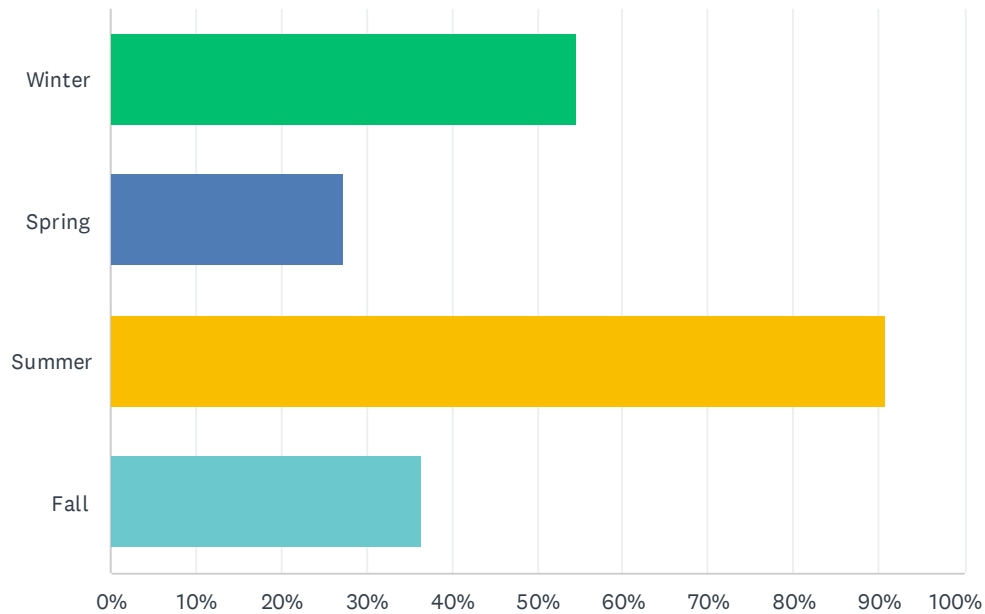
Answered: 11 Skipped: 736



ANSWER CHOICES	RESPONSES	
1 - 2 Times	27.27%	3
3 - 5 Times	36.36%	4
6 - 9 Times	18.18%	2
10+ Times	18.18%	2
TOTAL		11

Q38 What time of the year do you typically rent? Check all that apply

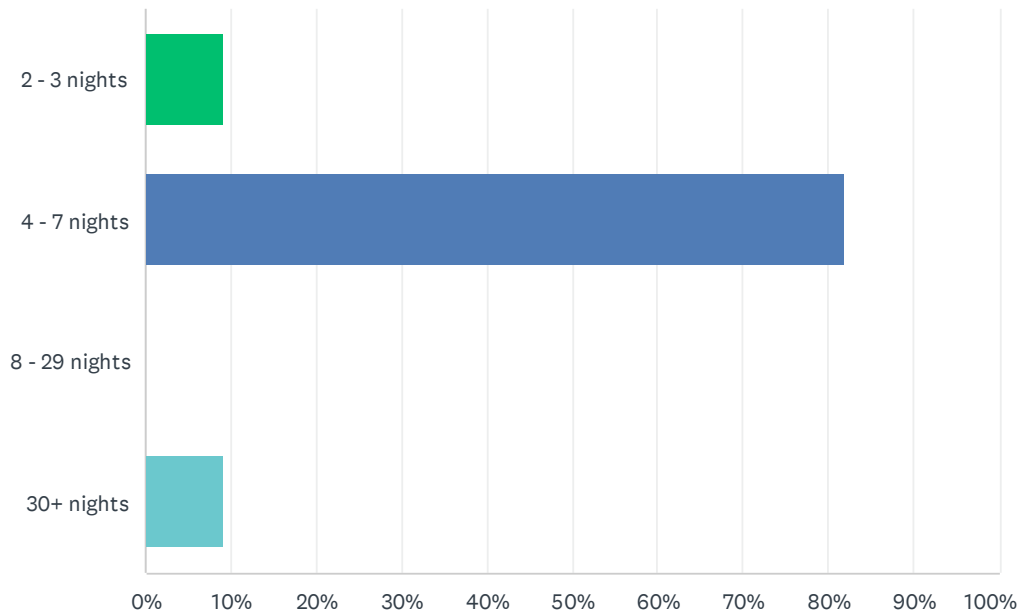
Answered: 11 Skipped: 736



ANSWER CHOICES	RESPONSES	
Winter	54.55%	6
Spring	27.27%	3
Summer	90.91%	10
Fall	36.36%	4
Total Respondents: 11		

Q39 How long do you typically rent your property for?

Answered: 11 Skipped: 736



ANSWER CHOICES	RESPONSES	
2 - 3 nights	9.09%	1
4 - 7 nights	81.82%	9
8 - 29 nights	0.00%	0
30+ nights	9.09%	1
Total Respondents: 11		

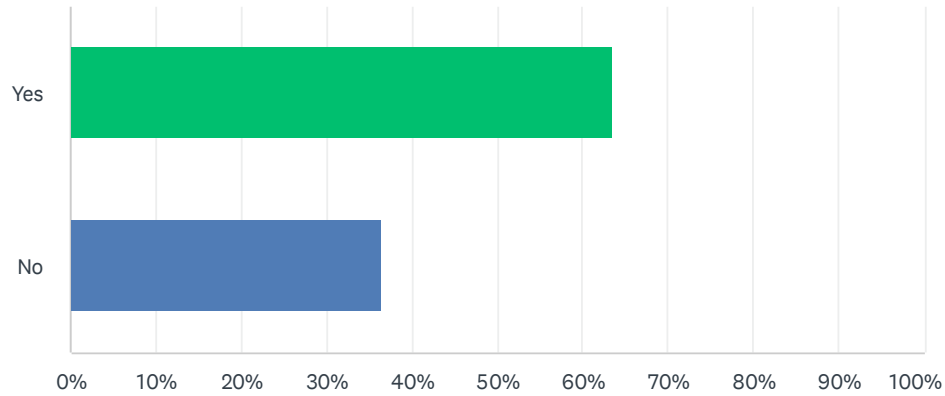
Q40 What do you like about choosing a Short-Term Rental in this area?

Answered: 9 Skipped: 738

#	RESPONSES	DATE
1	It's a great community!	5/13/2024 4:49 PM
2	Short drive and affordable	5/9/2024 9:33 AM
3	Experience lake living without the cost of owning	5/8/2024 9:51 PM
4	Did rent. Have owned Neighbouring town.	5/8/2024 8:09 PM
5	The nature and scenery.	4/28/2024 5:08 PM
6	Quality properties in a lovely setting	4/10/2024 3:49 PM
7	Country	4/2/2024 8:30 AM
8	Quiet neighborhood. Great town. Close to other cities and attractions. Safe area for my family to enjoy.	3/21/2024 5:27 PM
9	It's quiet. The local people are so much fun and friendly. Id hate to see that change.	3/21/2024 7:18 AM

Q41 As a renter, were you made aware of local by-laws and how to be a good neighbour while using the Short-Term Rental?

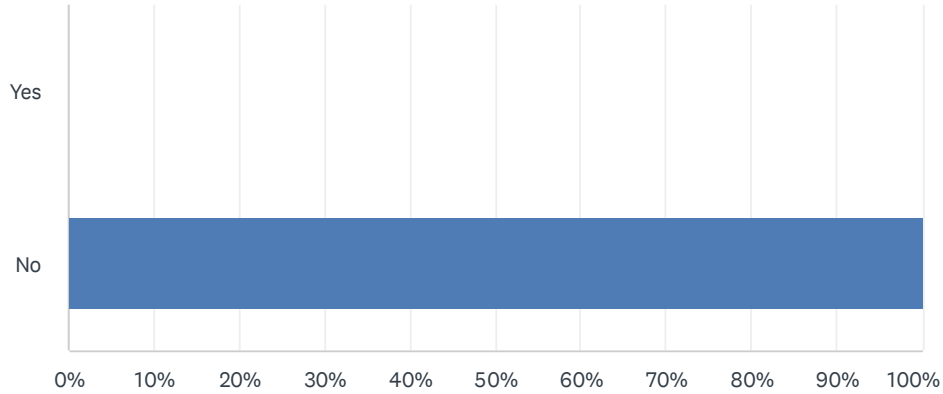
Answered: 11 Skipped: 736



ANSWER CHOICES	RESPONSES	
Yes	63.64%	7
No	36.36%	4
TOTAL		11

Q42 Has the OPP or Township By-law Enforcement Officer had to visit your rental property due to complaints?

Answered: 11 Skipped: 736

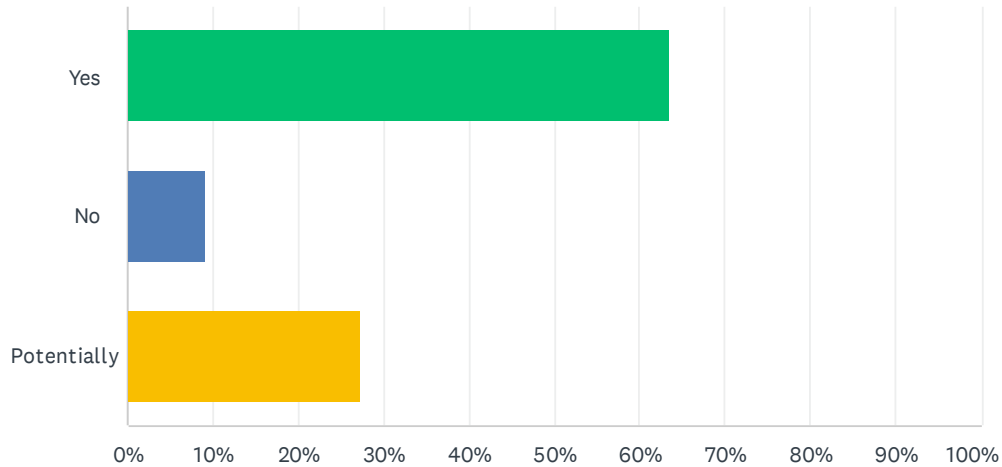


ANSWER CHOICES		RESPONSES	
Yes		0.00%	0
No		100.00%	11
TOTAL			11

#	EXPLAIN	DATE
1	We could not locate the contact information for bylaw enforcement during our stay otherwise we would have.	4/28/2024 5:08 PM

Q43 Do you plan to rent a Short-Term Rental in the Township of Ashfield-Colborne-Wawanosh in the future?

Answered: 11 Skipped: 736



ANSWER CHOICES	RESPONSES	
Yes	63.64%	7
No	9.09%	1
Potentially	27.27%	3
TOTAL		11