



## **2024 Budget Request**

**Request: Short Term Accommodations**

**Department: Office of the CAO**

**Request ID: CAO2024BUDGET-O-01**

**Financial Ask: \$65,000**

**Funding Source: Operating (note: it is anticipated that an offsetting revenue stream will be developed over subsequent years)**

This document and its attachments are public and available in an accessible format upon request.

### **Background and Strategic Priority**

In summer 2022, a delegation was made to Council in regards to challenges that some community members had experienced associated to Short Term Accommodations. Staff were directed to undertake work on Short Term Accommodations in 2023 to understand the industry in the Township and to propose measures to help manage, support and control Short Term Accommodations as needed. A comprehensive report of staff's work to date and findings will be presented to Council in December, 2023. In advance of this, and reflecting the recommendations of staff, this Budget Request has been prepared.

### **Analysis**

Extensive work has been completed by staff throughout 2023 on Short Term Accommodations and their impacts in the Township. This work followed public delegations and Council concerns around the negative impacts to community from Short Term Accommodations.

This work has been largely completed with a report due to Council in December 2023. In summary, staff have found that there is community concern around the impacts of Short-Term Accommodations, particularly related to noise, garbage and parking. There



are concerns around community and neighbourhood sense of place and community safety as well.

Staff also found that the community feel strongly that tourism is important to the Township and underpins much of the economic development in the area, and that accommodations are an important part of this market.

Staff have also worked with a Working Group made up of a mix of perspectives and experiences of community members, businesses, and residents in exploring Short Term Accommodations. The working group found that Short Term Accommodations are an important asset to the Township, supporting accommodation needs beyond tourism and visitors and enabling residents to live in the Township or plan to live in the Township in the future. The Working Group also highlighted the need for Short Term Accommodations as these are nearly the only existing form of accommodation to support many small businesses that rely on tourism across the Township. However, the working group also noted the need for consistency of visitor experience, maintaining a consistent standard for safety, and ensuring that all providers meet minimum standards.

Staff also undertook direct work through 2023 to better understand the extent and impact of Short-Term Accommodations. Through this work, staff encouraged community members to share concerns in respect to Short Term Accommodation and responded to and addressed complaints. Despite community concerns raised through the engagement work, staff responded to relatively few complaints, which were addressed through existing bylaws. Proactive inspections of Short-Term Accommodations undertaken on Friday, Saturday and, on holiday weekends, Sundays, identified only one issue (parking related) at one property through the summer, which was addressed promptly.

Staff have also worked with municipalities across Grey and Bruce Counties and beyond, in understanding how others are responding to Short Term Accommodation pressures in their communities.

In short, while community concern remains high, at this time Short Term Accommodations are not causing significant complaints to the Township and where complaints are made, existing bylaws are able to address these. However, in supporting tourism to the area, seeking to avoid potential future issues which have been seen in other areas, to address community concerns, and to ensure that accommodations across Georgian Bluffs are treated on an equal footing both within the Township and alongside neighbouring communities, staff are recommending a registration program in 2024 and beyond. This budget request is reflective of the costs associated with implementing such a program, and the revenue generated will offset the staffing costs, promotional costs and administrative costs of establishing a program.



## Financial Impact

\$65,000 annually is the estimated cost for a Short-Term Accommodation program and will support staffing costs associated with application processing and inspections, administration through a third party, and bylaw staff impacts to address complaints.

It is anticipated that fees recovered through a licensing system will cover the costs of the program, however, based on the experience of other municipalities, it is likely that it will take several years to gain full compliance with the program and that costs will be incurred beyond fees generated initially.

## Report Approval Details

Document Title:	2024 Budget Request Short Term Accomodations.docx
Attachments:	
Final Approval Date:	Nov 14, 2023

This report and all of its attachments were approved and signed as outlined below:

Samantha Buchanan, Treasurer

Niall Loble, Director of Community Services