

# Short Term Accommodations

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## **SURVEY RESPONSE REPORT**

07 July 2023 - 03 October 2023

### **PROJECT NAME:**

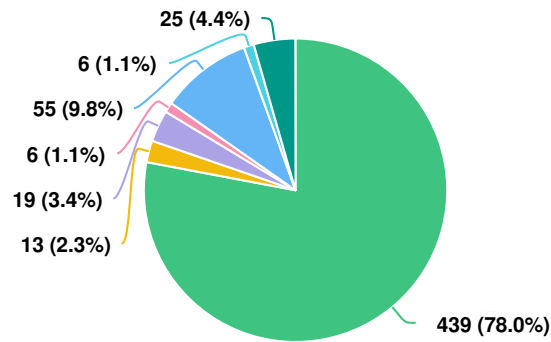
Short Term Accommodations

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# SURVEY QUESTIONS

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**Q1 | Which best describes you?**

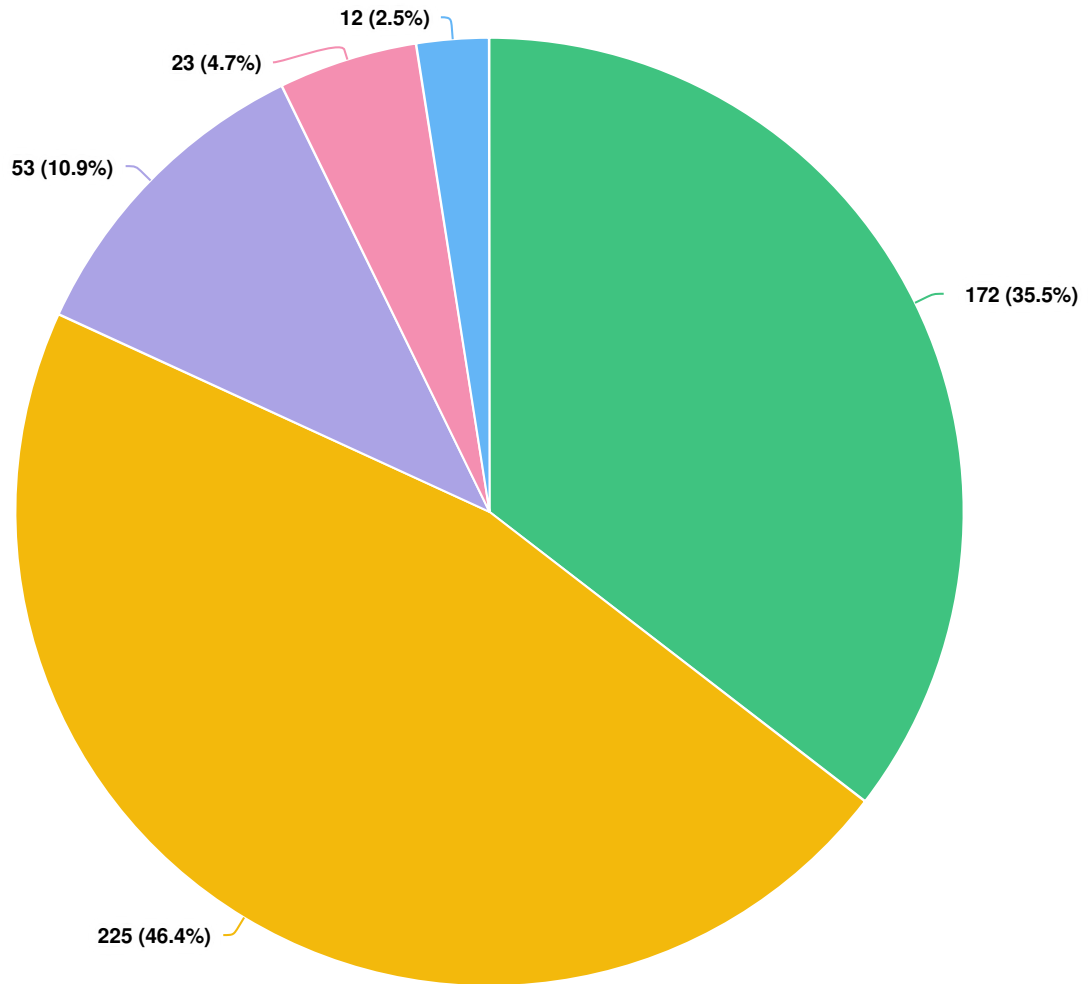


**Question options**

- Property owner in Georgian Bluffs not operating an STA
- Leasehold Renter in Georgian Bluffs not operating as an STA
- Tourist/Visitor
- B&B Owner in Georgian Bluffs
- Owner & Operator of an STA
- Tourism business Owner/Operator in Georgian Bluffs
- Other

*Mandatory Question (563 response(s))*  
 Question type: Radio Button Question

**Q3** How important do you think tourism is in Georgian Bluffs?

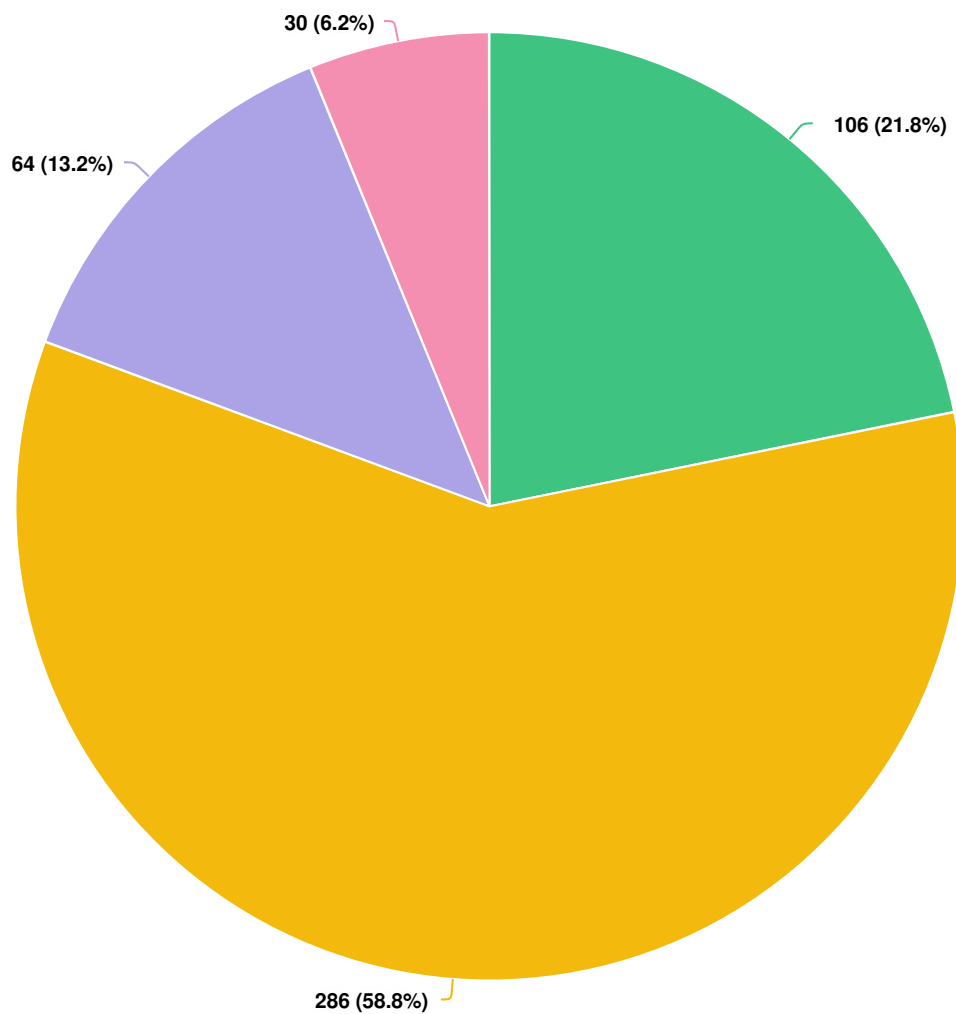


**Question options**

- Very important
- Somewhat important
- Neither important nor unimportant
- Not very important
- Not important at all

Optional question (485 response(s), 78 skipped)  
Question type: Radio Button Question

**Q4** How do you feel about the level of tourism in our community?



**Question options**

- We need more tourism
- We have the right amount of tourism
- We need less tourism
- Indifferent

*Optional question (486 response(s), 77 skipped)*

*Question type: Radio Button Question*

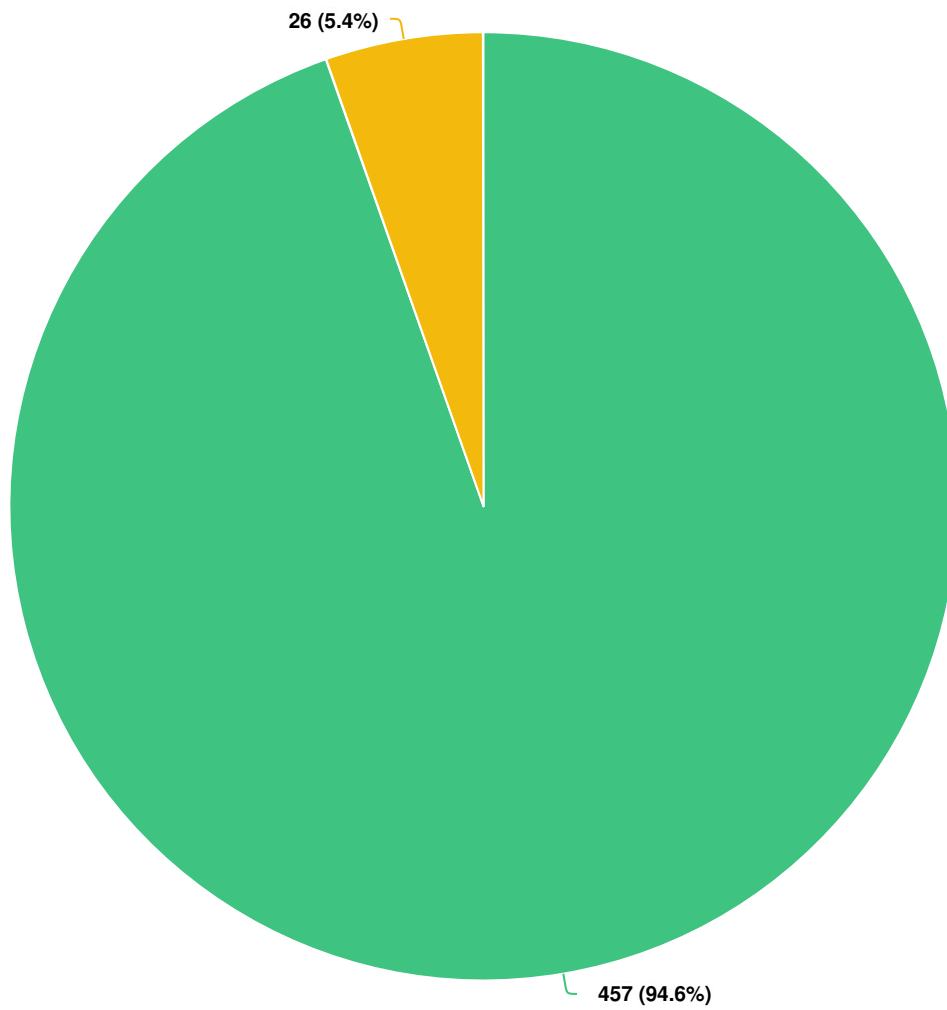
**Q6** Below is a list of potential benefits of tourism. Please rate them in level of importance, 1 being most important and 6 being least important.

OPTIONS	AVG. RANK
Economic Boost	2.24
Employment Opportunities	2.27
Enhanced Community Services and Events	3.44
Possible New Permanent Residences	4.13
Cultural Preservation	4.23
Increased Exposure and Recognition	4.48

*Optional question (471 response(s), 92 skipped)*

*Question type: Ranking Question*

**Q7 | Do you have friends or family visit you from outside of Georgian Bluffs?**

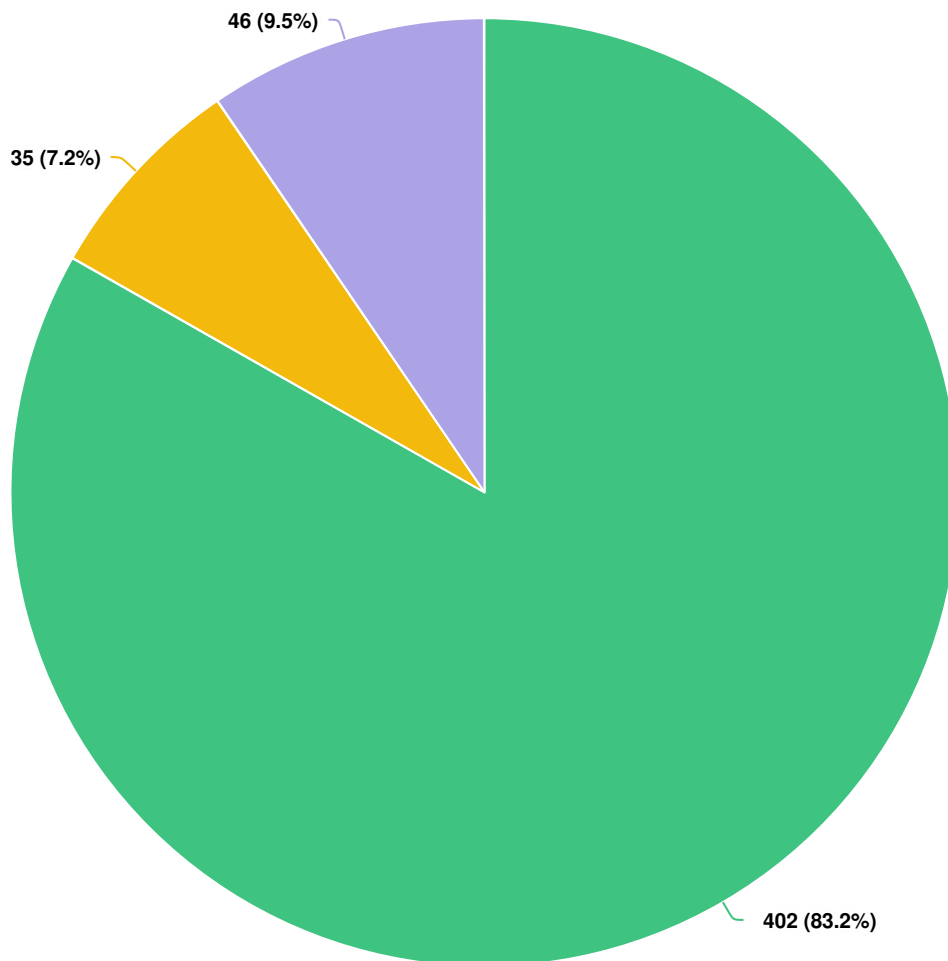


**Question options**

- Yes
- No

*Optional question (483 response(s), 80 skipped)  
Question type: Radio Button Question*

**Q8** Do you think local businesses benefit from visitors in Georgian Bluffs?



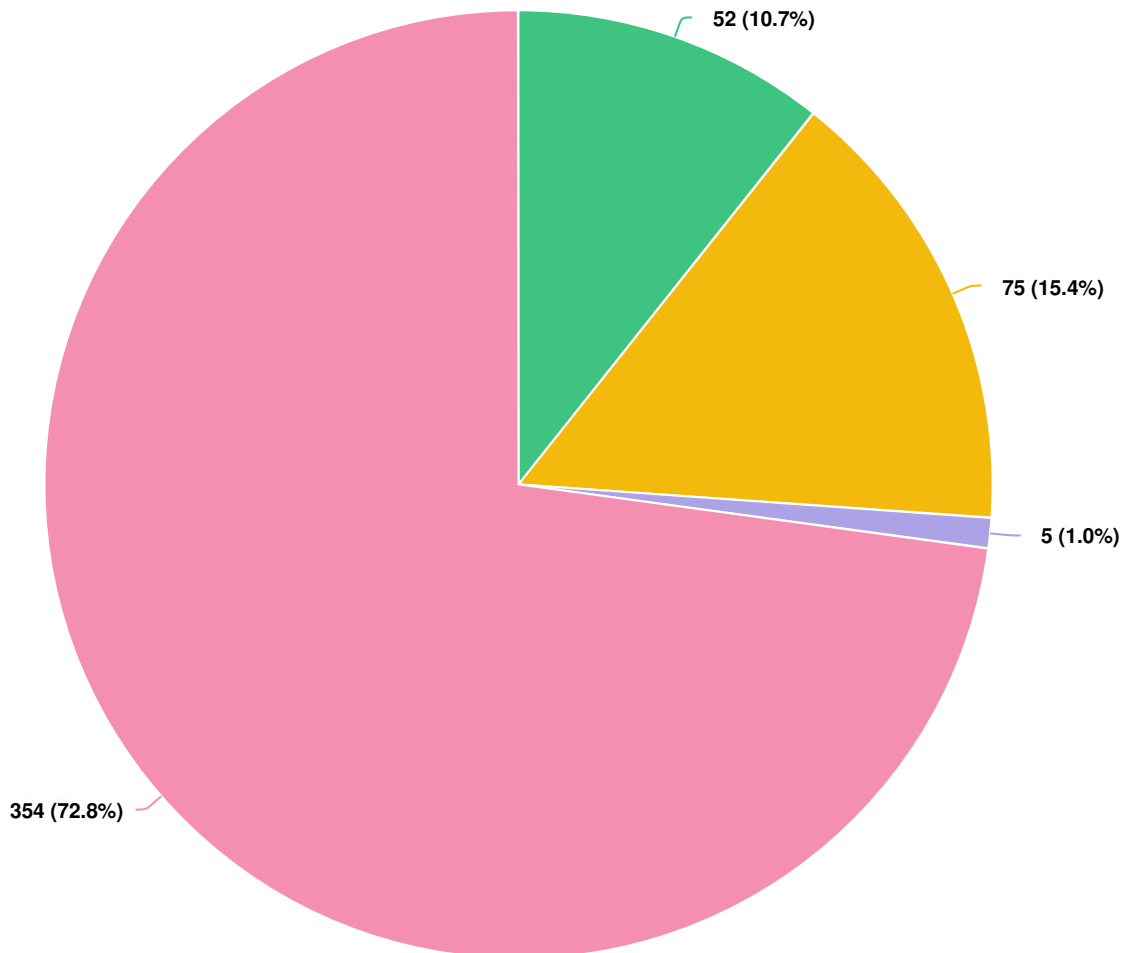
**Question options**

- Yes
- No
- Unsure

Optional question (483 response(s), 80 skipped)  
Question type: Radio Button Question



**Q9** | If you own or manage a small business, do you rely on tourism as part of your business income?

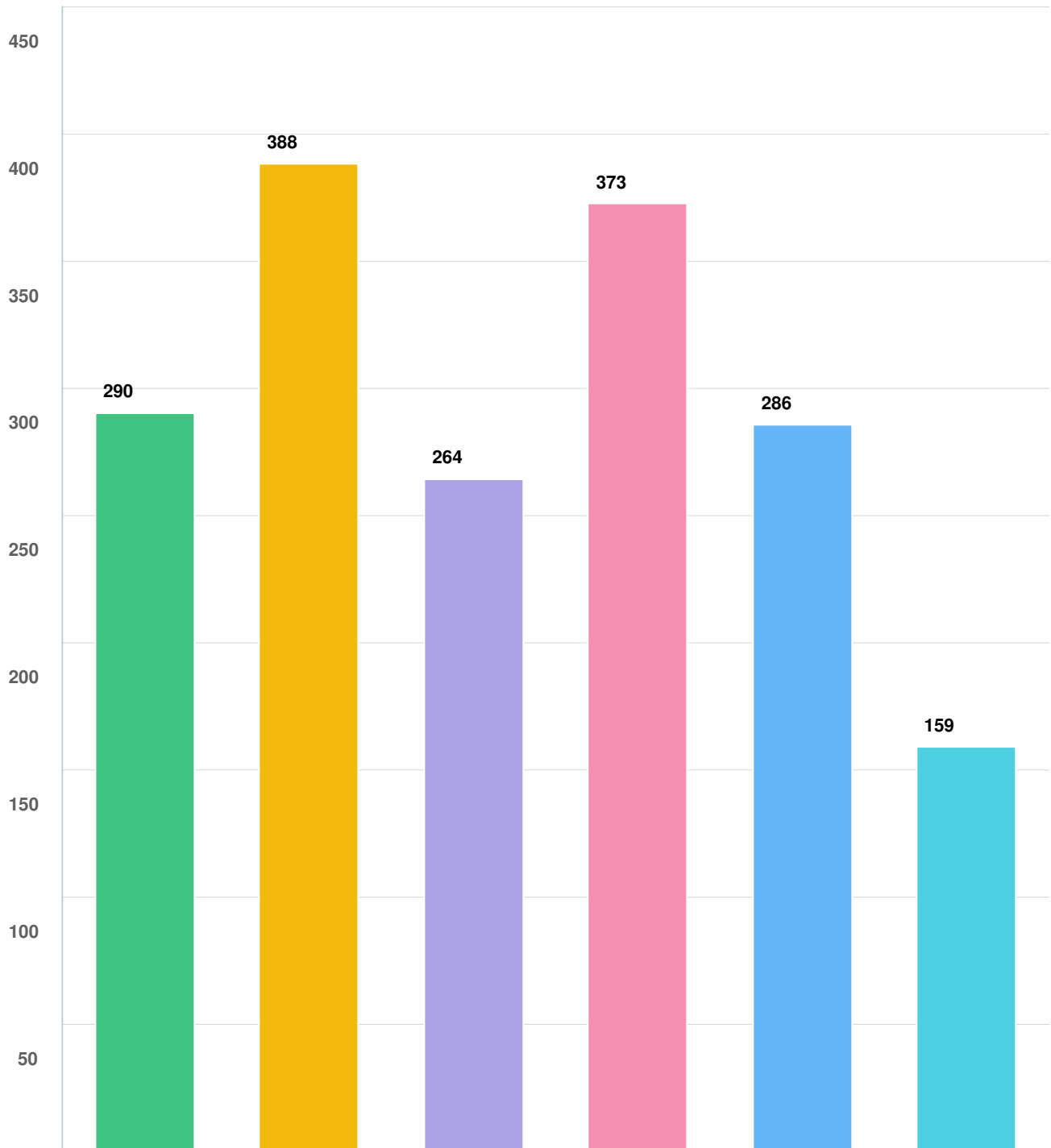


**Question options**

- Yes
- No
- Unsure
- Not applicable

*Optional question (486 response(s), 77 skipped)*  
*Question type: Radio Button Question*

**Q10 | What activities or locations do you like to enjoy in Georgian Bluffs? (Select all that apply)**

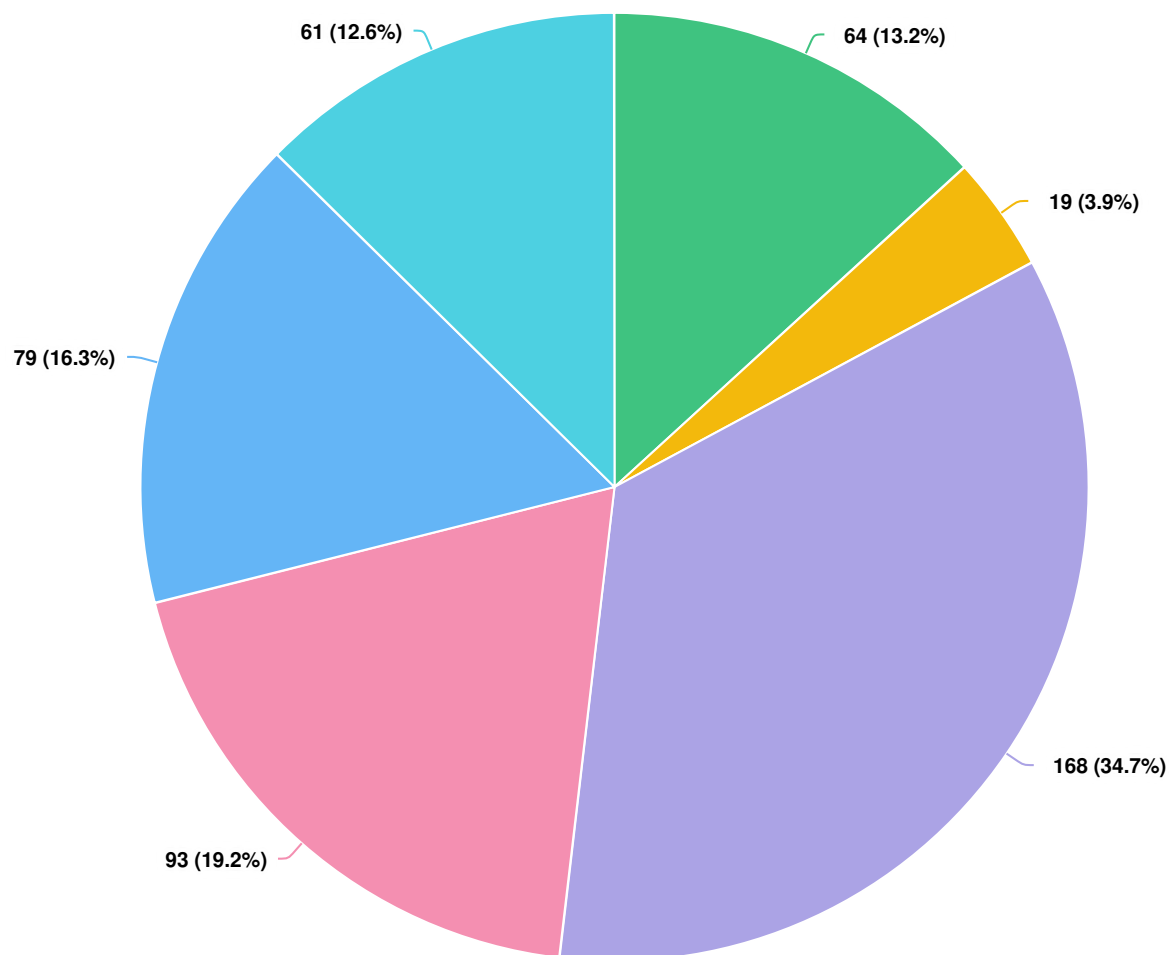


**Question options**

- Enjoying my accommodations
 ● Hiking (trails, lookouts, waterfalls, etc.)
● Local Events
- Georgian Bay (swimming, boating, kayaking, etc.)
 ● Local businesses and services
● Other local attractions

*Optional question (482 response(s), 81 skipped)  
 Question type: Checkbox Question*

**Q11 | My experience with Short Term Accommodations can be described as:**

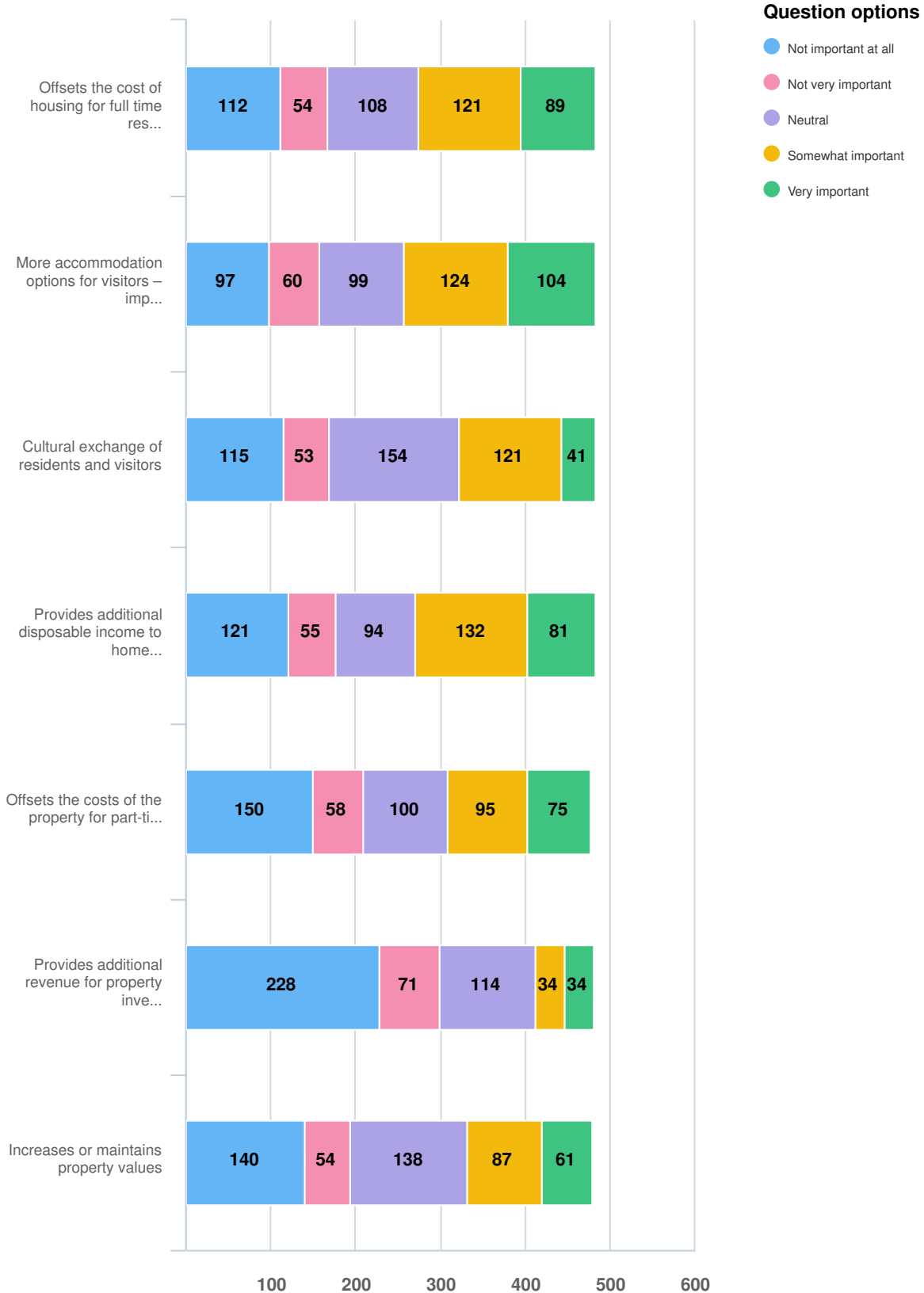


**Question options**

- I have or would consider operating a Short-Term Accommodation
- I have stayed in a Short-Term Accommodation as a guest in Georgian Bluffs
- I live in a neighbourhood with Short Term Accommodations
- I live next door to a Short-Term Accommodation
- I have no experience with Short Term Accommodations
- Other (please specify)

*Optional question (484 response(s), 79 skipped)  
 Question type: Radio Button Question*

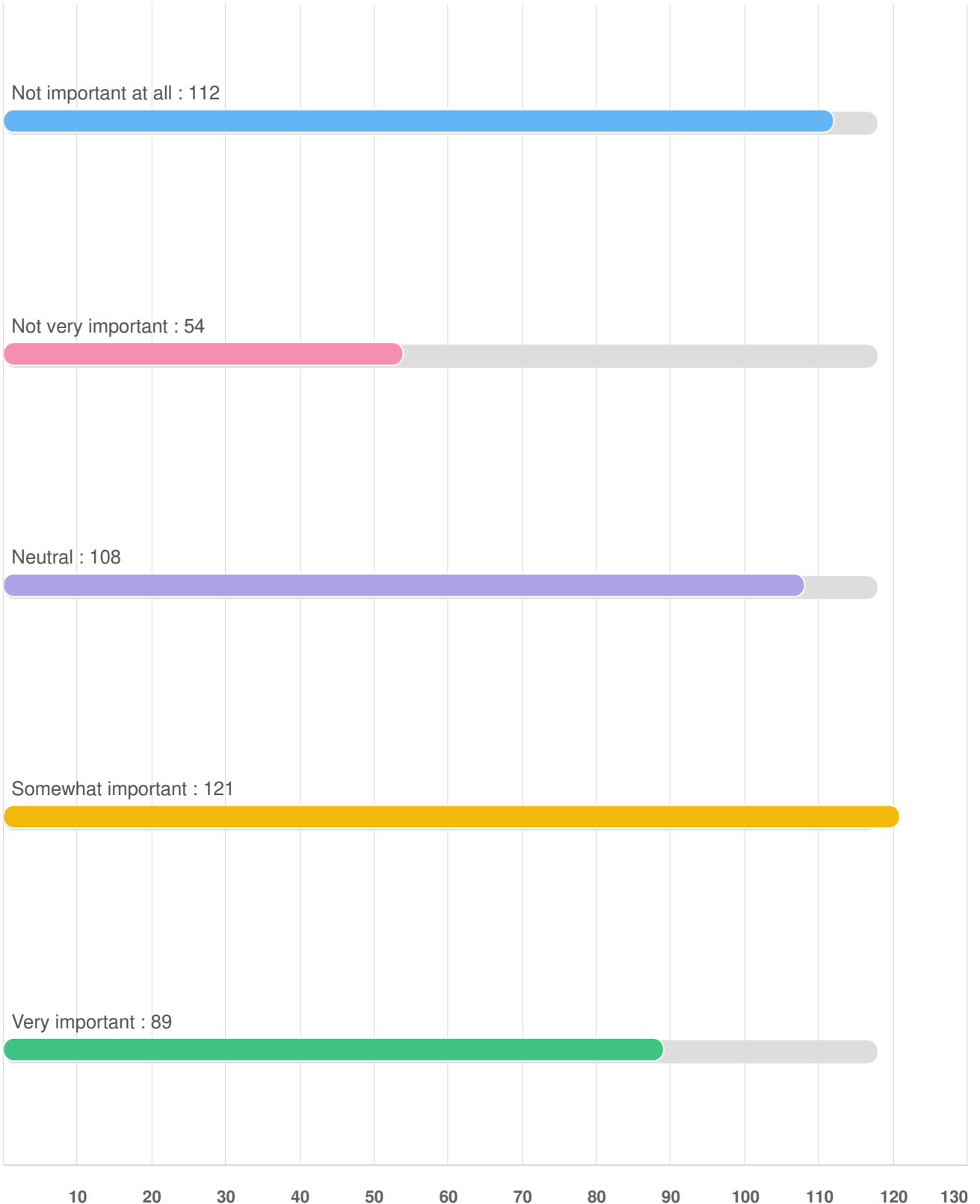
**Q12** Below is a list of potential housing-related benefits of Short-Term Accommodations. Please rate their level of importance.



Optional question (486 response(s), 77 skipped)  
 Question type: Likert Question

**Q12** | Below is a list of potential housing-related benefits of Short-Term Accommodations. Please rate their level of importance.

**Offsets the cost of housing for full time residential owners**





### More accommodation options for visitors – improving experiences

Not important at all : 97



Not very important : 60



Neutral : 99



Somewhat important : 124

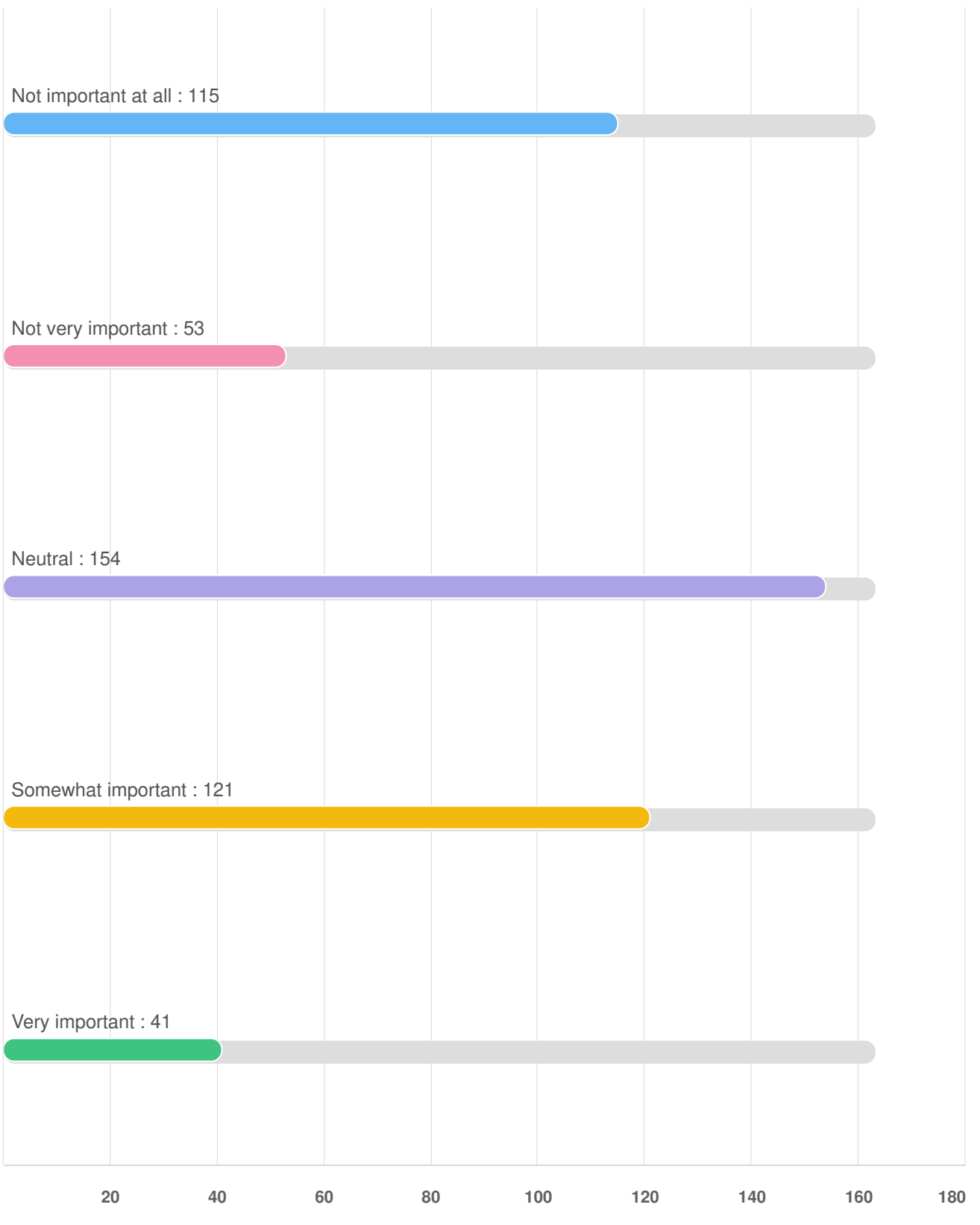


Very important : 104

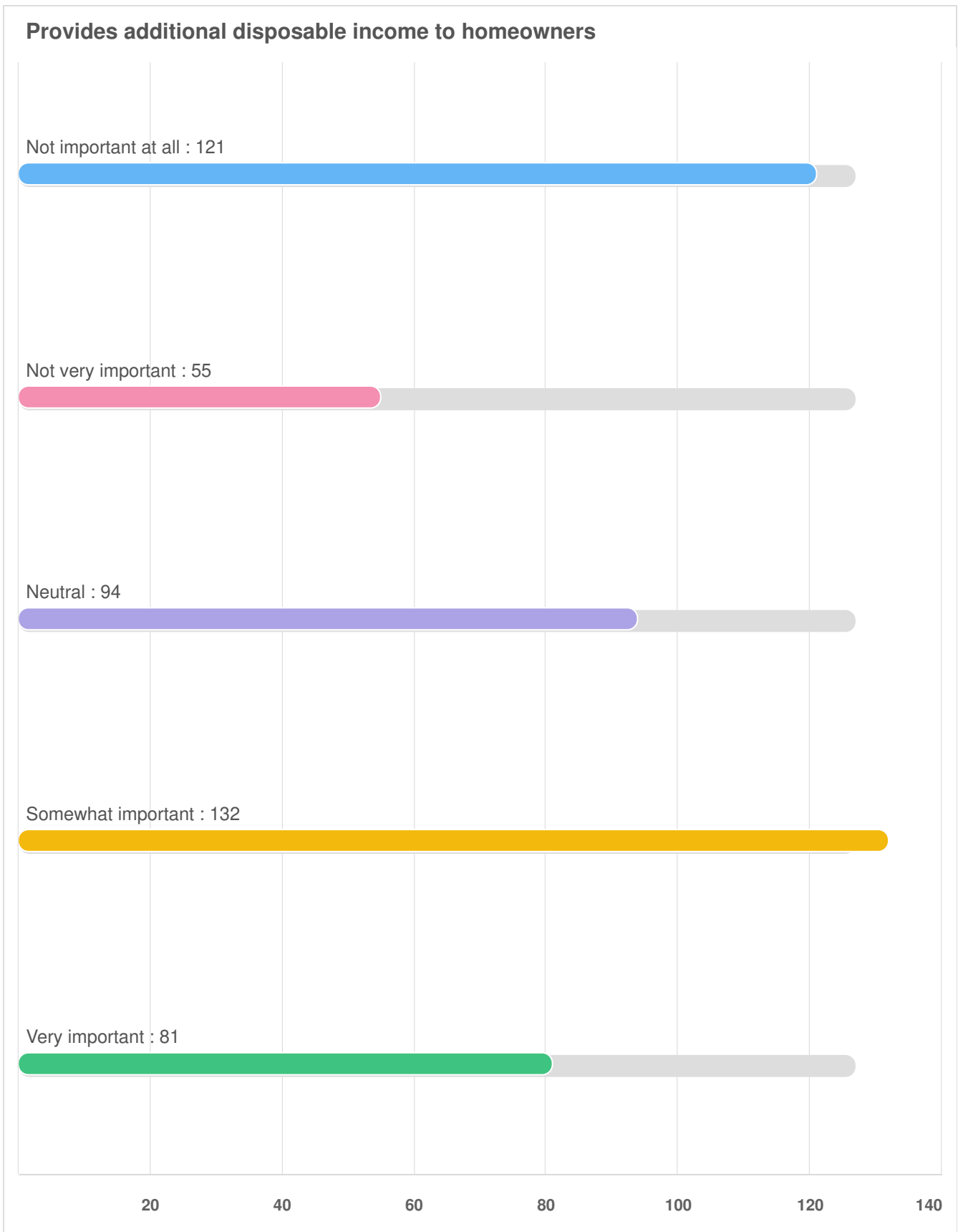


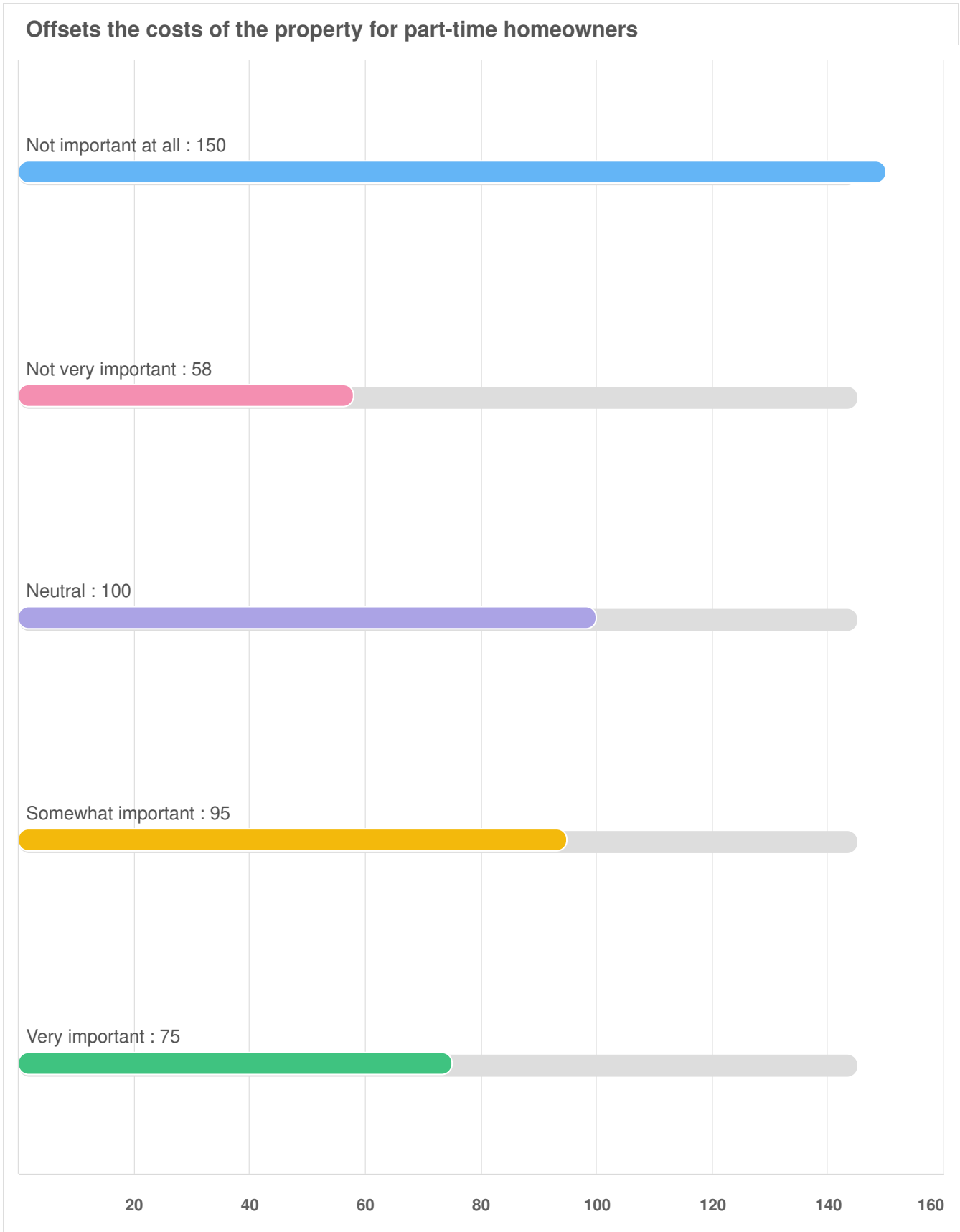
10 20 30 40 50 60 70 80 90 100 110 120 130 140

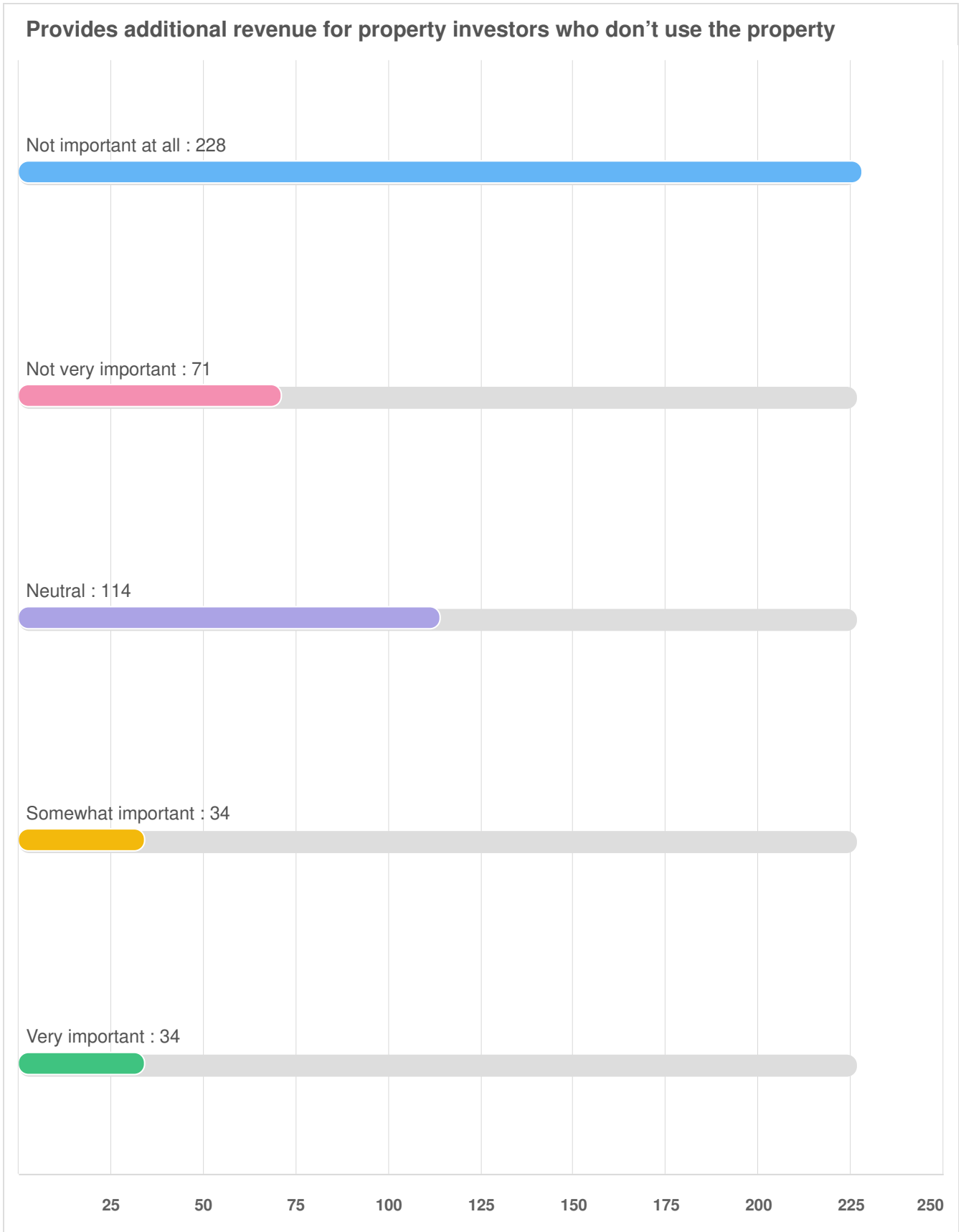
### Cultural exchange of residents and visitors

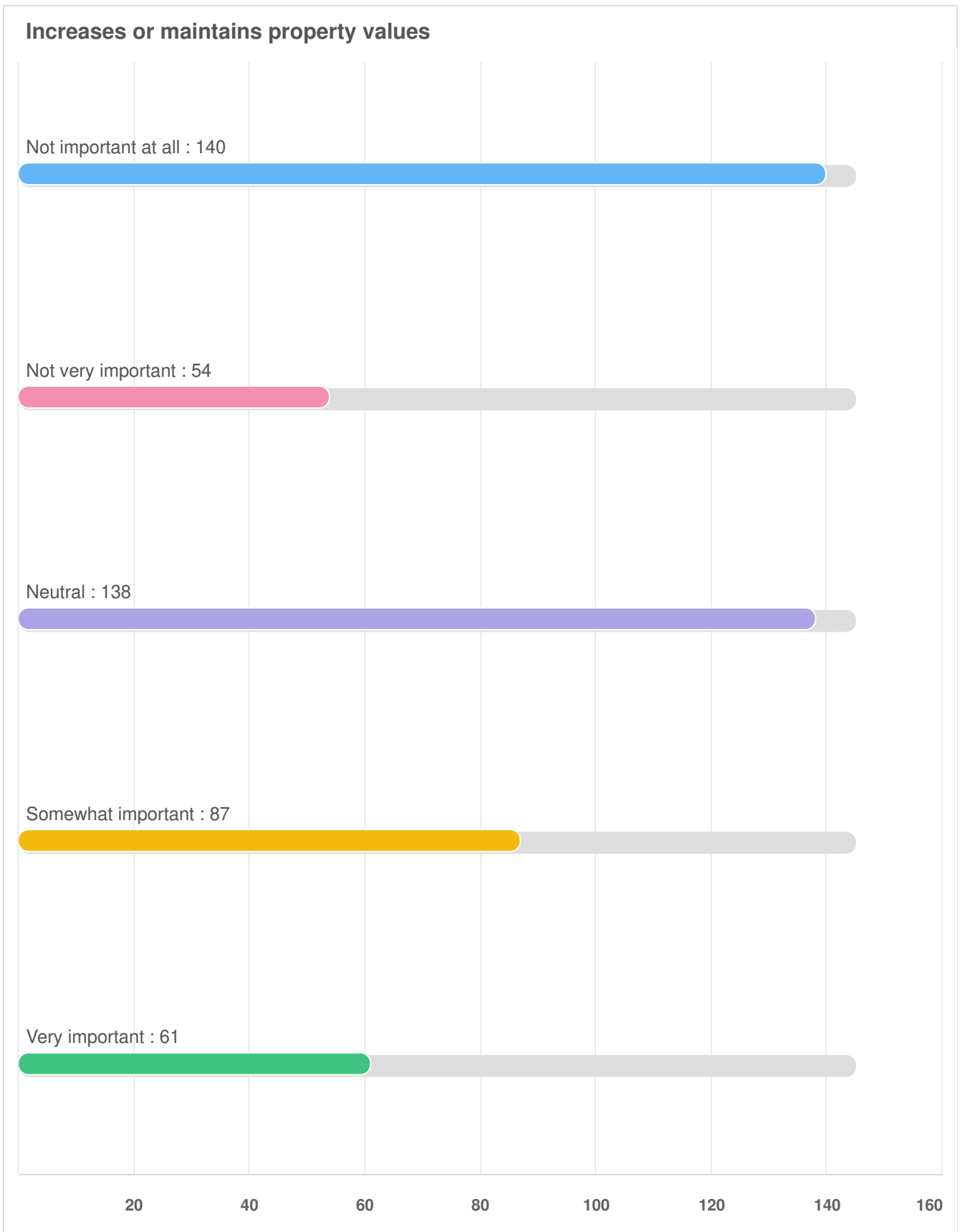












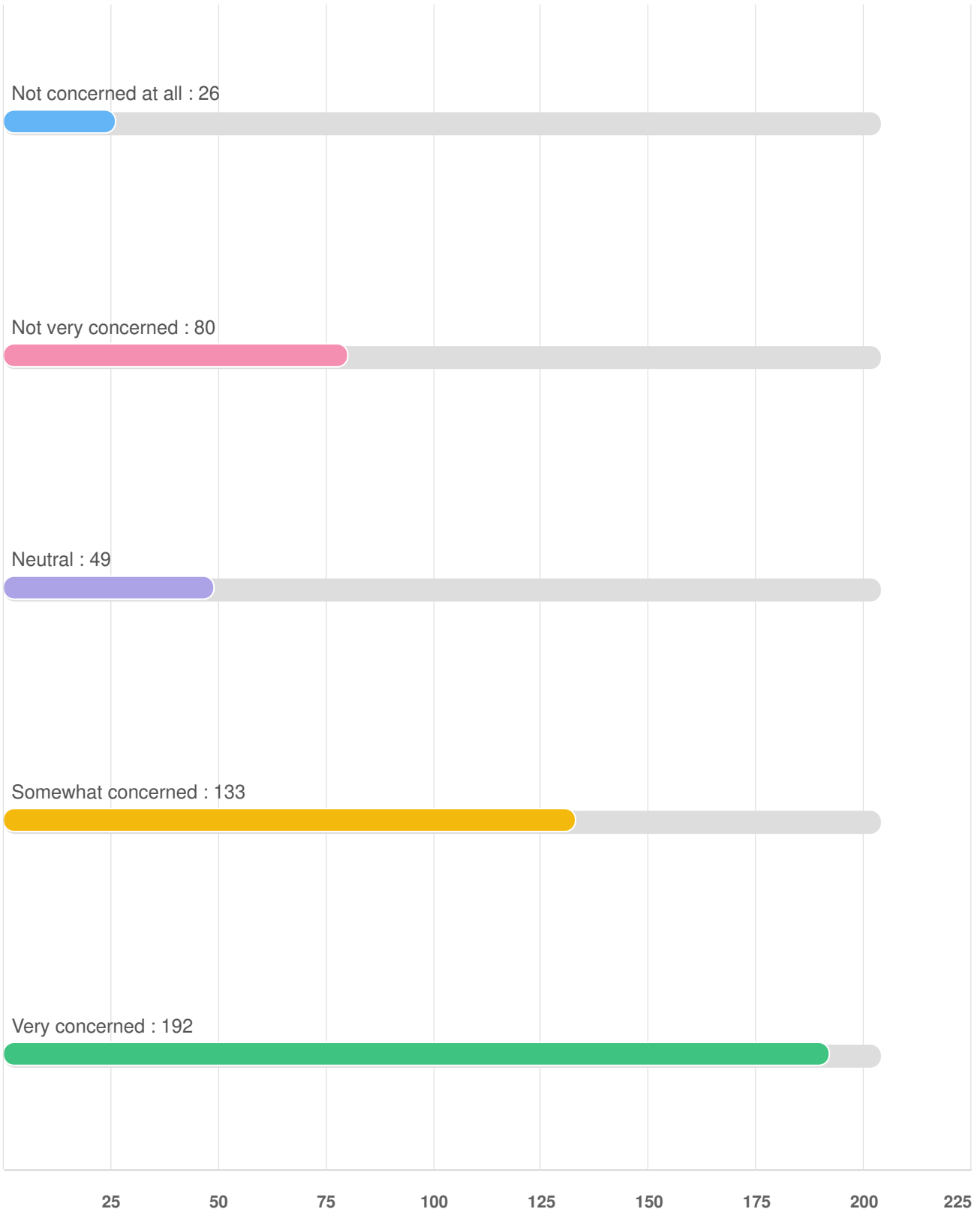
**Q13** Below is a list of potential housing-related concerns of Short-Term Accommodations. Please rate your level of concern.



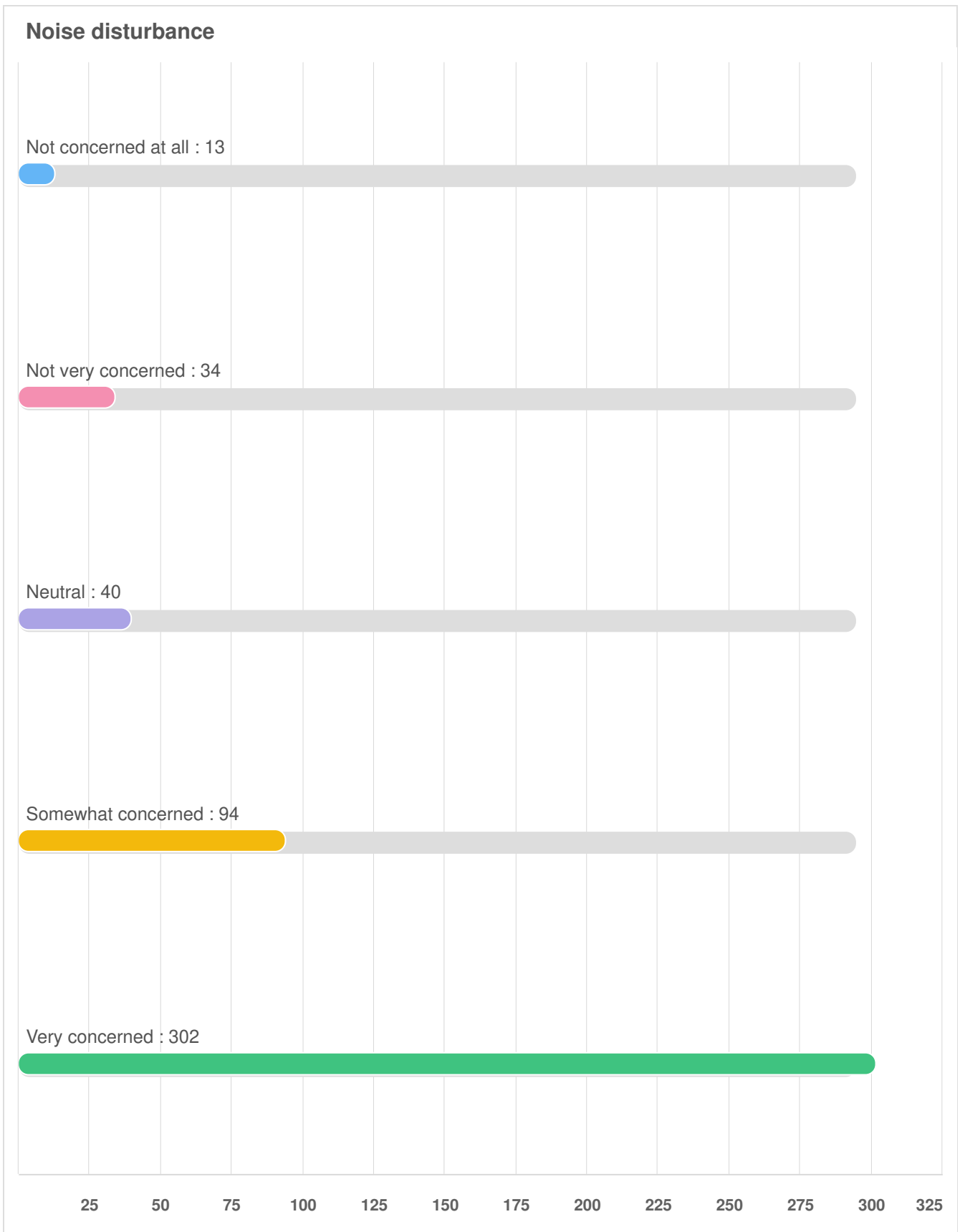
Optional question (486 response(s), 77 skipped)  
 Question type: Likert Question

**Q13** | Below is a list of potential housing-related concerns of Short-Term Accommodations. Please rate your level of concern.

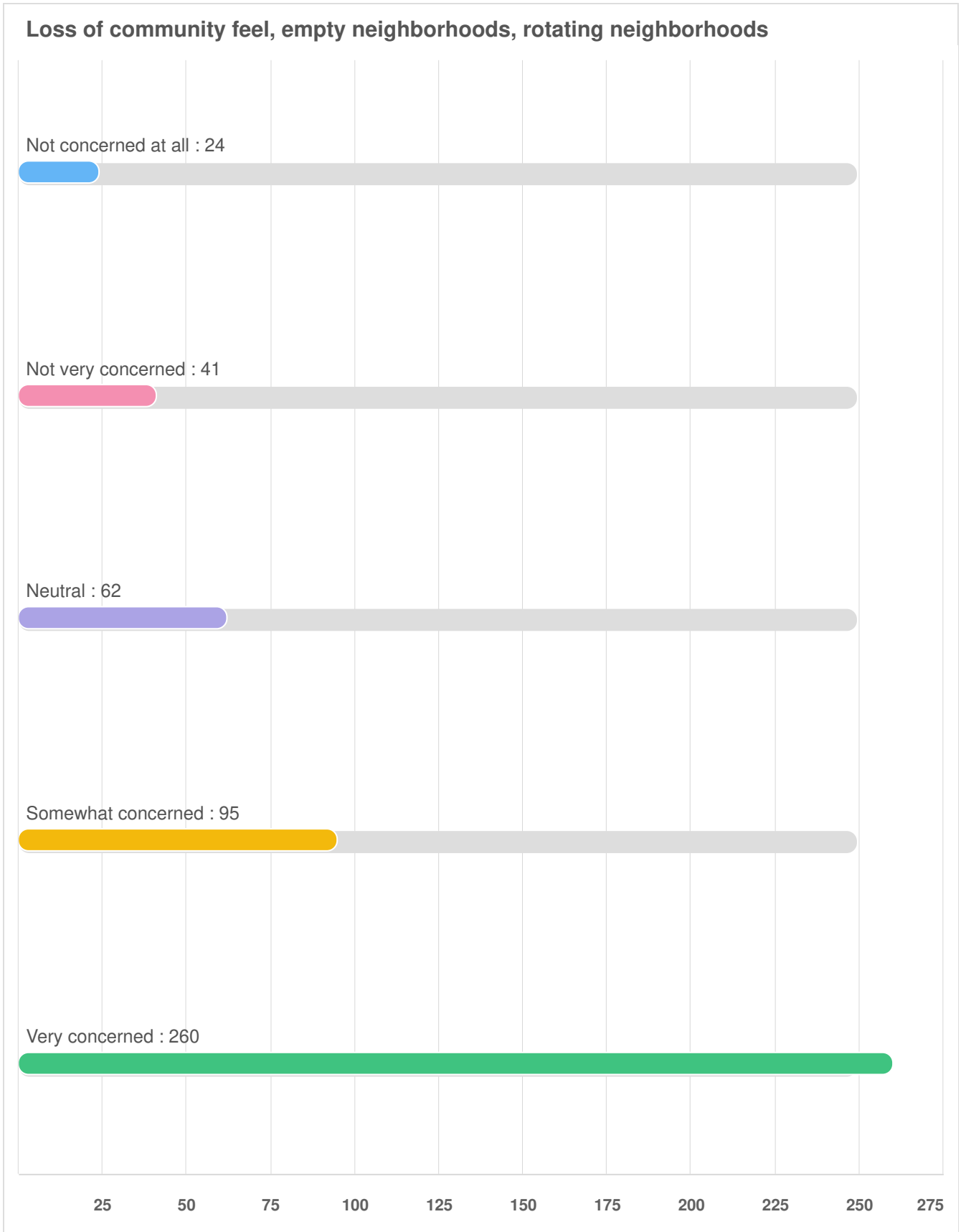
**Parking/snow clearing/ traffic concerns**

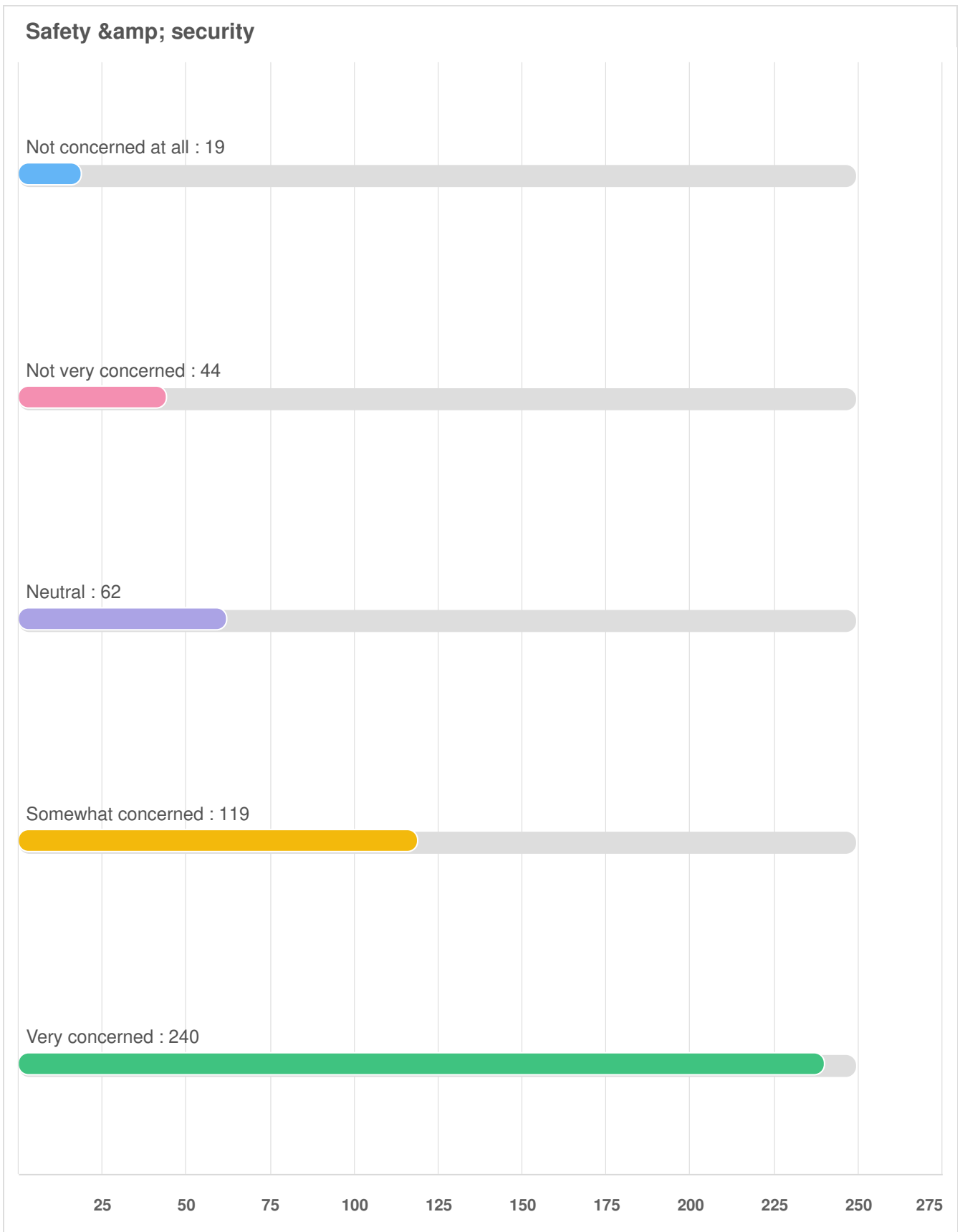


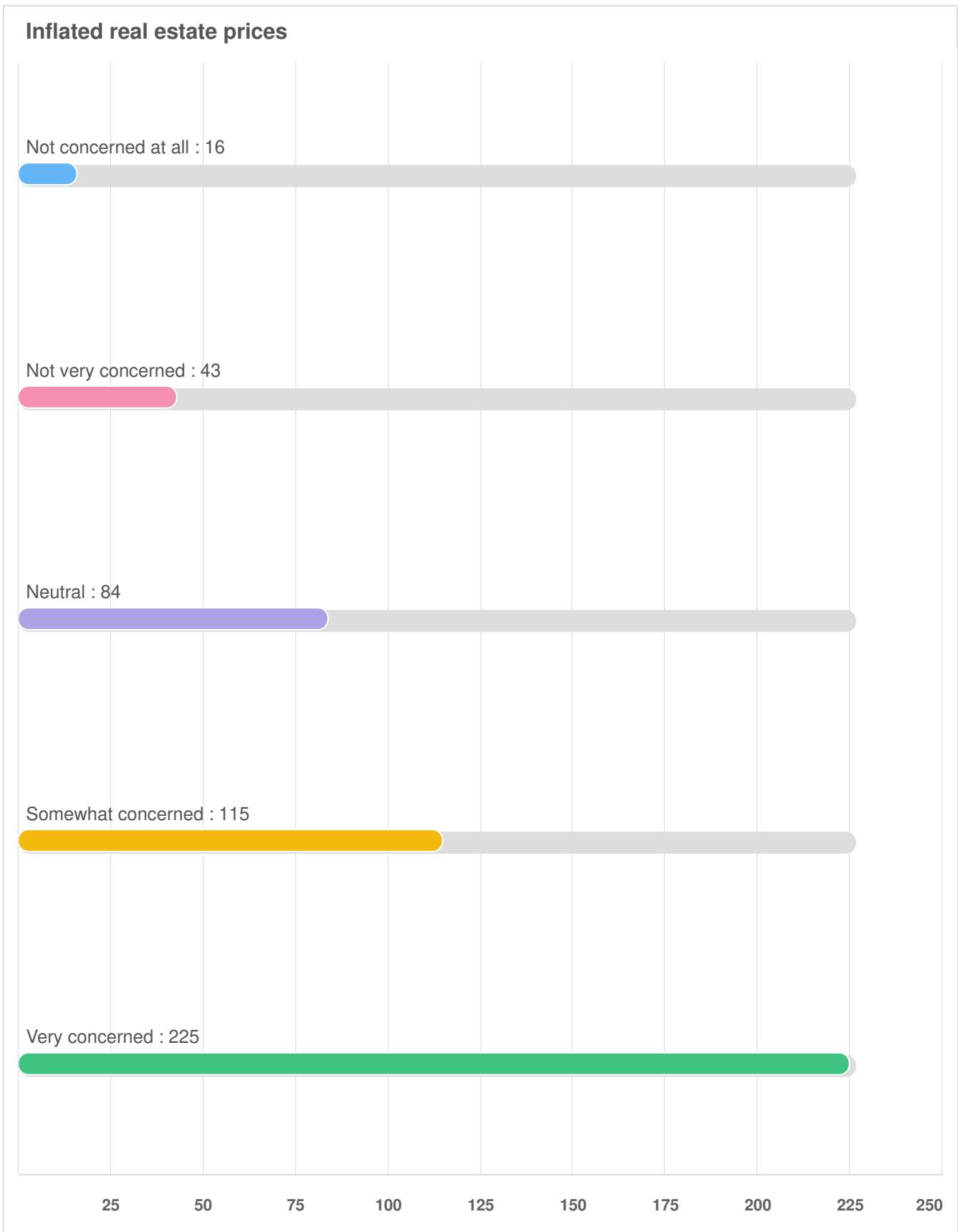












### Reduces the availability of long-term rentals

Not concerned at all : 27



Not very concerned : 59



Neutral : 102



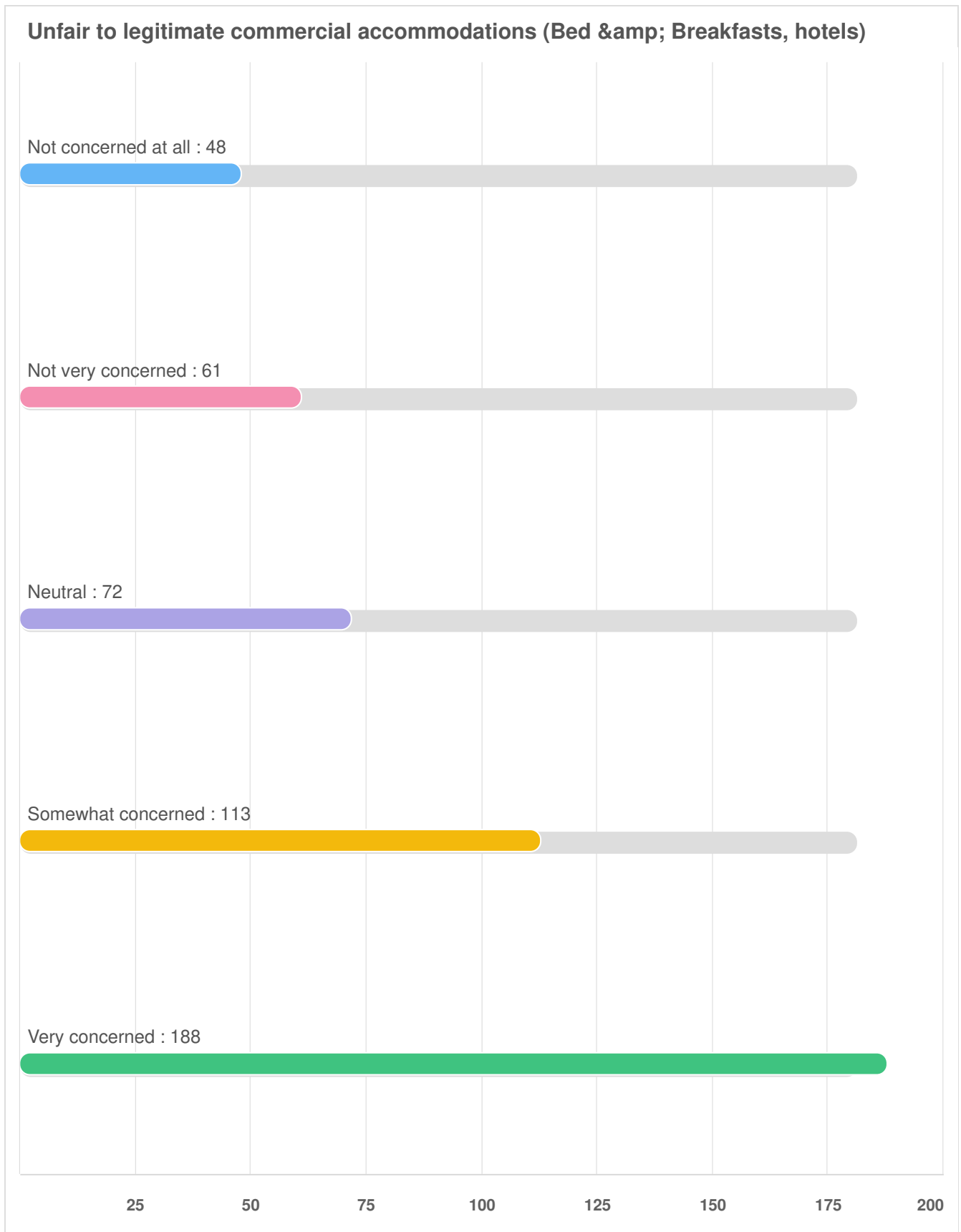
Somewhat concerned : 85



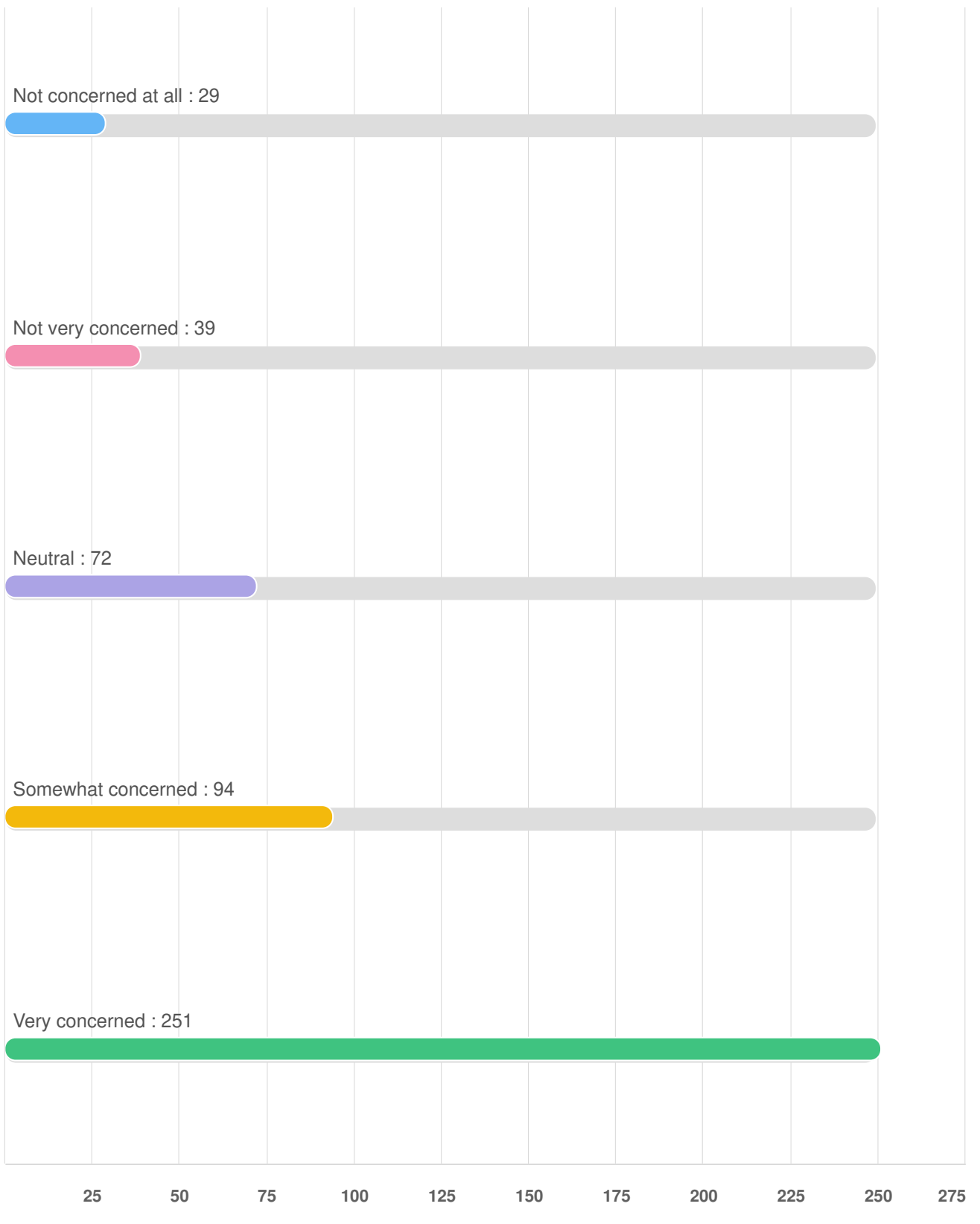
Very concerned : 209



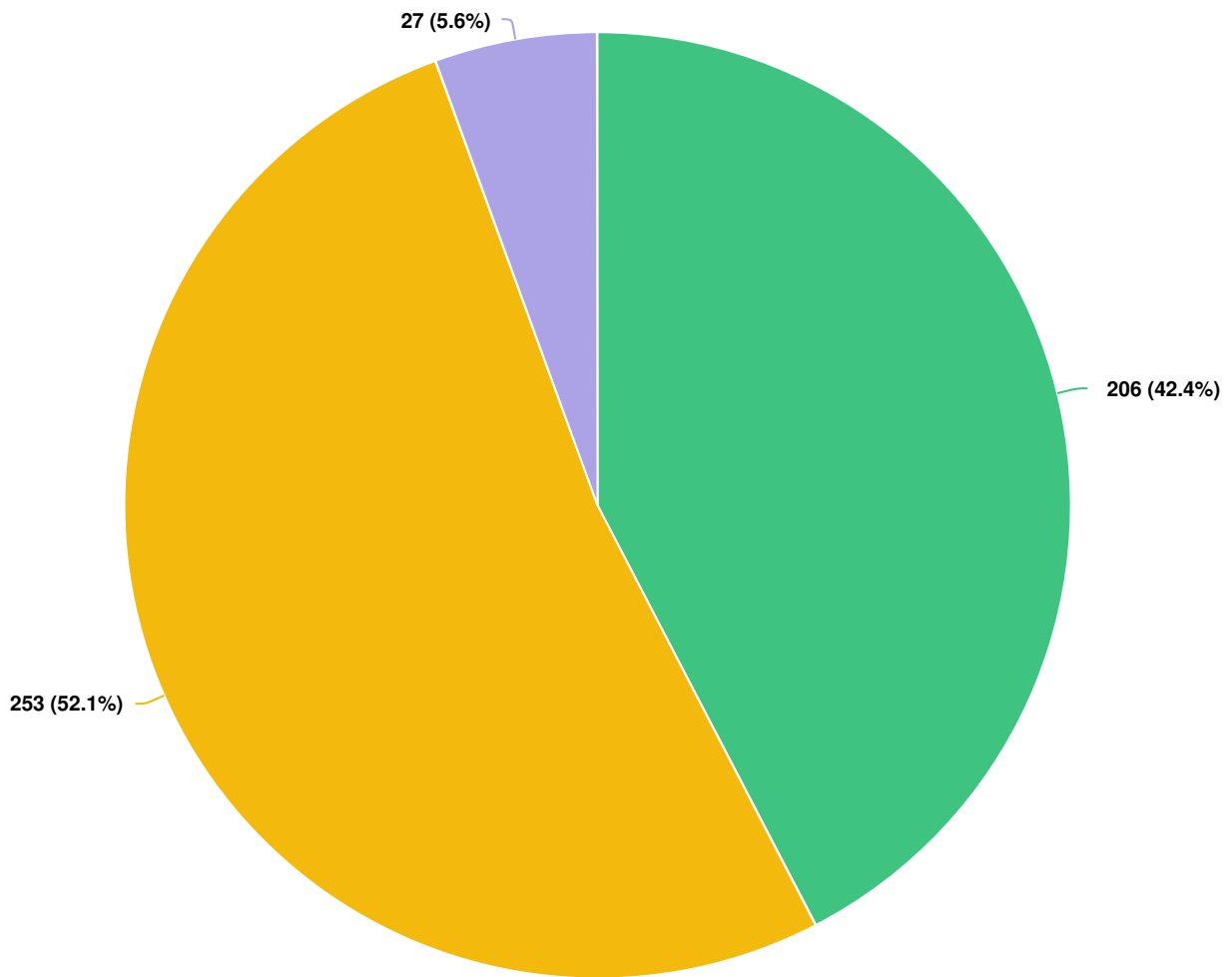
25 50 75 100 125 150 175 200 225



### Reduced options for affordable housing



**Q14 | Have you ever been disrupted by an STA in Georgian Bluffs?**

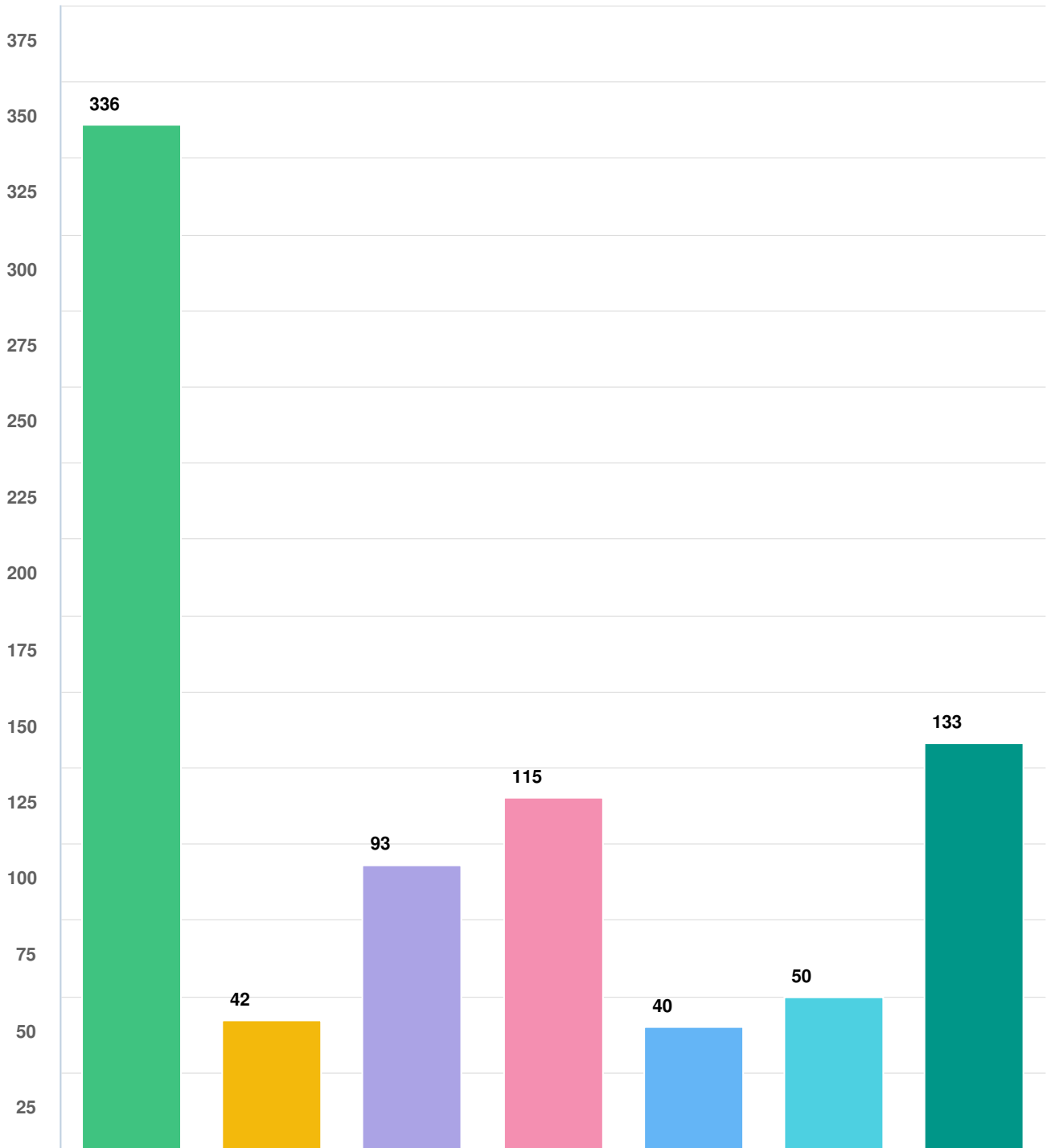


**Question options**

- Unsure
- No
- Yes

*Optional question (486 response(s), 77 skipped)  
Question type: Radio Button Question*

**Q15 Who should be allowed to offer short-term accommodations? (Select all that apply)**



**Question options**

- None
- Anyone
- Property managers
- Owners of an entire rental building
- Investors who own property
- Renters in their primary residence
- Homeowners in their primary residence

*Optional question (483 response(s), 80 skipped)  
 Question type: Checkbox Question*



**Q16 | Please rank the following measures to regulate Short Term Accommodations in order of Importance (Where 1 is the most important and 10 is the least important)**

OPTIONS	AVG. RANK
Occupancy Limits - Limiting the number of guests/rooms to be rented	3.49
Good Neighbour Agreement - Operator is required to agree to a good neighbour code of conduct	4.11
Local Contact - Accessible 24/7 contact for concerns and management while operator is away	4.78
Response Time - A required response time of 2 hours or less by the operator or local contact	5.50
Dwelling Type - The types of spaces a Short-Term Accommodations is allowed within	5.74
License Caps - A limit to the total number of Short-Term Accommodations in the City or in specific neighbourhoods	5.81
Neighbour Notification - Operator is required to provide contact information to nearby residents	5.84
Licence Fees - Annual business license fee for Short Term Accommodations	5.94
On-Site Parking - A parking plan is required to be submitted with Business License application	6.11
Annual Rental Limit - A limit to the number of nights a Short-Term Accommodation may be rented each year	6.39

*Optional question (447 response(s), 116 skipped)  
Question type: Ranking Question*

**Q18 | Thank you for completing the questionnaire. Do you have any additional comments you would like to share on Short Term Accommodations?**

Screen Name Redacted

7/07/2023 08:58 PM

Staffing and “policing/by law officers” are the two biggest costs. The fees must cover costs.

Screen Name Redacted

7/09/2023 08:12 PM

People who operate a STA are running a business. There for their property taxes should changed from residential to commercial.

Screen Name Redacted

7/10/2023 10:23 AM

Perhaps short term rentals should be no less than 1 week.

Screen Name Redacted

7/10/2023 09:04 PM

Absentee homeowners who rent properties as short term accommodations do not screen who they rent to well enough in my experience. The police shouldn't have to deal with noise complaints and homeowners shouldn't have to live dreading what every weekend could bring.

Screen Name Redacted

7/11/2023 06:35 AM

Too many horror stories with STAs. Homeowners have a right to quiet and peaceful enjoyment of their homes. ST renters are there to party and have no respect for their unfortunate temporary neighbors. NOT IN FAVOUR!!

Screen Name Redacted

7/11/2023 02:51 PM

There is no housing in Georgian Bluffs. No affordable housing. There is a lack of skilled workers, doctors, police, healthcare workers etc due to the lack of housing. These people would spend money in their community if they had access to housing. Tourism is seasonal, permanent residents are year round

Screen Name Redacted

7/11/2023 03:00 PM

I don't believe there she be any STA such as air bnb near any residential housing within Georgian Bluffs. We currently have major issues with tourist and litter during the summer months. I believe if STA were within range of residential homes, noise disruption, litter, and safety issues will occur.

Screen Name Redacted

7/11/2023 07:21 PM

We use short term accommodations to house our out-of-town friends and family when they come to visit us. We live on the lake and there are no hotels or campground nearby. It's much easier to rent a house for guest overflow so everyone can have their own space and enjoy

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our neighbourhood.

**Screen Name Redacted**

7/12/2023 07:07 AM

In question 4 and 14, the questions had to be rated in order of importance which I don't feel actually captures the appropriate response. For example, in question 14. points 2 to 7 are all important and should be part of any STRA License Agreement. I don't feel that a license cap is necessary, I don't feel a limit on the number of nights a short-term accommodation may be rented should be included as a STRA is defined under the provincial legislation and I feel a good neighbour agreement is redundant and covered in the license, yet I was forced to rate these items.

**Screen Name Redacted**

7/12/2023 02:27 PM

We have own this place for a very long time and I am actually really glad I live right next door to the cottage business because the owners are always willing to help me repair/ fix my cottage. There is never any noise, garbage or parking issues at their place. In addition, I have a special needs son who would often take off to play in their park or at the water, the owners have always looked out for him. On rainy days he would play in their games room.

**Screen Name Redacted**

7/12/2023 04:08 PM

The questions are skewed. What money people make is no one's business and is definatley none of Councils business. Unfair to bnbs etc... implementation of MAT evens the playing field. Many of the concerns would be addressed through licensing and enforcement. You can't ask rated questions. Many of the items are important and addressed through licencing.

**Screen Name Redacted**

7/13/2023 05:42 AM

I found question 10 hard to answer - each of those items is very important to different people for different reasons. And Cruickshank isn't on the list of locations.

**Screen Name Redacted**

7/13/2023 01:02 PM

Your survey questions especially the last shoild all be rated number one from noise to how many residents allowed to rent ,to good neighbor policy.You can look at this and put information down but wait till you experience this first hand when a party sells and it becomes a air bnb and loud rowdy guests disrupt the peace of a good neighborhood

**Screen Name Redacted**

7/13/2023 01:30 PM

I don't think there should be a fee every year for example it you only rent 5 or 6 night.100 dollars is too much. In stead a fee per night such as 4 dollars. Why should someone wh0 rents 300 nights a year pay 100 dollar fee and if you only rent 5 nights you pay the same amount.

It should just be a flat fee paid every 3 months or 6 months and paid on the number of nights it is rented.

Screen Name Redacted

7/13/2023 01:32 PM

There are homes in residential zoned areas that unfairly need to endure neighbours from out of town who are sucking money out of our community and spoiling neighborhoods. This practice should not be allowed, at a minimum it should be tightly regulated to blunt the worst impacts of their operation. If the township is concerned with tourism I would encourage them to promote credible businesses New or old to fill any gap. This should not be filled by out of town so called business owners who are unfairly disrupting actual residents of Georgian bluffs.

Screen Name Redacted

7/13/2023 03:29 PM

Need strictly enforced rules about late-night parties/hot tub use/fires/fireworks to reduce noise at night; strict rules about outdoor lights off after certain time at night; enforcement consistently applied with a 3-strike rule (license pulled after 3 violations with no chance to reapply). Steep fines to ensure compliance. Cost of license based on # rooms/# cottages per property. Limit # guests per STA. Subject to same fire safety standards as motel/hotel - all fees associated with STA (fire inspection, registration fee, application fee, land title searches, bylaw inspections, etc.) paid by owner - cost-recovery system.

Screen Name Redacted

7/13/2023 05:08 PM

This survey seems very leaned towards supporting STA and gives no place for negative feedback. As a taxpayer living beside a STR property we have tried to have our concerns addressed and have NEVER been able to have a meeting set up after numerous requests. Our property is devalued with a STR property beside it and our right to privacy and the enjoyment of our property is affected all summer. This was a quiet residential neighbourhood which we chose for retirement, and our right to enjoy our property is being infringed on. Again. We are still waiting on a meeting to discuss. [REDACTED].

Screen Name Redacted

7/14/2023 09:18 AM

All STA's should be require to be licensed and pay an annual fee calculated on a per room for rent basis. The fees should be sufficient to cover all of the municipality costs such as registration, bylaw enforcement etc. There should be certain restricted residential areas where they are not allowed. There should be strict enforcement of STA rules relating to noise, light pollution, number of guests, disruption and others. Fines should be imposed on first offence and license revoked after 3 offences with no option to reapply. There should be a limit to the number of guests allowed per rental unit to avoid some issues such as septic overflow.

Screen Name Redacted

7/14/2023 09:22 AM

Section 14 is very difficult to rate 1 - 10 is not available for each question. I hope I didn't miss the obvious.

Screen Name Redacted

7/15/2023 07:41 AM

Short term rentals should be owner occupied, licensed, taxed and occupancy limited to in line with septic systems capabilities. Did not respond to question 14 as all short term rentals should be owner occupied.

Screen Name Redacted

7/15/2023 08:07 AM

Should Short Term rentals need an agreement from existing neighbours to open or run a rental property? Should the property use be set as residential or commercial?

Screen Name Redacted

7/15/2023 06:15 PM

License necessary to provide ultimate control of STA.

Screen Name Redacted

7/16/2023 09:29 AM

It looks like these questions are skewed to achieve a desired outcome

Screen Name Redacted

7/16/2023 11:31 AM

Perhaps missed = but all STR accommodations must meet basic health, fire and other safety requirements. Some are not aligned with code and offer accommodations that put guests (and others) at risk.

Screen Name Redacted

7/17/2023 07:10 AM

We hear loud fireworks being set off after 11 pm. We don't know who is doing it. Georgian Bluffs needs to get fireworks under control or eliminate.

Screen Name Redacted

7/17/2023 10:16 AM

My issue is with guests to these types of accommodation that don't respect our natural environment. It's their temporary playground and dumping trash is ok to them, riding noisy atvs or dirt bikes is ok, etc. My primary concern is with these types or party types. Bruce Trail hikers are fine. It's the type of people who come that dictate how acceptable they are. I think larger groups are the noisiest.

Screen Name Redacted

7/17/2023 09:37 PM

Short term rentals should be required to post key relevant by-laws on premises, i.e. dogs, noise, parking, trespassing, garbage collection. Question 10 should have the option of choosing "not important". I believe most neighbours and friends are just looking to live in their homes in our beautiful area, not promote housing development and growth. We live in residential communities. Homes should not have

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revolving doors of transients; tourists belong in hotels/motels/resorts, not next door.

Screen Name Redacted

7/18/2023 02:57 PM

I believe that if done in a responsible and respectful manner, short term accommodations are critical to driving tourism. In turn it drives the local economy and provides income to the municipality for the benefit of permanent residents. Rewarding responsible operators that are willing to put in the time and effort to develop good relationships within the local community should be permitted to operate with little governmental oversight. In the event that an operator's lack of engagement causes persistent disturbance to the community then this could be a limiting factor.

Screen Name Redacted

7/18/2023 01:50 PM

There is more STA's in Georgian Bluffs than you think.

Screen Name Redacted

7/18/2023 05:56 PM

I have 10 years experience as a Short Term Accomodation owner in cottage country and got out of it because my neighbours did not vet their renters well and ruined the ambience of the community. Not all property owners are responsible so limits would greatly improve the situation. Sadly people need to be governed

Screen Name Redacted

7/18/2023 05:59 PM

Tourists are a nuisance

Screen Name Redacted

7/18/2023 06:59 PM

I feel like short term accommodations take away the sense of community that our township has. I have found in the past, visitors staying at STA come into town cause disruptions(noise, disrespectful, littering) and leave people in town feeling frustrated. They come in and have a good 'vacation', stay up late making lots of noise while we are home trying to live our daily lives and have to get up for work in the morning.

Screen Name Redacted

7/18/2023 08:00 PM

I am concerned about our water table. Living beside an str that holds 14 people and they run out of water all the time. We are all on wells. I notice a difference in our water availability lessons in the summer when it is full. And the owner waters his grass in a drought when no one is there!! These owners could care less about our community.

Screen Name Redacted

7/19/2023 04:22 AM

With the shortage and cost of long term rentals as well as the increasing costs of buying homes for first-time home owners I think the township should concentrate on these problems more than short-

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term rental opportunities. Let's look after the people that want to live long-term in the area first!

Screen Name Redacted

7/19/2023 05:44 AM

Section 14 can not be ranked because most of the ideas are bad, we shouldn't be adding barriers that will limit someone's ability to use their property. My neighbours operate an air bnb, I've never had an issue with them and I've never spoken with them.

Screen Name Redacted

7/19/2023 05:52 AM

No sta permitted in residential zoned areas most important but not included as an option anywhere in survey

Screen Name Redacted

7/19/2023 06:08 AM

There needs to be more controls on maintaining properties grass cutting garbage controls. Respect the residents. License fees should be a % of what they charge per night.

Screen Name Redacted

7/19/2023 06:22 AM

The short term rental we live beside does absolutely nothing for the community. Renters who come don't provide the tourism we hear about as they spend their time at the house. The continued issue for us is large groups. When it is a small group there's no issues. Big groups just come to drink, shout and listen to music all the time. The owner of the property told us if we continued to make complaints to bi-law we would be hearing from their lawyers. Our choices are to put up with the nuisance and have the property we worked hard to live at become something we can't enjoy, or deal with a money hungry property owner from the city who could care less about the neighbours or the township of Georgian bluffs. As mentioned before, when small groups come there's never been an issue. Caping occupancy numbers seems like an easy fix for the problems we've been experiencing. I think catering to property owners from the city is a mistake and saying that people staying at these short term rental units is good for tourism is completely untrue and there's no evidence to support that.

Screen Name Redacted

7/19/2023 07:30 AM

The township could licence STAs for certain areas and deny them for other areas.

Screen Name Redacted

7/19/2023 07:26 AM

I think that the Township should consider site specific Prohibitions of STA eg Cobble Beach

Screen Name Redacted

7/19/2023 08:42 AM

My main issue is that it ruins our community feel. You have ppl coming in and being disruptive causing noise and disrespectful to

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our environment. Owners operating sta should pay fees and or pay additional taxes as now this puts a burden on bylaw or law enforcement.

### Screen Name Redacted

7/19/2023 10:47 AM

As a STA owner in N Bruce Peninsula, we have witnessed many failures. There are already bylaws in place to address noise, fire, parking, garbage. When these bylaws needs to be enforced, is not when there is someone readily available to deal with them. Police have enough to do. STA is not going to change significantly the bylaws being broken or followed. However, it does leave a very sour taste if a municipality puts rules in place for a certain group and then does not or cannot enforce them. We have also had to call Harmari as directed by the municipality, and the call centre was totally inefficient and ineffective. We also called the owner who was equally displeased with his guests, but he did not get a call about it, other than from us. Not a good use of money by the STA owners or municipality. We We have successfully rented out for over ten years, and neighbours have always been happy, and guests have been happy. We screen people carefully. With the new rules, repeat guests with three children could no longer visit, even though we had sufficient beds, but they had a cap on two people per room. Older kids could no longer stay in our bunkie (one dwelling only). Of course, if we stayed there ourselves, we would be allowed to have all our friends come over and stay. In fact, our friends could borrow it and have as many people there as they want. Certainly, more people generally means more noise, but there isn't really a difference in noise between those who pay and those who don't pay. Voices are voices! Music is music! We have also appreciated renting out STA in other areas of the world and have always had great success. Certainly places that have clear expectations and take pride in their location work best for us. We look for guests that agree to our expectations as well. It currently appears that only about 1/3 of the STA in the NBP are registered. This could indicate that 2/3 are working underground, or continuing on as normal, especially as Harmari, the company that says it can locate everyone quickly if they aren't registered, does not appear to be doing what they claim. As a guest, it would not matter to me if I was staying somewhere that had a real license. There are much better ways to know if my stay would be as advertised. That is the last thing I am going to confirm they have. In NBP, this is frustrating for those who are following the rules - we don't receive any benefit and it costs us. Is is something the municipalities should be aware of? Sure. But do they care if a university student comes home every weekend and brings his friends? Increased traffic, noise, garbage all the same. Rules can be a good thing, but they have to be logical.



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Screen Name Redacted  
7/19/2023 10:23 AM

I am torn by this. I really don't want to limit what people do with their properties, but at the same time there is a need for affordable long term rentals.

Screen Name Redacted  
7/19/2023 11:00 AM

I think grey highlands has great short term policy, would be good to look at that. We moved from NBP and it was way too restrictive as well as incentivized way more daily traffic b/c accomodations were hard to find or incredibly expensive, and f/t local residents skirted the rules to offset some of the recent mortgage rate hikes (which made their operations illegal and hard to police). If we can incentivize long term rentals of full units, but make renting out a room for short term super easy, then I feel it makes sense.

Screen Name Redacted  
7/19/2023 10:49 AM

I am not interested in short term rentals in my neighbourhood. It will change the dynamics and created noise and upset to residents.

Screen Name Redacted  
7/19/2023 11:05 AM

I am completely opposed and thus cannot answer 14

Screen Name Redacted  
7/19/2023 11:10 AM

Predatory property investors are the primary contribution to both lack of affordable housing and issues dealing with STAs. A total ban on STAs outside of a primary is needed

Screen Name Redacted  
7/19/2023 11:19 AM

It seems unfair to hotels and motels in the area that pay higher taxes to have to compete with a home owner. It also is very unfair to the neighborhood that a transient population is allowed to disrupt thier lifestyle so one owner can capitalize on the opportunity. Buying a million dollar property to find out you have a hotel with zero control next door!!! I'd be very upset!!

Screen Name Redacted  
7/19/2023 11:24 AM

I live in the Big Bay Area and summer time is a nightmare In the 28 years I have been a year round resident I have seen a explosion in tourism It comes with increased speeding and vehicles and littering The noise late into the night From even the most respectable neighbours grates on even the most tolerant person Big Bay has become a trailer park during summer months And you can even see more traffic from the new camp ground in Lake Charles I would hate to see anymore B&B's in Big Bay We have a abundance of cottages and trailers already I don't feel that people should make money off their holiday home This coming from the old school where we worked 3 jobs at a time to afford the lifestyle we wanted

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Screen Name Redacted

7/19/2023 01:21 PM

I feel it is an opportunity for people who live here to generate income from their home or rental property and benefit from the local tourism, or make money while they go on their own vacation. We have a air bnb across from our house owned by Ontario residents and it has been nothing but a positive experience

Screen Name Redacted

7/19/2023 01:32 PM

We run an STA in our primary (only) residence and do so because without the income, home ownership would be unattainable to us. It's great that this is an option to us in Georgian Bluffs.

Screen Name Redacted

7/19/2023 02:50 PM

Air b&nb as well as REIT investors has destroyed the Canadian dream of home ownership for the younger generation!

Screen Name Redacted

7/19/2023 04:15 PM

I hate to see good housing options turned into airbnbs

Screen Name Redacted

7/19/2023 06:48 PM

All of this aggressive and unnecessary business and societal interference by government is completely asinine. This is the EXACT opposite the community needs. Seriously! Less restrictions, less government restrictions. You are directly destroying our local economy. Please [REDACTED]. And yes I will continue to operate ALL my short term rentals via apps under the radar as well as my business partners in the community. You do nothing but disrupt and overly tax for no good reason. All members of council are corrupt. Lawyers, Property Owners, Business professionals, stop taking from our community! and start giving for once. In my opinion you are way too biased personally on most of your decisions. All your interference will do is push business, money away from the community.

Screen Name Redacted

7/19/2023 08:33 PM

Need to have a policy in place to prevent abuse- people need to respect the neighbours and the neighbourhoods. And when that doesn't happen there needs to be consequences for the owners.

Screen Name Redacted

7/19/2023 08:38 PM

We have 2 STR on our street which is an unassumed road. To many strangers walking around and thinking this is a party place and most of us live here full time. As Well we have 10-15 people staying in one STR at a time. Wondering around all hours of the night!!! Big money makers for the landlords a total lack of consideration for the full time residents that have to pick up after them when we live on a road that isn't taken care of by the township. We take care of our road maintenance our selves! We all pay taxes and I'm really wondering for what!!! Garbage pick up that costs us 2.25 per bag. ????

Screen Name Redacted

7/19/2023 08:59 PM

Re: Q14, they are all actually of same importance and should be rated so, exceptions to the rules allows issue to arise.

Screen Name Redacted

7/19/2023 09:46 PM

This is a similar situation to diligent property owners in a downtown. You have some good STA. Some not so good. Have some good downtown business and some not so good. Don't punish the good

Screen Name Redacted

7/20/2023 04:58 AM

Most renters of STA will not be truthful about number of occupants. Noise is the major complaint. Would like to see as few STA as possible with heavy regulations and licensing and real proactive enforcement.

Screen Name Redacted

7/20/2023 05:27 AM

I understand the need for STA, but it is ruining what used to be one of the best communities around. Parking is a nightmare, there is zero enforcement, tourists are trashing our trails and parks, and drive like it's a racetrack. They don't care, because this isn't their home. My family has owned property in the lions head area for decades. The only change that all of these STA have brought is negative. They have destroyed the community, and we just keep letting them because they bring in some money. The services and businesses that aren't available outside tourist times make residents feel like you don't care about them.

Screen Name Redacted

7/20/2023 06:54 AM

I did not complete question 14 because I feel that they are all equally important. I have been soured on STA's because of what we went through when we lived in GB and the fact that there are just too many detrimental factors involved. The pro's of STA's do not come anywhere close to the Con's but council is pressured to side with the owners. I resided in Sarawak, Keppel, and Georgian Bluffs for many years. Our reason for leaving this time was a STA that was across the road from us. We simply could not endure the ongoing trauma. Simply not knowing who would be there from weekend to weekend was stressful enough. Never mind the fact that the new owners were from a southern city, very inconsiderate, and quite frankly, in my opinion, [REDACTED] ... There are very few hotels / motels in Georgian Bluffs. If you want to increase tourism, put some permanent tourist accommodations in place. Personally, I would not want to be in the hotel industry and be forced to pay all the taxes and follow every rule put in place when Airbnb's simply do what they want to. Many of whom are not paying income tax, etc. When a person operates a business from their home, they should be forced to pay commercial taxes on that property, the business should be registered with CRA,

etc. etc. Even Toronto is now realizing that STA's have a detrimental effect on housing in a region. I simply cannot understand a municipality that would not rather have every home in their region filled with full time residents who live there full time and contribute daily, than wanting people here that have nothing invested and a lot of times, bring their own food and leave all their garbage behind for GB to deal with. I don't see the advantage in the big picture... Just my take and as I have seen in the past... It usually doesn't make a difference anyway..

Screen Name Redacted

7/20/2023 06:31 AM

It's all about respect, both for those living here, and those wishing to visit here. Unfortunately, respect for others doesn't come naturally to some, and therefore laws must be passed and staffing in place to enforce them. Laws on the books are meaningless without the staff/ability for enforcement.

Screen Name Redacted

7/20/2023 06:33 AM

I have found that many STR are not good neighbors and don't respect the community they are visiting.

Screen Name Redacted

7/20/2023 07:17 AM

Primary owners only. Must be local and available in case of issues. Noise issues a large concern in my neighbourhood. Numerous calls from numerous residents to owners on several occasions. Large residence that can accomodate upwards of 20 people at one time is main offender.

Screen Name Redacted

7/20/2023 09:26 AM

RE # 13 - Owner living within G. Buffs

Screen Name Redacted

7/20/2023 09:52 AM

I do not feel any STA should be allowed in residential areas that are considered high density. It's fine if you are living in the country on 3 acres and your nearest neighbour is several hundreds of feet away from you but not on a lot in a subdivision. They should all meet safety codes and fire codes and the number of rentals per unit should be retracted based on the sq. ft. of the residence. Parking is a must and because of our winters it must not just be street parking. Rentals in commercial area or areas of low density do not disrupt the sense of community. Absentee landlords and absentee property managers just result in no one following the rules. There should also be a NO FIREWORKS rule for any STA occupants.

Screen Name Redacted

7/20/2023 10:07 AM

NO

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Screen Name Redacted 7/20/2023 10:14 AM	Thanks for the survey. The questions covered related issues.
Screen Name Redacted 7/20/2023 01:49 PM	I live near 3 short term rentals, have never been disturbed or troubled by any behaviour or actions.
Screen Name Redacted 7/20/2023 02:07 PM	The 3 bedroom house beside me is owned by someone who lives 3 hours away. It is nothing more than an investment property. The noise is uncontrollable when 16+ people (this is often) show up to stay in a quiet residential neighbourhood. And what does the owner care? They don't have to put up with the noise. They are never here!!
Screen Name Redacted 7/20/2023 02:19 PM	Should be minimum 2 - 3 month rental.
Screen Name Redacted 7/20/2023 03:35 PM	Restrict Noise level of music and a fireworks ban would be good.
Screen Name Redacted 7/20/2023 04:25 PM	There is a severe housing crisis. We should not be allowing STA's in anything but someone's principle residence.
Screen Name Redacted 7/20/2023 07:29 PM	It seems apparent that GB is aware of the number of some STAs. Licencing/registration and some form of taxes /fees hopefully assures more accuracy in numbers and possible limitations in numbers. GB thus would have have an accessible list of STA landowner contacts. Such STA renters should be responsible for adhering to outlined GB guidelines (morally and financially). Complaints should be recorded Landowners/Renters who misuse STAs should be held accountable for their ownership and compliance with guidelines/rules. If STA owners are not compliant with the terms of agreements, those agreements should be terminated. I dread the thought of having any of our close neighbours becoming STAs!!! Homeowners who live permanently in a neighbourhood generally take pride and care in their homes and respect their neighbours. I do approve of responsible long term rentals, just not short term ones. There is also a concern re use of the public dock access by STAs in Grandore Subdivision. STAs have the potential to negatively affect this water access. (Motorized boats, overcrowding.) In regard to #10 above, I feel strongly that townships/towns /local home owners are not responsible for the financial subsidization of STA renters, especially those in absentia. Old school: Buy what you can afford and respect those around you. Kudos to GB for tackling this important issue! Thank you.

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Screen Name Redacted

7/20/2023 07:03 PM

Question 14 is designed with bias. Why should I care if my neighbour operates an STA? Why should it be anyone's business if I decide to operate an STA with my own property? STA should possibly be restricted to local people to prevent outsiders buying all the housing.... But there should be an exemption for cottages. Why should a cottage sit empty and be used a few times a year by owner when it could be enjoyed using STA?

Screen Name Redacted

7/20/2023 07:33 PM

I feel strongly that Georgian Bluffs needs to limit STA's to primary residences only. This is a wonderful place to visit sure, but we have many people facing housing insecurity. We should offer incentives to people who choose to have long term tenants over STA's.

Screen Name Redacted

7/20/2023 07:53 PM

It would be my opinion that a decision to go against STA would be very short sighted of this council. With that said, rules should be in place and enforced. I do believe that the owner of the property should be a full time resident of the municipality. I believe very strongly of this.

Screen Name Redacted

7/20/2023 08:40 PM

NEVER ALLOW STA's in residential areas, period.

Screen Name Redacted

7/21/2023 05:57 AM

Living on a UNASSUMED road having to upkeep road upon ourselves with ZERO help from local government, I am appalled at how you slant your questionnaire to give you the answer if you wish! There is nothing that we get from our tax dollars except grief and personal costs from STA's! 0 control on amount of renters in sta's! Litter, dog poo, noise, destruction/ wear and tear on our road! Sta residents have had boats and destroyed full time residents water lines! As you can gather I am NOT a supporter of STA's! With the tax rate that I/we pay to supposedly live in a quiet residential area, either illuminate short term accommodations or LOWER OUR TAX RATE by a substantial amount for the grief that we have to sustain! Myself & our community are extremely disappointed in our local government for the years that it's taken to even get this survey to respond to the grief that we've had to put up for years ... in summary, resolve the issue or lower taxes!

Screen Name Redacted

7/21/2023 07:15 AM

They serve a purpose and need to exist however there's a huge issue with long term housing that is FAR more important.

Screen Name Redacted

7/21/2023 10:28 AM

I see no value whatsoever to the short term rentals. Don't turn our neighbourhoods into money making schemes for out of town

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investors.

Screen Name Redacted

7/21/2023 10:54 AM

Should only be allowed in commercially owned properties eg hotels and camp grounds. Not residential neighbourhoods

Screen Name Redacted

7/21/2023 02:05 PM

Georgian Bluffs encompasses a very large area and to regulate & monitor STA's in rural & township locations would require more than our current # of by-law officers. We have friends who have a cottage next to a vacation rental & they have had numerous problems with noise. Don't see how a couple of By-Law officers are going to control & levy fines to noise/parking related issues, as it would more than likely be after the fact. I would expect that STA owners in this area will probably reside in the GTA area etc. Why a VOLUNTARY registration program? It should be mandatory if cottage/house owners are going to become STA owners, earn money from it...isn't it basically the same as a business??? How is to be properly & efficiently monitored if they don't even have to advise of their STA rental status?? From what we have seen with some visitors into this area...they have no respect to speed limits, noise or garbage being left behind....they just go back to where they permanently reside. Our roads are busy enough in the summer months - look at the congestion on Hwy 6 already going to the beach alone, and look at the speeding issues...most I have read about are from outside of Grey Bruce. Big Bay boat launch is a huge problem...we pay for our permit to use both Balmy Beach & Big Bay launch. So often we have and seen other boaters who can't easily access the launch due to inconsiderate people parking their cars in front of the launch area or they won't move out of the way so you can bring your boat in safely. And you want to bring more people into our area!! These same people don't want to pay to park at Sauble or deal with the crowds, so they end up at smaller beaches. We moved to Georgian Bluffs because we wanted a more quieter, rural type setting. We have stayed at vrbo/Airbnb rentals in the Muskoka's/Kawartha's and have spoken with permanent residences nearby....most common complaints are noise, traffic & general disrespect of property.

Screen Name Redacted

7/21/2023 02:38 PM

Our cottage is beside a STA so we see new people every week. Sometimes there is up to 15 guests and very noisy. Two of our neighbour residents have decided to leave the neighborhood as a result of the STA. Thank you for allowing residents to provide feedback on this important issue.

Screen Name Redacted

Everyone gets a plate before anyone gets seconds.... But for

7/21/2023 07:44 PM

housing. There are plenty of hotels/ motels in SBP. Our housing should be for the HOMELESS. Not people wanting to vacation here.

Screen Name Redacted

7/22/2023 07:28 AM

Airbnb near us hosts "16+ guests, 8 bedrooms", house built originally with septic system for 5bedrooms. They regularly host over 20 guests. Most weekends, there are excessive noise disturbances and blaring music. It is one of a handful of airbnbs in our neighbourhood, but the only one causing problems. Francis lake community.

Screen Name Redacted

7/22/2023 08:06 AM

I support short term rentals on a property where the owner is living but am strongly against STR for property investors.

Screen Name Redacted

7/22/2023 09:05 AM

I have couple other concerns, the number of occupants ( multiple in many cases) in STA at one time that are there up to a week plus at a time and whether the septic systems are capable of supporting this activity over time!! Secondly there needs to be some control regarding late night noise maybe restrict to 10 / 11 pm !

Screen Name Redacted

7/22/2023 04:08 PM

The idea is great- it will be important that basic rules not to say guidelines are implemented and then managed to ensure safety and ongoing compliance

Screen Name Redacted

7/22/2023 04:32 PM

Too many tourists. I understand that they help the economy here, but there needs to be a limit, and rules in place. Noise is definitely an issue at times, as well as littering.

Screen Name Redacted

7/23/2023 05:40 AM

I personally know a resident of Georgian Bluffs that's being forced to sell her home due to the constant partying in the house beside her that sleeps 26 people ! That has to stop ! And sooner rather than later !

Screen Name Redacted

7/23/2023 05:58 AM

You must understand that we have worked our whole lives to live on Georgian Bay. Having our solitude/experience disrupted constantly by the short-term accommodations near us is very frustrating and annoying. It completely ruins the neighborhood for the financial gain of the owner. We must put rules into place, the sooner the better. The present situation is not fair to the full-time residents that are near/beside an STA.

Screen Name Redacted

Our house is within half a kilometer of Francis Lake. During peak



7/23/2023 06:33 AM

season there is already an increase in traffic, noise and people. ( not necessarily short term rentals) Already not a fan of tourist season in our area. Dont even bother to visit Sauble Beach in the summer. There is a new short term rental near Francis Lake that can sleep 22. I would be very upset if I was thiei neighbour. So much for the reason we bought in this area. Thanks!!

Screen Name Redacted

7/23/2023 11:30 AM

Weekly rentals only to be allowed for various reasons, parties etc. Limit number of guests. Hotels are the places for one night accommodation and parties. Police get stretched thin.. by str. Septics get overwhelmed And environmental damage with large gatherings.

Screen Name Redacted

7/23/2023 12:53 PM

1. We are concerned about the extra drain on our water table and therefore our wells when multiple families (often up to 20 people) share the accommodations for weeks at a time, in a residence that was built for a single family. (The owners of the short term rental that affects our family are a small family so there is a huge difference in consumption when they stay in the home verses when it is rented most of the summer ) 2. There is more and more use of drones by guests which infringes on local resident's privacy. The drones are not remaining over the rental property. 3. Cleaning of the rental beside us seems extremely hasty which suggests there should be regulations for health and safety. 4. We are regularly put in the position of needing to ask renters to respect the (working) neighbour's need for an addiquet nights sleep, often working with an accumulated sleep debt due to daily late night parties. This affects the mental, physical and emotional well being of the permanent residents adjacent to short term rentals. 5. We feel that the property is being used as a business in a zoned residential area and are disappointed that the we don't have the single family neighbours which we presumed resided in the home when we purchased beside them.

Screen Name Redacted

7/23/2023 02:24 PM

I would expect owners who are renting, do a complete check on the people they are renting to. Also for a home owner to refuse rental if they think the renter might not be appropriate for their home or neighbourhood.

Screen Name Redacted

7/23/2023 03:56 PM

no community feel or neighbour good will with renters every weekend .

Screen Name Redacted

7/23/2023 05:04 PM

Local community (e.g. Sauble, Tobermory, Cobble Beach) should have ability to set rules.

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Screen Name Redacted

7/24/2023 06:55 AM

Living on Presqu'ile Rd we have seen an increase in STA. There is a large vacant house that rents out for 1200\$ a night. The renters tend to be a large rowdy group celebrating a bachelor weekend or wedding. It's at times quite disruptive. They drive on the grass at the shore and park. They have camp fires. I worry about their water safety on the lake as well, with alcohol. Next door is another smaller STA. It's been positive mostly. Largest issue is dogs are permitted and not everyone keeps dogs tied up and they bark. I can live with that. This neighbor is kind, considerate and would kick out anyone disruptive, because they live at the home too.

Screen Name Redacted

7/24/2023 08:15 AM

I disagree with non resident property owners running STR in Georgian bluffs

Screen Name Redacted

7/24/2023 08:55 AM

short term rental appear like rentals un kept grass and maintance , reduce the value of neighbour hood.

Screen Name Redacted

7/24/2023 09:15 AM

The good neighbour agreement should include fines for non-compliance

Screen Name Redacted

7/24/2023 09:30 AM

We need rentals for people who do not own a house, not STA.

Screen Name Redacted

7/24/2023 01:02 PM

When we moved here in 2020 we were unaware that a short term rental was in our backyard (not visible). Our first two summers here were dreadful due to constant screaming. (The rental has a pool and a trampoline) Need I say more. Upon contacting the owner, she was very apologetic, however, it's hard to control the situation when her home base was Toronto. The house sold to new owners who live near Toronto as well. They implemented more rules, and were very accommodating but it still can get noisy at times. We understand that people are on holiday and like to relax and have fun, but at our expense? We live here full time, pay taxes, support our local businesses and our neighborhood is very quiet in the "off season". We already signed a petition last year regarding this issue and as far as I know, nothing happened.

Screen Name Redacted

7/25/2023 05:33 AM

We are in an affordable housing crisis. We shouldn't be encouraging STA's right now. We should be encouraging second home owners to rent long term to local tenants.

Screen Name Redacted

Owners and operators need to be held personally responsible for the

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7/25/2023 06:08 AM

guests; capacity limits need to be controlled as not to inconvenience the locals use of the amenities that WE take care of all year round. Animals cannot run free and must be cleaned up after. Owners should provide rules and garbage tags. If extra visitors are to be allowed then the municipality should provide some outdoor toilets and garbage receptacles.

Screen Name Redacted

7/25/2023 10:58 AM

We need to be open to business and tourists. Our parks must be improved, especially the parking in big bay. All the town land at this location should be utilized. We don't want to be closed minded like South Bruce

Screen Name Redacted

7/25/2023 08:09 PM

I didn't complete because question 14 because I strongly oppose Str in residential neighbourhoods. If they are necessary evil. The only possible success is w/ OWNER OCCUPIED at the time of rental. Neighbours should get have the right to say NO THANK YOU! IFF property values do go up b/c of STR, I am certain that is not consistent for neighbours of STRs which creates an unfair squeeze

Screen Name Redacted

7/26/2023 04:48 AM

Warton has 3 hotels in the general area and two bnb style businesses. We should not be encouraging Joe blow to buy more real estate to rent it to the highest bidder. We should be making sure that our local population has housing first and foremost. please Please if you are going to allow air bnb s make them as strict as possible.

Screen Name Redacted

7/26/2023 04:56 AM

I live next to an air bnb in Oxenden. I have been afraid to let my children play in our own yard because from day to day I do not know who my neighbours are. My property has been trespassed on, my pond has been invaded by empty alcohol containers, throw pillows from outdoor furniture and once, a dirty diaper. We have been disrupted by fireworks, loud parties, fights, and general noise for years. The owner of this STA has told me that if any of the things listed above happen, to contact her and they will keep the customers deposit... So my peaceful country life is disturbed, and my neighbour keeps their money. What do I get out of it? LOL NOTHING. Please ban STA's in our community. Please.

Screen Name Redacted

7/26/2023 11:33 AM

I don't believe limiting the number of short term accommodations or response time would really help the problem. Single family homes being used for parties in normally quiet neighborhoods is the problem. The fact that this is a recurring problem means that the ability to contact AirBnB or ContactGB is not working and accommodations should really be limited to just properties that have

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been approved and zoned by the city/municipality as not disturbing to neighbors who then should be operating a business, requiring business licenses/inspections, and paying business-related taxes to help keep the neighborhoods safe and a nice place to live for those of us who stay here full time

Screen Name Redacted

7/26/2023 01:06 PM

I have the sense that those participating in the STA's do not have any respect whatsoever to the permanent residents nearby. They create noise, bring fireworks, leave garbage at our water access, give us the feeling of insecurity.

Screen Name Redacted

7/26/2023 02:08 PM

STA is a great opportunity for many, I strongly agree w municipal involvement and regulations to make sure is a enjoyable for all those involved

Screen Name Redacted

7/26/2023 05:41 PM

It is very sad when you move into a quiet neighborhood with other residents who all look after each other, to live on a quiet and safe street, to feel comfortable and safe in your home - only to have it all taken away by one STA that you had no say in it operating in your neighborhood.

Screen Name Redacted

7/27/2023 06:20 AM

My biggest issues with STA are: 1.) We didn't buy a home on a street with a hotel or any other business. We specifically bought where we did because of the neighbourhood. There are different people staying at the STA all the time, increased traffic with the renters, people parking on our lawn, cleaners coming and going, etc.... 2.) Seriously increases housing cost for buyers and people who need to live in the community where they work - not just support increased number of vacationers. The rental rate for the STA are about twice what the mortgage is on the purchase price of \$800k of the house across the street. 3.) I own a business in Georgian Bluffs, pay taxes here for my business and home. The owner of the STA pays residential property taxes only. They don't have any increased costs to cover anything beyond what a residential tax covers. 5.) The property is not zoned for commercial use. STA is a commercial purpose. 6.) Renting cottages that have historically always been rented is different than turning a residential house into a STA.

Screen Name Redacted

7/27/2023 06:46 AM

Several other companies in our neighbourhood required a public notification to advise neighbours of business type and to discuss intent and possible noise. The local Airbnb did not. The contractor companies limit their noise and traffic as good neighbours do. The Airbnb does not.

Screen Name Redacted

7/27/2023 07:37 AM

I don't think that a blanket ban or blanket regulation across the municipality is a good idea. Areas around schools and hospitals should be more heavily regulated as that is where family housing should be left to live in. Tourist areas should be more lenient allowing people to experience why we all moved here. Perhaps they will as well.

Screen Name Redacted

7/27/2023 07:57 AM

Consider minimum rental time. Consider 30 day minimum.

Screen Name Redacted

7/27/2023 09:23 AM

With the economy the way it is, people need an opportunity to make income from their property. Please don't make it complicated beyond noise bylaws and occupancy limits. People are just trying to feed their families!

Screen Name Redacted

7/27/2023 03:47 PM

What would the consequences be if someone broke the "good neighbour code of conduct"? Also, we're in a housing shortage for our own people. Can't we encourage long term renting over short term? How many hotels are there in wiarton again? I strongly believe that there should ONLY be STR's allowed in someone's primary residence.

Screen Name Redacted

7/28/2023 03:37 AM

The biggest concern is the limits in affordable housing to either rent or buy. STA is a major factor in costs and availability to local residents for housing. I believe the following should be implemented; a cap on how many are in GB, a significant fee to owner yhat increases if the owner luv'es more than 10 km away, additional cost to owner if police are called to residence, the owner MUST live within GB,

Screen Name Redacted

7/28/2023 05:29 AM

Make sure str's are more than 1000 feet from full time residences. make the fees very high and the rules so tough few will venture into the short term rental biz...I they do zero for our neighbourhood only provide noise....str's hurt properly licensed businesses .....

Screen Name Redacted

7/28/2023 08:36 AM

Mostly just concerned about the housing crisis and affordability of primary residences. Perhaps a mix building use of partial long-term rental and partial STA would be appropriate?

Screen Name Redacted

7/28/2023 08:36 AM

We have stayed in hotels in the area that are poorly maintained and staffed. Short term rentals are usually much nicer. I'd rather give my

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money to a local home/cottage owner than to an absent owner of a large corporation running a hotel in the area.

Screen Name Redacted

7/28/2023 11:28 AM

We live in a rural neighbourhood where there is a home used as a STA and have had several issues with noise, too many cars and people at one time, overuse of water(we are all on wells here), privacy issues due to drones flying, police and ambulance called due to drug use. We live here and chose a rural setting to avoid such things. We are not happy with the STA.

Screen Name Redacted

7/28/2023 11:54 AM

A “good neighbour agreement” is worthless if the neighbour isn’t the owner of the residence. Also having a VRBO next door to me does NOT increase my property value. I live in rural grey county. I moved there for peace and quiet. And now next door to me is a party every weekend. Noise, garbage strewn, trespassing..... STR’s should ONLY be in someone’s PRINCIPLE residence. Or not at all.

Screen Name Redacted

7/28/2023 12:27 PM

Very difficult to rate most important issues, as all of them are of the utmost importance. This area has been swamped with tourists that disrespect our trails, roadways, and cause locals to enjoy our lives less. Short term rentals makes this worse. We need less people visiting, so that the ones who do have a more enjoyable visit and so that the township can actually keep on top of cleaning up after visitors.

Screen Name Redacted

7/28/2023 02:03 PM

Nobody gets seconds until everyone’s had a plate... but for housing.

Screen Name Redacted

7/28/2023 03:01 PM

We need places for visitors to stay. We should Regulate the number of people who can stay in a home or STA and regulate family friendly neighbourhoods. STA’s should be kept near Tourist areas. We need tourists and places for them to stay.

Screen Name Redacted

7/28/2023 03:28 PM

Thanks for the opportunity to provide input

Screen Name Redacted

7/29/2023 07:12 AM

STA should NOT be allowed in residential neighbourhoods

Screen Name Redacted

7/29/2023 08:12 AM

A big concern for us is the potential lack of rental housing for region residents. There has to be a balance where long term housing is recognized and protected.

Screen Name Redacted

7/29/2023 09:06 AM

All measures only work if enforced. I would not want to call the owner with a concern, this should be a call to police, with fines to the owner.

Screen Name Redacted

7/29/2023 10:21 AM

I think the most important issue to address is that a responsible contact be immediately available to address and RESOLVE legitimate concerns raised by neighbours. This could be addressed either by live-in homeowner-only Air BNB or by local AVAILABLE property managers.

Screen Name Redacted

7/30/2023 08:59 AM

Good neighbour contract is bs, same with having a local contact who has 2 hours to reply. I'll engage police services before waiting for a reply from a "local contact".

Screen Name Redacted

7/30/2023 02:48 PM

Owen Sound has gone to a principle residence only as a STR. I don't believe that is fair in our area where we have cottages and secondary residences especially along the waterfront.

Screen Name Redacted

7/30/2023 02:59 PM

There should be a minimum number of nights permitted no less than 3 night and most places have minimum 5 night rental on Airbnb. This deters partying, one night rentals (such as the house beside our home which has no restrictions placed on it). Also, strict bylaws and high fines for owners A response # from GB for complaints (who to contact, how...) Permit and all residents close to the residence notified of the application for this permit (short term rental permit). Just like a building permit. Guidelines and agreement that the owner has to sign and agree to with Georgian Bluffs. This needs to include their 24/7 contact information for all neighbours to have access to for issues.

Screen Name Redacted

7/30/2023 03:25 PM

Please, please if we have to allow this to happen in our small, quiet neighbourhoods make it only allowed in someone's primary residence, and cap the number of occupants to 8. Owen sound has the right idea!

Screen Name Redacted

7/30/2023 03:33 PM

We need more long term housing for our locals before promoting having several houses to rent out to out of towners. Also, in no way does having an air bnb next door to me increase my property value. If anything, the fact that the house next to me can cram 14-18 people into it makes people not want to buy my house at all. Not sure anyone loves the idea of rotating neighbours, constant parties, trespassing,

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and no respect for our quiet neighbourhoods.

## Screen Name Redacted

7/30/2023 03:39 PM

Perhaps what should be considered is within a certain distance esp.-- -- as this is a mainly a rural community ---that the neighbours be consulted as to the desirability of having a short term accommodation within that appropriate distance.

## Screen Name Redacted

7/30/2023 03:38 PM

No air bnbs in Georgian bluffs!!!!!! We chose to move to quiet neighbourhoods for a reason!!!!!!

## Screen Name Redacted

7/30/2023 08:15 PM

Very limited options for anyone wanting to visit Georgian Bluffs. Short term rentals open doors for tourists

## Screen Name Redacted

7/31/2023 06:34 AM

Our road is substandard and presents two hazard point, 90Degree turn and blind hill. Recent renters are not obeying 50k signs. We built our home in our location because it's quiet. Now it's night time hollering and parties. NOT WHY WE INVESTED IN Georgian Bluffs. If our neighbour wants to rent their 2nd house out they can rent it annually to people who want to live there...ALL YEAR...

## Screen Name Redacted

7/31/2023 06:56 AM

Who will be the responsible agency to address loss of property value and loss of privacy on neighbouring non rental properties?

## Screen Name Redacted

7/31/2023 02:06 PM

Short Term Accommodations should be allowed. I think many people rely on these for income or to support their residence. If STA operators provide contact info to neighbours in case of any complaint, I don't see how this can be treated any different than if someone's regular neighbour is loud occasionally. I have had STAs as neighbours in 90% of the places I've lived, and they are often better than regular neighbours because they go above and beyond to make sure maintenance is kept up and neighbours are kept happy.

## Screen Name Redacted

7/31/2023 06:48 PM

I feel that STA has a place in our community provided it is by a local property owner. If someone from our municipality wants to invest money in our community on an STA real estate endeavour I see that as a good thing. This person is far more likely to have pride of ownership and will be more cognizant of being a good steward in the neighbourhood. I feel where we could run into trouble is having people from far away buying up investment property's and not caring as much about them and the community around it. Locals investing locally I think will be fine!!



Screen Name Redacted

7/31/2023 08:35 PM

Short term rentals should only be allowed where the owner lives within a 1/2 hour of the property

Screen Name Redacted

8/01/2023 09:45 AM

It's going to be very hard to police when township personnel don't work on weekends. Make the license fees high enough that allow bylaw to be paid to work on weekends.

Screen Name Redacted

8/01/2023 12:50 PM

Short term rentals should not be allowed in Georgian bluffs. Sat night at 2 am cars racing up residential street to str and then loud noises coming from rental house. We have been home owners in georgian bluffs for over 35 years This should not be happening in a residential. We are now senior citizens and never thought this would be allowed on our quiet street,

Screen Name Redacted

8/02/2023 05:59 AM

I will not be contacting the owner or "local contact". If I am disturbed by STR's in my neighbourhood I'll be engaging police services. Every time.

Screen Name Redacted

8/02/2023 06:02 AM

I'm not filling out the above because I don't think STA's should be regulated. I think they should be banned completely.

Screen Name Redacted

8/04/2023 05:06 AM

"Good neighbour code of conduct" is kind of moot if the neighbour isn't in fact present. Having STA's in my neighbourhood does NOT increase my property value. May be surprising to you, but people don't want to live next to an air bnb. I chose my neighbourhood to move to because it was quiet and quaint. It felt like a community. Now, with at least 6 houses in my neighbourhood sitting empty for the majority of the year, it feels like a wasteland instead of community. Ban STA's in our small communities... or at least please limit the number to 8 and make it principle residence like Owen sound..... If we have to let strangers into our communities let's at least be very strict about it. Please. Please consider the people and families who were here first. Who bought where they did for the peace and tranquility of "country living"

Screen Name Redacted

8/04/2023 07:09 AM

There needs to be a limit on the number of people staying in a property in a residentially zoned area. Otherwise, the home is really being treated as a commercial Inn without an onsite property superintendent or Inn attendant. When the owner/operator is away, there is no way for neighbours to proactively ensure the parties are under control when they are going on. This question was missed.

Screen Name Redacted

8/04/2023 07:48 AM

Ban STA's

Screen Name Redacted

8/04/2023 01:10 PM

Regardless of what may be put in place with respect to question 14., enforcement will be critical. The municipality is already constrained with respect to by-law enforcement. Short-term accommodation has restricted and influenced housing availability and affordability in all scales of municipalities. Any short-term accommodation policy has to be part of a more comprehensive housing policy.

Screen Name Redacted

8/05/2023 05:06 AM

Not answering question 14 because I believe STA's in Georgian bluffs should be BANNED

Screen Name Redacted

8/05/2023 05:13 AM

I'm so sick of air bnbs in my neighbourhood. I'm so far beyond contacting the neighbour or their contact. When I am disrupted by STA's I will call police over the homeowner/ local contact - every time.

Screen Name Redacted

8/05/2023 07:24 AM

None of the STA's in my neighbourhood are owned by someone local. So, houses in MY neighbourhood are sitting empty, and when they are filled, someone from AWAY is making money off it. They are also not around for me to complain to when my property has been trespassed on. Also please consider making it so that all STA's need to be fenced in.

Screen Name Redacted

8/05/2023 08:22 PM

Should not be allowed. It disturbs the neighbourhood tranquility and creates safety concerns.

Screen Name Redacted

8/06/2023 07:33 AM

There is 8 cars in the air bnb driveway next door. How late were they up you ask? Until 2:30 am. How do I know? Because my kids woke up from the noise. There is zero respect from large groups for neighbours. Out of towners seem to think that the world stops for everyone when they're on vacation. Our plans for today are now kinda [REDACTED] because my kids were up for the day at 2:30..... Please. Please copy and paste the proposal from Owen sound to Georgian bluffs. If we MUST allow this to happen in our communities I am begging you to be strict. Think about the well being of the people who are full time residents.

Screen Name Redacted

8/06/2023 02:56 PM

Having different neighbours every day devalues properties surrounding them as your neighbours could be criminals to teenagers.

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Tax break to anyone living around a air bnb would be fair. Since paying taxes doesn't seem to matter to GB this should not be an issue?. Take more tax from air bnb owners. Quality of life for neighbours with noise violence safety etc should be taken into consideration before allowing Stas. All Stas should have signs inside homes for emergency exits fire extinguishers etc and be visited by local fire dept for annual code updates. Make it look like a hotel because that's what it is

Screen Name Redacted

8/07/2023 05:56 AM

If we have to allow STA's please copy Owen sounds new proposal. Small groups. The house next to me sleeps 18. How on earth can the septic handle that?

Screen Name Redacted

8/07/2023 10:31 AM

Survey was not working for rating the final questions of licensing fees, licence caps, and annual rental limit. I would have rated them all 1 for of most important. There are far too many people in our region seeking year round housing, that is what these dwellings should be used for

Screen Name Redacted

8/07/2023 02:12 PM

Live here to enjoy the quiet and not live beside a hotel. There are a lot of hotels and amenities in Owen Sound for tourists. Plus other beach areas not far away with accommodation Noise is a main concern. I don't want to be the watchdog in my neighborhood. Don't need the stress of people coming and going with the intent of having a good time and then leaving. Complaining about your neighbors renters is a big problem. Creates alot of problems. Plus people lie about how many people are actually coming as renters. I've seen over 25 people renting a house on the street I live on. Party time. Imagine the pressure on the septic system alone. Short term rentals are not providing housing it's a money grab for owners. And they are not there to deal with the issues it brings. Noise parking garbage. People aren't respectful of the property or the bay. They feel they can do whatever they want then leave. And the owners of property can't do anything about it. Just creates bad neighborhood feelings and stress and disturbance for all of neighbors around the property.

Screen Name Redacted

8/08/2023 05:39 AM

Short term rentals help residents offset the cost of their mortgage. If they want to run a business like that then let's let them. If y'all really want to regulate this just make them pay a license fee, easy peasy.

Screen Name Redacted

8/08/2023 07:52 AM

I hope STA are totally banned but I know that's unlikely so limits on how many people can be in the house is important (next door had 18 people in 2-bed, 1-bath house!) In a residential neighborhood of

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almost all retired residents the noise, etc— the disrespect of the STA renters is upsetting to say the least.

Screen Name Redacted

8/08/2023 02:35 PM

If a property owner wants to run a STA on a property that they own, no one else should get a say in that. Not the township or neighbours.

Screen Name Redacted

8/08/2023 02:34 PM

We have enjoyed staying in several short term accommodations as rentals(Airbnb etc) in various areas. We have purchased a secondary residence in the municipality that we would like to rent out. Since we cannot live in this residence full time, we would love to generate additional income while minimizing disruptions to neighbours and surrounding community.

Screen Name Redacted

8/08/2023 03:22 PM

There are some key issues in cases where the property owner is not on-site and is not required to be immediately responsible for the behaviour of short-term renters: - renters understating the number of guests - no-one is immediately responsible/accountable for the conduct of renters (noise, disruption. and other unneighborly behaviours) - neighbouring permanent residents are powerless to do anything about problems with short-term rentals - whereas permanent residents are (mostly) respectful of their neighbours (they have to live beside or near them), short-term renters can do what they want and be on their way without sanctions/repercussions/implications - the OPP already have enough on their plates and likely could not or would not assign priority to issues with short-term rentals

Screen Name Redacted

8/09/2023 04:54 AM

Ranking is not a good method of asking the last question. Many measures are equally important, such as limiting # of nights and good neighbor agreements.

Screen Name Redacted

8/09/2023 07:50 AM

Ban all STA's in Georgian bluffs. We live here because we chose the quiet. Now every community in Georgian bluffs has air bnbs and are no longer quiet and peaceful. None of the STA's in my community are owned by locals. They're all owned by people from Toronto/ Brampton/ Scarborough/ etobicoke. So they sit empty half the year, and packed to the bones (18 person occupancy) the other half.

Screen Name Redacted

8/09/2023 09:28 AM

Recent announcements for an expanded STR operation near me are most alarming. The actions resulted in a renovation of below to near market rent housing of vulnerable residents - and a reduction in affordable, safe, appropriate for need and caring options for people with disabilities. The new STR rental rates are clearly absurd; will do

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nothing to advance affordable options for the area and are marketed under cover of being a 'non-profit' care initiative. We clearly need real policy and direct actions to ensure that these types of distorted STRs fall under some real forms of guidance, licensing, inspections and that revenue is appropriately subject to local and CRA taxation.

Screen Name Redacted

8/10/2023 07:05 AM

Air bnbs in a principle residence or not at all. We have a shortage of housing in the area and city dwellers buying our real estate at inflated prices, just to sit empty most of the year..... The rich just keep getting richer I guess. Start caring about your locals instead of your tourism dollars

Screen Name Redacted

8/10/2023 07:33 AM

If you force rentals to pay Georgian Bluffs a % of rental income then their prices will go up, then less renters can afford to come, which then decreases tourism which is not what should happen. I would like some proof that these \$\$ are going to tourism.

Screen Name Redacted

8/11/2023 06:32 AM

STA cause communities to loose their feel and adopt the culture of those staying. This will cause turnover of established residences who care about traditions

Screen Name Redacted

8/11/2023 06:56 AM

In a principle residence or none at all.

Screen Name Redacted

8/11/2023 08:21 AM

I live in a rental home in Georgian Bluffs during the week for work and am planning to move here full-time when I retire. I also own a short-term rental in Collingwood where STA's have been banned, I currently don't rent it out and use it on weekends in the summer and winter. With current landlord-tenant board issues, there is no way I feel comfortable renting it out long-term, thus creating a need for hotel creation and more Long term rental creation. I think tourist areas need short-term rentals, as long as owners, report earnings to the CRA, there isn't much difference between them and hotels. If they aren't located beside schools or places where families should be moving to I don't see an issue. I'm sure the urban sprawl of weekend houses in Collingwood that remain empty during the week is much worse for the environment. The ability for tourists to come and experience our area is why we all moved/stayed here. These tourists likely spend more money in the average week than someone who uses it as a weekend cottage and brings all their supplies from home spends in locally in a month. by the way, a quick Airbnb search of Collingwood will show you a large number of illegal Airbnb's that Collingwood By-law doesn't have the manpower to police.

Screen Name Redacted

8/11/2023 09:27 AM

Noise is the #1 complaint I hear besides trespassing on neighboring properties which has also occurred regularly requiring no trespassing signs.

Screen Name Redacted

8/11/2023 09:51 AM

There is a big difference between city vs rural STAs. In many rural communities, neighbours assist each other in a variety of ways, including emergencies (snow, power outage, etc). Changing the ground rules to allow outside investors to operate STAs upsets this important aspect of rural life.

Screen Name Redacted

8/11/2023 10:02 AM

The people who rent short term don't contribute as much to the local economy as longer term renters. Also, unfortunately many people who do STAs tend to be rowdy, whereas people staying in established businesses (e.g., motels, BnBs) tend to be better behaved.

Screen Name Redacted

8/11/2023 07:04 PM

Given the dire housing shortage, STA should only be allowed in personal homes. Once there is a surplus supply of housing, this can be changed.

Screen Name Redacted

8/12/2023 07:13 AM

G Bluffs is not cottage country, STR should not be allowed in any residential neighborhoods.

Screen Name Redacted

8/12/2023 08:54 AM

The last six years of my life have been disrupted by a STA. No amount of rules and regulations will convince me that they're a good idea.

Screen Name Redacted

8/12/2023 04:00 PM

I am concerned about short term rentals in structures not subject to building inspections - i.e. - trailers.

Screen Name Redacted

8/12/2023 09:23 PM

Short term rentals cannot be allowed to destroy existing livability of an established neighbourhood. Individuals renting seek the quiet and peaceful surroundings but should not be allowed to destroy these very aspects for a few days of partying. Renters should conform to the neighbourhoods where they are renting and not behave in a manner which disrupts the existing residents.

Screen Name Redacted

8/13/2023 05:42 AM

Licensing fee does not solves any problems. All property owners should have a right to supplement their income. Stricter regulations to

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control the noise and good way to report it. Repeat violators should not be allowed to operate. Definitely there should be a limit how many guests should be allowed to stay at the property

Screen Name Redacted

8/13/2023 07:47 AM

I think it's important for the area and this should be a way for the residents to benefit and not make it about the municipality. People can barely afford to eat and pay their bills and if you continue in this manner your other costs will rise in the health and social services area. Your going to punish the whole for a small few.

Screen Name Redacted

8/14/2023 05:47 AM

We've never had a problem, most people are respectful and we don't feel regulation is necessary. Just another tax

Screen Name Redacted

8/14/2023 06:56 PM

Hotels and Motels in this region are plenty, if you own a home, your right to make money and offset your costs by short term rentals, does not trump the rights of those who live here that are looking for affordable rental units. The greed just never ends. If they want to make money off of their houses, then they should sell them.

Screen Name Redacted

8/15/2023 08:51 AM

Sta should not include travel homes being used for accommodation for a long period of time. Family with homes visiting for a few days should be the exception

Screen Name Redacted

8/15/2023 12:57 PM

I work outside of Wiarton at a resort. For two years I have not been able to find a place to rent in the area because they are all vacation rentals. I had to take an apartment in Owen Sound and drive 90 kilometers a day just to go to work. The people that work in the tourism industry need a place to live too.

Screen Name Redacted

8/15/2023 08:31 PM

As a full time permanent Georgian Bluffs resident for 27 years, living next door to an AirBnB ( that accommodates 25, is promoted as a 'destination for stags, stagettes, weddings and anything else in between'), I have grave concerns re: negative impact on the ' peace and quiet of our primarily retired neighborhood

Screen Name Redacted

8/16/2023 02:44 AM

As long as short term renters do not physically affect neighbours, there should be no interference from the township to private property owners and who they choose to invite on their own private land, whether paid for or not. It is a fact that short term rentals bring economic benefit to any area as well as to the home owners who are renting their property accommodations. This is a much needed

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source of income for many who are struggling financially so please butt out of a person's right to survive if it is not hurting anyone! This includes NO MORE TAXES!

Screen Name Redacted

8/16/2023 05:50 AM

All in all, I am against the STA model of accommodation. I live in a quiet and peaceful area and would be very upset if it got noisy and crowded due to STA lodgers. Keep with the motels and B & Bs for accommodation of tourists.

Screen Name Redacted

8/17/2023 01:15 PM

STR only increasing the housing crisis. Worry about a private enterprises profits, revenue or part time owners or investors for absentee owners is ridiculous. Maybe change zoning to allow for only STR. Why do already established neighbourhoods have to incur these issues because of greed. STR should have to pay more taxes, there should be faster fines and retaliation for poorly managed sites ie loss of STR operation. Currently By-Law's are essentially useless. How many trailers are on properties on grey road 1, more than the allowed amount in the township by-law. Who is going to effectively monitor these properties? By law ? The OPP response and action of both is laughable.

Screen Name Redacted

8/17/2023 04:02 PM

While I have answered each question I have an objection to the obvious bias in this survey as demonstrated in the question that insinuates that STAs are not part of the legitimate group. In these uncertain economic times I find it incredible that the local well-to-do are trying to prevent others who rely on STAs just to pay the bills. Please keep this in mind.

Screen Name Redacted

8/17/2023 04:28 PM

These comments are very interesting. Here are some facts. 1. We have a housing crisis. There are not enough homes for people to live in. 2. There are seasonal properties which don't get used all the time (cottagers) 3. There are STAs which are bought to help leverage interest rates in attempt to use the housing market as if it's a stock market because every year the percent increase is incredible. Better than most stocks out there. 4. Because of the types of home ownership listed in 2 and 3. We end up having the problem listed in number 1. 5. STAs bring new people to the area which is good. But it's only in the warmer months. In the winter they aren't here. So I'm not sold on this idea that they bring all this business to the area, because they can't bring it here when nobody can rent it. If you don't believe me go to sauble beach and try to get a sub from subway on December 13th. What are the solution to the problem? 1. Ban stas. If they are banned more homes open up to people who want to live here and be apart of our community. They will bring business to the



area by being here for all 12 months of the year. Much better than 2 or 3. 2. Have a fee. Pay to play. If we are turning homes into hotels then there should be some way we have to pay for all the extra costs of people partying up here. 3. Regulate it like Toronto regulates taxicabs. Hand out licenses. Determine how many we need in our community due to the lack of hotels. And then once that's determined. Geographically only have so many licenses to obtain. Talk to the neighbour's of the applicants for these licenses before they hand them out. The applicants with the least amount of complaints get the license. Adjust number of licenses as necessary. Remember we live here. We get to determine the rules. Every option has pros and cons. But it's obvious in the comments that people don't want these STAs next to them. Houses aren't supposed to be bought sold and used like they are commodities to be traded. They are meant to be lived in. Goodluck.

Screen Name Redacted

8/17/2023 08:36 PM

The language used in the survey isn't neutral, feels inflammatory and predisposed towards a community free of Airbnb, which feels like nimbyism - the tourists have come here already, without the municipal / provincial / basic resources needed. There's garbage all over the government dock in Big Bay. This isn't about tourism, it's about targeting - owner / operators who live in the community shouldn't be shamed for figuring out additional income now that predatory investment and nonsense has made this area too expensive for those in local employment. We need a plan that supports residents. Full time residents.

Screen Name Redacted

8/18/2023 04:12 AM

Ban STA's. We have enough hotels and not enough permanent living options for OUR LOCALS. Why are we talking about accommodating rich cidiots, instead of talking about how we'll house our homeless. Shame.'

Screen Name Redacted

8/18/2023 02:09 PM

Hi, short term rentals should not be allowed in wholly residential neighbourhoods. They are businesses and should be treated as such. Regular B and B's where the owner is present are fine, non local business owners who are not present are not fine. Thanks.

Screen Name Redacted

8/19/2023 09:00 AM

Nobody but the people profiting from these STA want it here. We have 5 acres and have an STA beside us. Our street was quiet until the turn over of STA renters. If this is implemented, we will sell and be pushed out. Read the room.

Screen Name Redacted

There needs to be reasonable accountability by the owners renting

8/20/2023 08:23 AM

for ensuring renters are respectful and act responsibly as good neighbours. Immediate neighbours should have direct access to contact renter or responsible party for immediate response action taken to address disrespectful renters based on guidelines given. If unresolved, defined escalation process is taken.

Screen Name Redacted

8/20/2023 06:59 PM

Home owners running a business should think of the disturbance of the neighborhood. They are making a ton on money daily and the strain on the neighborhood is unreal. Loud partying trash not being picked up. They rent a place for a night or two and feel they own the right to disturb the residents. We live on an unassumed road and the short term renters drive way to fast as well as shoot gravel when driving up the hill. The ones that rent to 15 ATVers roaring up the hill and causing damage to the road the Georgian bluffs does not service (unassumed Road).... If you want to allow STR on our road you can service it. We all pay taxes and I'm sure the owners of the STR aren't paying anymore in taxes than the owner occupied residence. Think about the mess and the cost to the residents that have to look after the road out of our own pockets. Gravel and grading as well as our own snow removal. Does this seem fair???? Mallard St. Residence are sick and tired of having our privacy invaded by your so called tourist and the STR agreements should not be allowed as far as we are concerned. We live in a small community within Georgian Bluffs with zero help from the township on our road. Oh yes you did put a stop sign up. Thanks for that.... That just gives them another reason to stop. Then speed out into the traffic the throw more of our hard earned money we spend on gravel to maintain our hill. We need to keep the hill in tip top shape because the residents need to get to there home's safety. After all we are the ones that live and pay taxes on our properties. Maybe you should reduce our taxes and give a bigger percentage to the STR owners!!! This is a residential zoned area not commercial!

Screen Name Redacted

8/21/2023 05:54 AM

CAMPING IS A GREAT SOLUTION TO STA. Since our area is zoned, residential, and NOT commercial and YOUR allowing STA , EITHER raised taxes on STA OR LOWER taxes on communities that are burdened by STA! We live on a unassumed road and they've requested road maintenance reimbursements for maintenance of said road which has fallen upon deaf ears from the council. Our community on Mallard Street is fed up with STA's whereas they are profiting and we are taking the expense. Having a number to call when there's a problem is a reactive measure, a proactive measure would be lowering taxes to full-time residence, whom DONT do STA, and then let the chips fall into the hands of the residents and police! You & your council have a very pissed off community who is on the edge of taking matters into their own hands!

Screen Name Redacted

8/21/2023 06:42 AM

If done properly, these are a huge benefit to the area. There is no nice hotels (except the best western) in the area. I would rather my family stay at an air bnb than at a bed bug, [REDACTED] infested motel.

Screen Name Redacted

8/21/2023 04:03 PM

1. STA is a legitimate business, no different than traditional B&B or motel. It is simply a newer model to address market demand. However, where the challenge lies is in entire homes being bought by investors strictly for STA. This drives up market cost and impacts affordability within the community. STAs within SFD does not have the same impact. Further, STAs within SFD also do not necessarily impact the availability of rental units as an owner may not want to deal with long term accommodations. STAs can be reclaimed by the owner at anytime and can also be used by the owner in the vacancy periods. This is very different than a long term accommodation rental.

2. With regards to Question 3, it is a bit of a loaded question. We have ample tourism in certain sectors and could use more in others. The capacity of operators within the TGB to handle increased tourism requires further review and investment.

3. Another regulation measure that could be considered is a minimum stay requirement. Typical STAs requiring minimum stays of three nights or longer are less prone to becoming "party houses".

Screen Name Redacted

8/23/2023 05:50 AM

Question 4 and 14 were difficult to answer as the numbers would not all be available.

Screen Name Redacted

8/23/2023 07:56 AM

I believe noise problems are the greatest issue, so the "Good neighbour" concept would help, if respected.

Screen Name Redacted

8/23/2023 03:31 PM

An additional issue is large homes which in the summer become "family compounds" housing many people at a time. The results are the same as problematic STRs.

Screen Name Redacted

8/23/2023 05:26 PM

STAs should not very allowed in residential neighborhoods. I am lacking sleep from constant loud noise outside till early hours of the day and bonfires which have lasted all through the night. I do have to work to pay for my house and my taxes and I am not on vacation every day like the varied strangers across the street. I am concerned of my personal safety as the police has already had to intervene the activities in this STA.

Screen Name Redacted

By-law should be directly involved with this, and available 24/7 for

8/24/2023 07:33 AM

complaints and response. Too many times the police have had to get involved for non-emergencies.

Screen Name Redacted

8/24/2023 12:04 PM

property values are high, mortgage rates are high. short term rentals help locals (not cottagers) pay their mortgage. Preventing younger people, who generally own one home and are struggling due to high interest rates and high property values, from running STAs on their property could hurt the community and push younger people out of the area,

Screen Name Redacted

8/25/2023 05:09 PM

the tenants need to be held accountable and there needs to be prompt fines to those who are noncompliant. and there needs to be a federal register for problem tenants that is public.

Screen Name Redacted

8/26/2023 04:54 AM

As a previous property owner in NBP, I also ran a weekly STA cottage rental seasonally. The rental was our home and we, with the help of a rental agency, carefully vetted the occupants. I experienced the heavy-handed methods used by that local government to institute a set of bylaws that were completely unreasonable. As homeowners, we did not have a voice regarding our commitment to the community. Please don't follow the lead of MNBP! I can be reached anytime for further discussion. [REDACTED]

Screen Name Redacted

8/26/2023 09:57 AM

Full time residents must not be adversely effected by nearby STRs. All STRs should only occur in residences where the owners are full time and always present. The number of STRs must be limited per street and neighbourhood for the protection of the strength of neighbourhood and the interdependance that neighbourhood fosters. We should NOT be encouraging absentee landlords or property investors who only care about the income that the property will generate. Full time residents care more than the value of their property. Their care about the quality of life and enjoyment that property can give them.

Screen Name Redacted

8/27/2023 05:15 AM

Certain communities should not allow short term rentals.

Screen Name Redacted

8/27/2023 09:04 PM

Don't think the township has any business in my house.. [REDACTED]

Screen Name Redacted

8/28/2023 11:37 AM

Regarding Question 14 a number of these are number one concerns. It is not possible to rank them one to ten as most of them are equally

important. We need to also consider infrastructure and septic when we look at these short term rentals.

Screen Name Redacted

8/29/2023 03:53 AM

There are so few accommodations to support current tourism. Simply coming up with regulations and licenses to generate revenue for the Township on short stay is not a plan but I suspect it will be the result. Please do a better job than adjacent municipalities. Simply setting out rules and hiring bylaw enforcement officers isn't a plan either. Working with the community and importantly owners (permanent AND those that own second/investment properties) is key. Fact is the township wants revenue and tourism but with the value of properties now, you HAVE to start welcoming all property owners not just permanent. These owners pay the same taxes and even more costs (utilities) yet still are viewed as less and/or "tourists". It's a great area and it cannot accommodate the visitors today so please be innovative.

Screen Name Redacted

8/29/2023 05:14 AM

In this housing crisis with rental rates high and interest rates even higher, why are we even considering air bnbs

Screen Name Redacted

8/29/2023 05:21 AM

It absolutely breaks me to see at least 7 houses in my community that sit empty 6-7 months of the year. In this day and age we should be promoting long term rentals to help with the extreme shortage of housing our community is experiencing. Please think about the people who LIVE here before thinking about the people who VISIT here.

Screen Name Redacted

8/29/2023 05:38 AM

Sky high housing prices, sky high rental costs, houses sitting empty, strangers in my community, trespassers in my yard, nightly disturbances. Don't allow this. Please. As someone who lives here permanently, pays taxes, and contributes to the community 12 months of the year, I'm begging you to either ban this completely, or tighten the rules to Owen sounds recommendation.

Screen Name Redacted

8/29/2023 05:42 AM

The rich get richer (city people who own the STA's in my community), and the poor stay poor (the people in my community that have no housing options because everything is a STA). Fix this.

Screen Name Redacted

8/30/2023 05:33 AM

These are trying times. We can not allow these STA's in our communities. Perfectly good houses sit empty for months of the year, while our locals are facing housing insecurity. We can not keep encouraging the wealthy from big cities to buy up our real estate and

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rent it out for exorbitant amounts of money. The house next door to me rents for 675/night. (That's literally half my mortgage payment), and has sat empty every year from sept-may. A house that "supposedly" sleeps 18. We could fit so many locals in there! But our locals can't afford 675/night. If you will not ban STA's completely, please remove the allure of buying extra real estate and make STA's available ONLY in someone's primary residence.

Screen Name Redacted

8/30/2023 12:34 PM

I do see the benefits to short term rentals however the lack of respect of some visitors and when the owners are absent it makes it very difficult for the neighbors to have any recourse for unacceptable behaviors.

Screen Name Redacted

8/30/2023 02:00 PM

Not only vacationers would use this, people without housing. Move in and possibly refuse to leave. Too risky and would lower property values

Screen Name Redacted

8/30/2023 02:39 PM

They will destroy the community and will most likely cause us to leave the area

Screen Name Redacted

8/31/2023 07:38 AM

All 10's for Q14.

Screen Name Redacted

9/02/2023 01:45 PM

Concern that if there is a problem STA rules and regulations won't be properly administered. Who will monitor complaints and what will the penalty be if non-compliance.

Screen Name Redacted

9/14/2023 01:41 PM

Always at least 3 cars at rental site. Septic system is old and not geared to this many people. Guests were not made aware of fire restrictions in June.

Screen Name Redacted

9/17/2023 03:41 PM

I live in a quiet friendly family area. 1.8acre lot with 1 mobile home is for sale. Potential buyers from Palmerston want to purchase it & add 6 more trailers for Airbnb purposes. This would completely disrupt our peaceful quality environment that we paid to live in.

Screen Name Redacted

9/20/2023 08:23 PM

I totally disagree with any STA in a Ag-Ru zone. A BNB ok in a existing residence but no cabins or secondary buildings should be allowed I the Ag rural designations

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Screen Name Redacted

9/20/2023 11:47 PM

Against STR. Inviting problems.

Screen Name Redacted

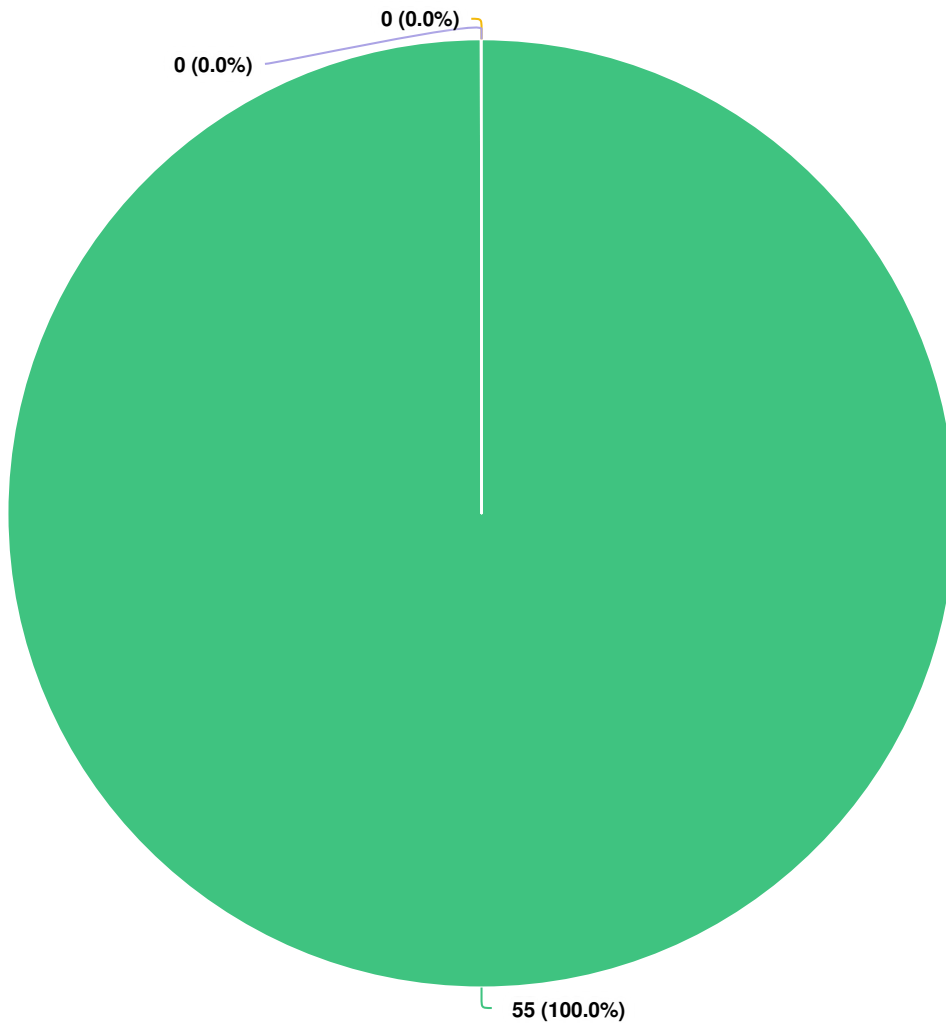
9/25/2023 08:42 PM

Please don't let this happen. Now that "tourism" season is over, seven (or more) houses in my community of Oxenden will now sit empty. There is an affordable housing / housing crisis. Why not instead encourage long term rentals instead.

**Optional question** (234 response(s), 329 skipped)

**Question type:** Essay Question

**Q19** | Please describe your experience renting your property as a Short-Term Accommodation.



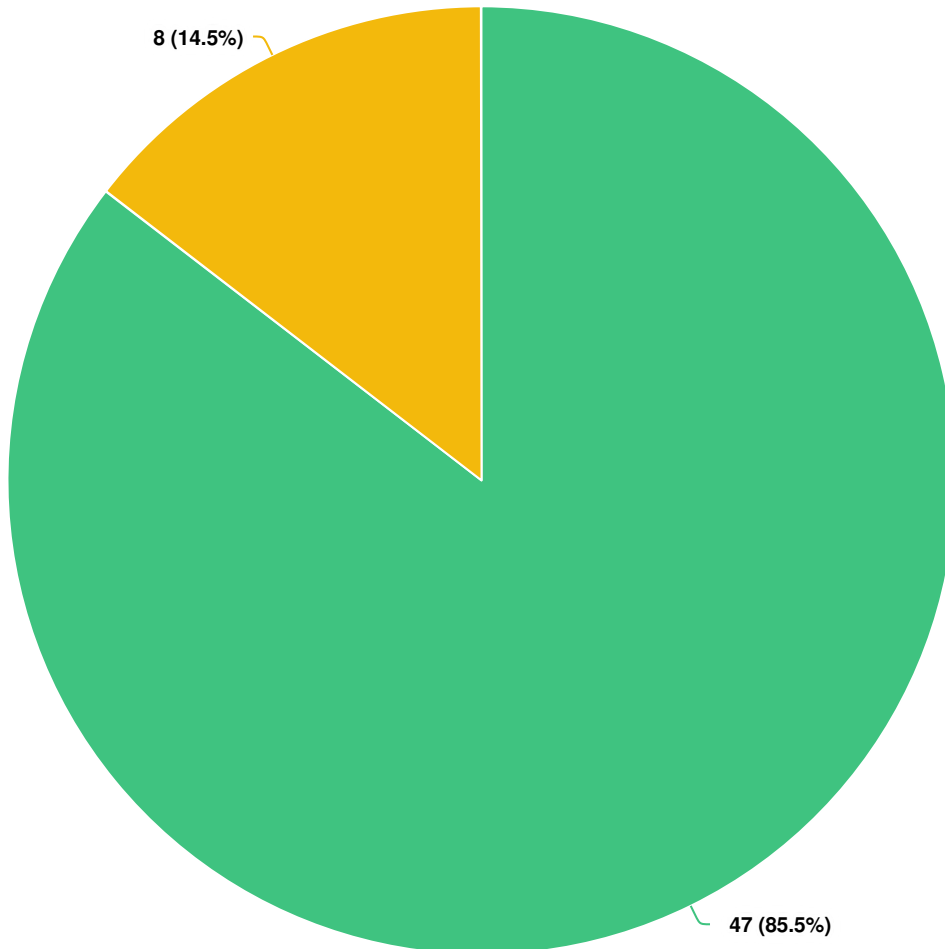
**Question options**

- Neutral
- Negative
- Positive

*Optional question (55 response(s), 508 skipped)*  
*Question type: Radio Button Question*



**Q20** | Do you use local services for your STA (for example: local cleaning services, landscaping, etc.)

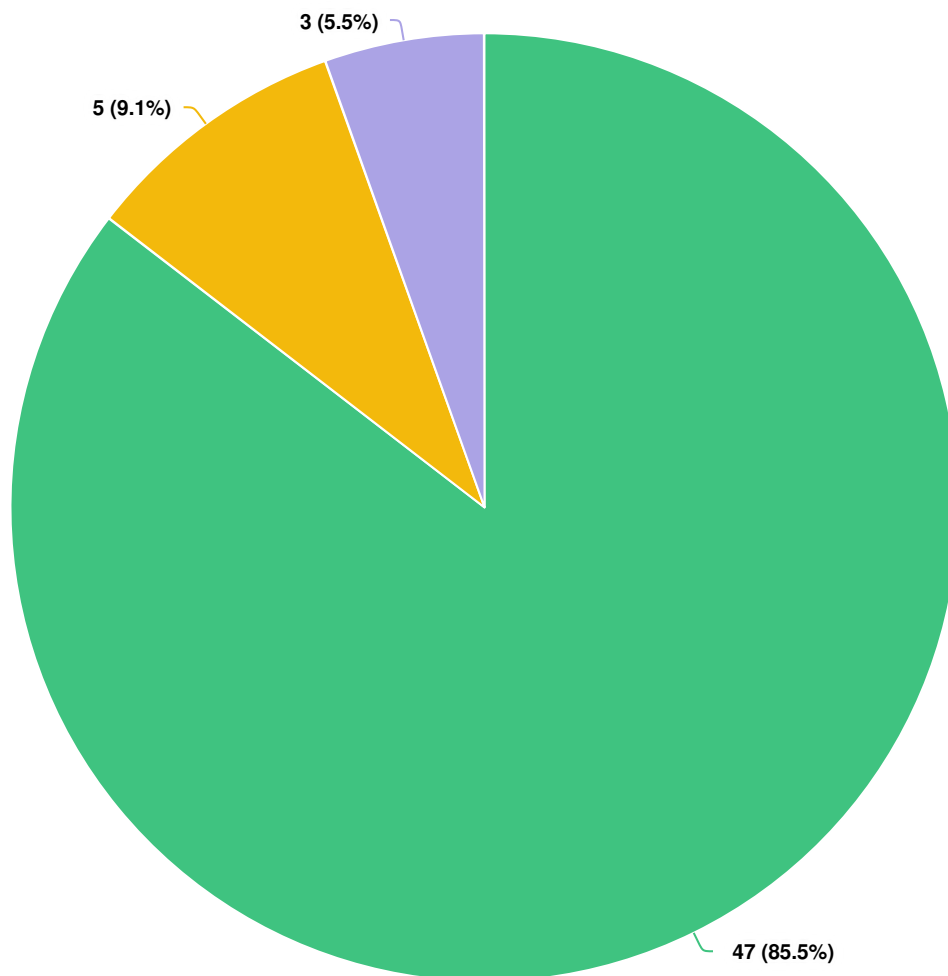


**Question options**

- No
- Yes

*Optional question (55 response(s), 508 skipped)*  
*Question type: Radio Button Question*

**Q21 | Have you listed your house, condo, room etc. for a Short-Term Accommodation in the last 12 months?**



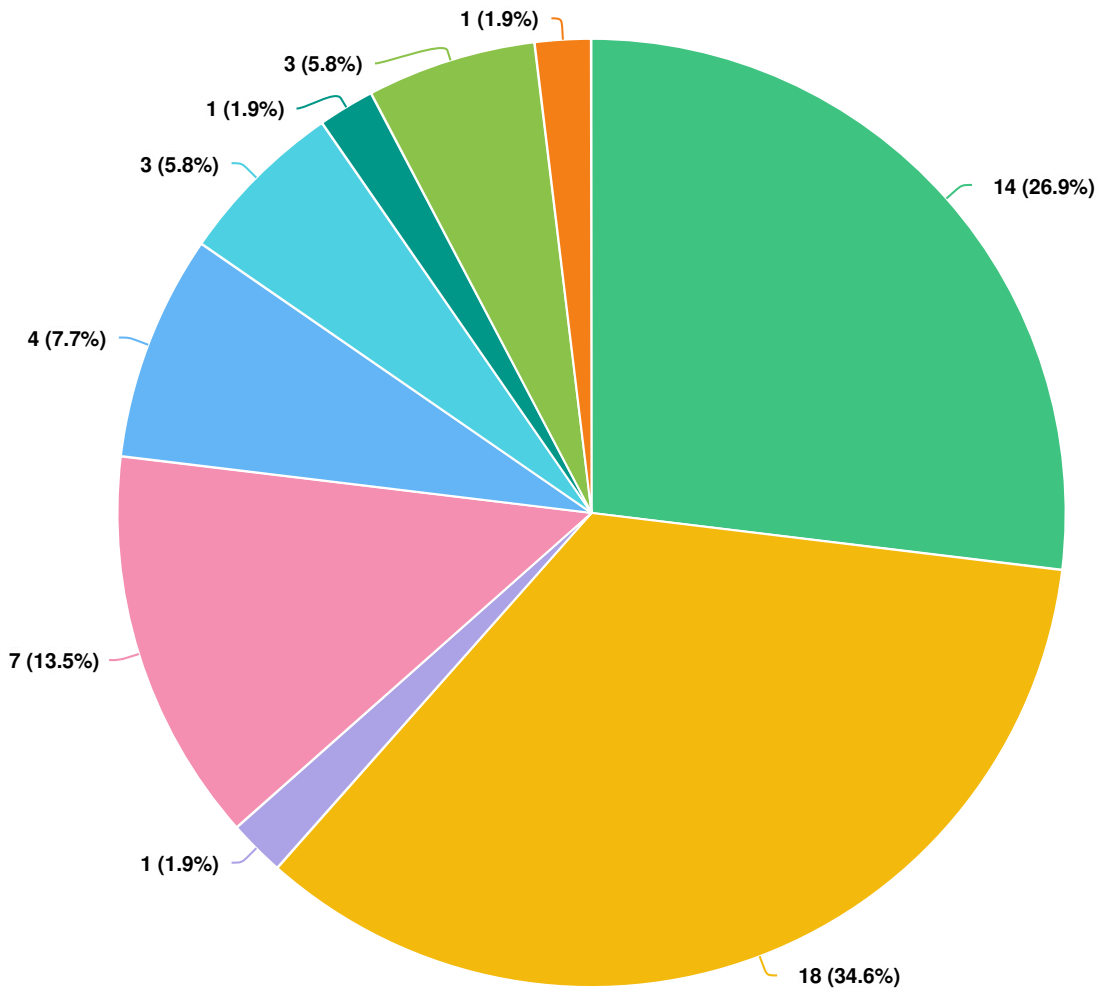
**Question options**

- Prefer not to answer
- No
- Yes

*Optional question (55 response(s), 508 skipped)*

*Question type: Radio Button Question*

**Q22** | If you had NOT rented out your unit(s), how do you think that space would have been used?

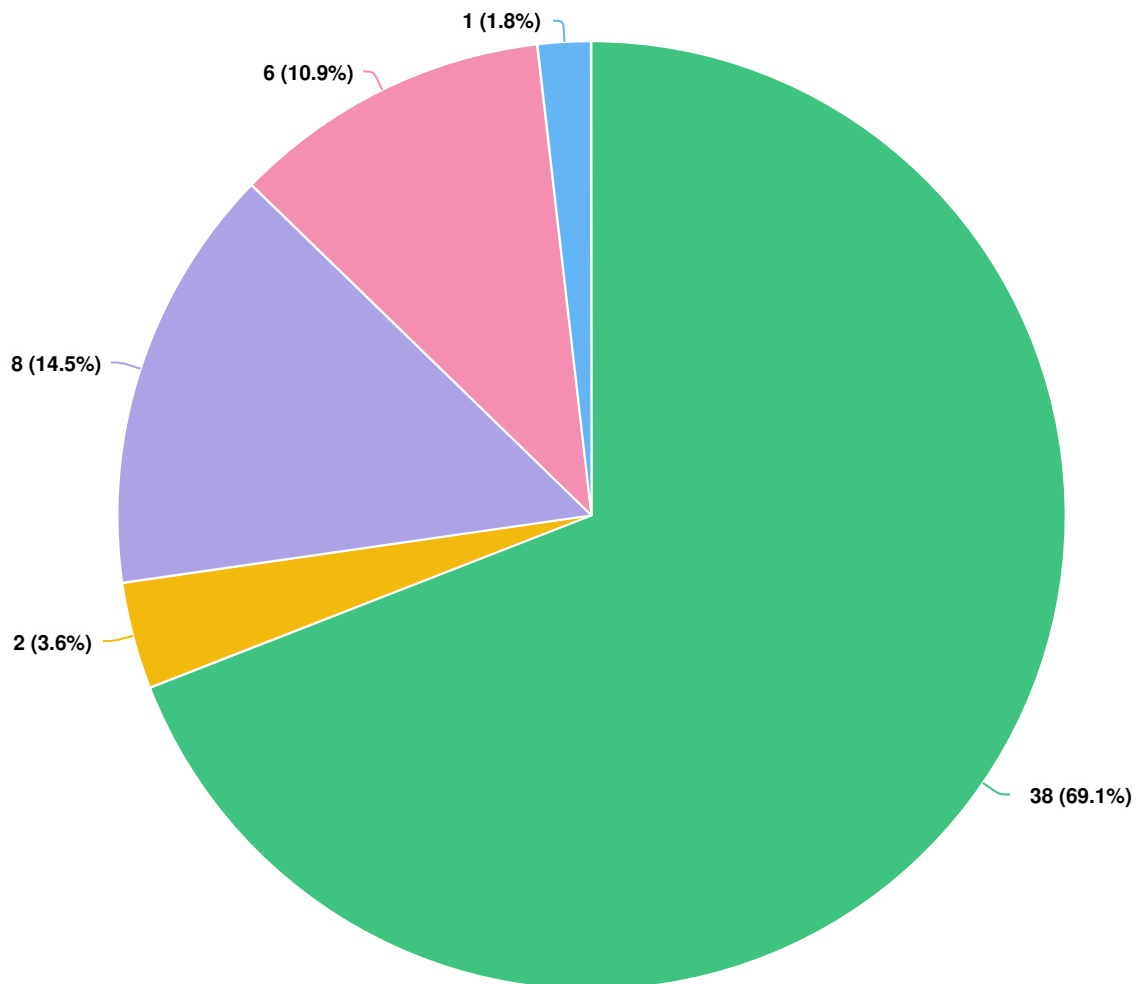


**Question options**

- Other (please specify)
  Other
  Prefer not to answer
  Not sure
  I would have sold the unit
- I would have lived there
  Rented to a long-term resident
  Family or Friends
  Vacant

*Optional question (52 response(s), 511 skipped)*  
 Question type: Radio Button Question

**Q23** | What type of space do you provide?

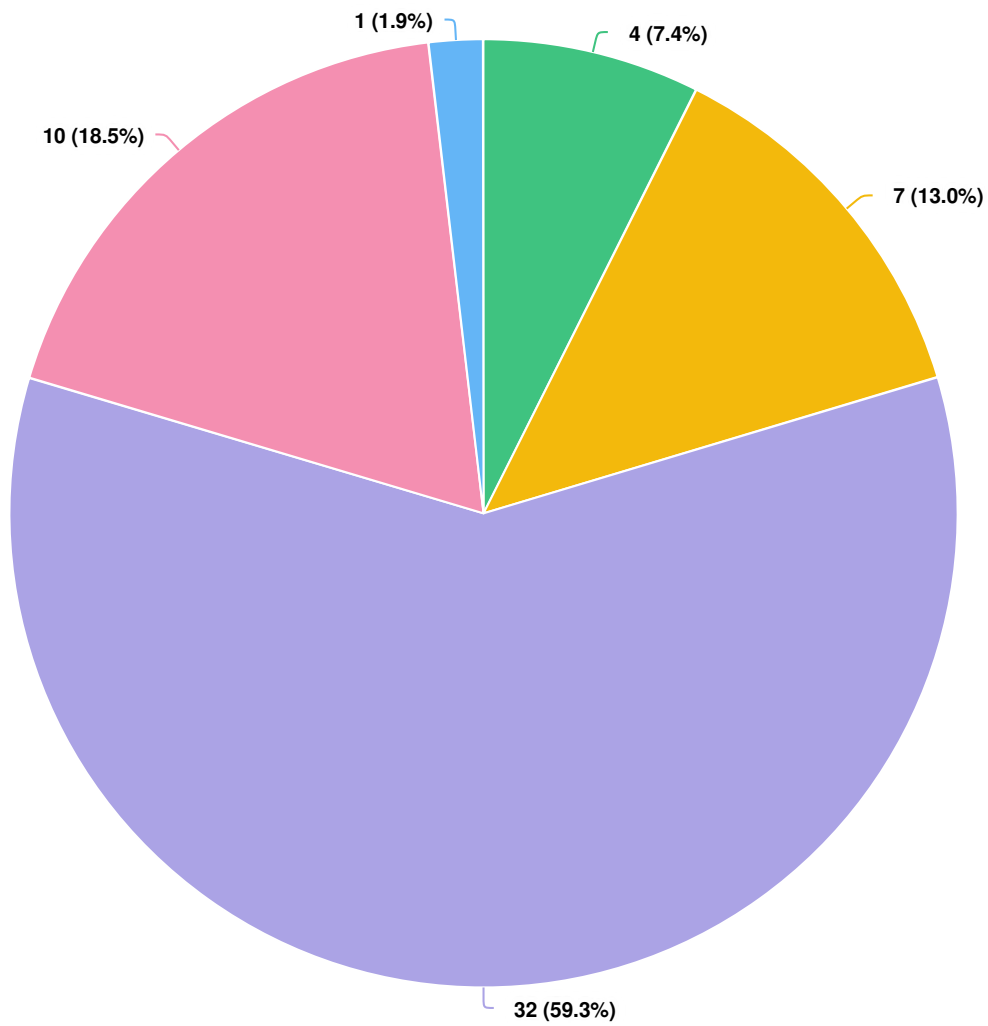


**Question options**

- Other
- More than 1 entire unit
- Secondary / granny suite
- 1 or more rooms within a unit
- Entire unit

Optional question (55 response(s), 508 skipped)  
Question type: Radio Button Question

**Q24** | Can you provide an overview of the types of guests you typically host?

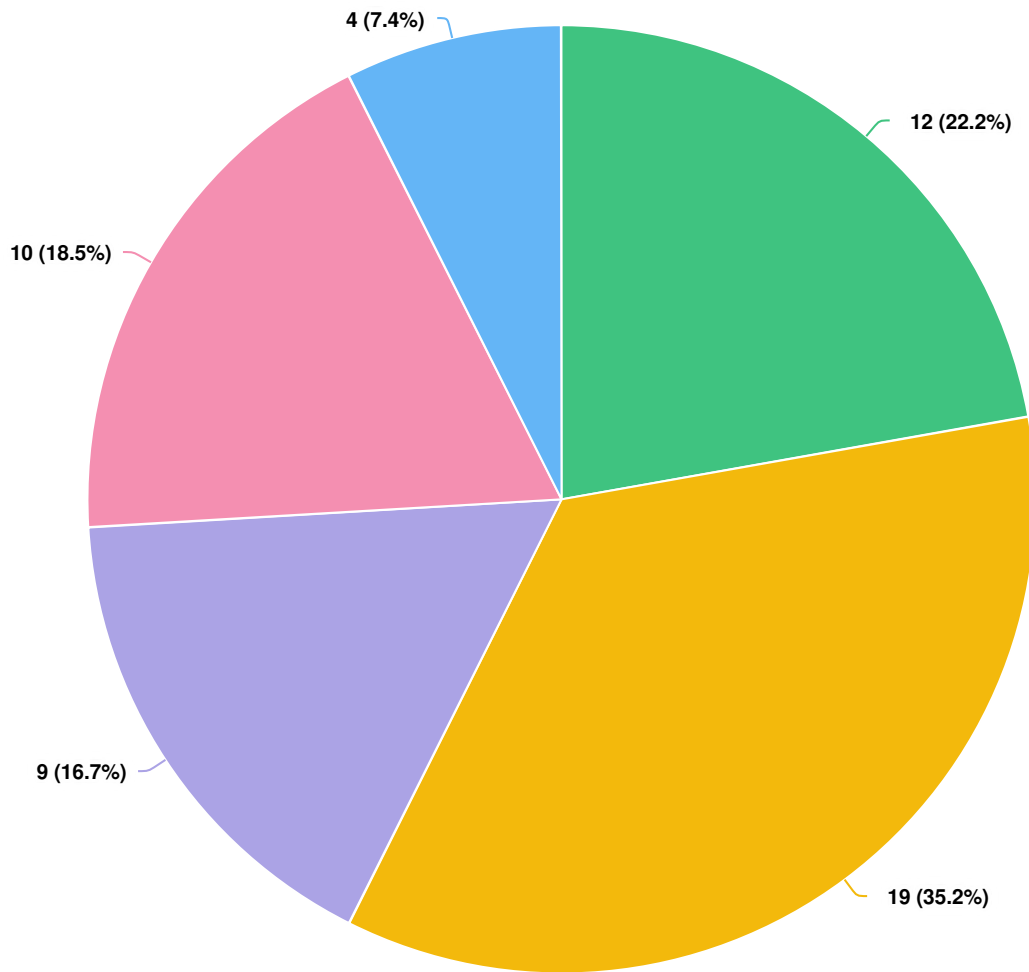


**Question options**

- Other
- Couples
- Families
- Small groups (<6)
- Large groups (6+)

Optional question (54 response(s), 509 skipped)  
Question type: Radio Button Question

**Q25** How many nights in total over the last 12 months was your unit(s) rented out?

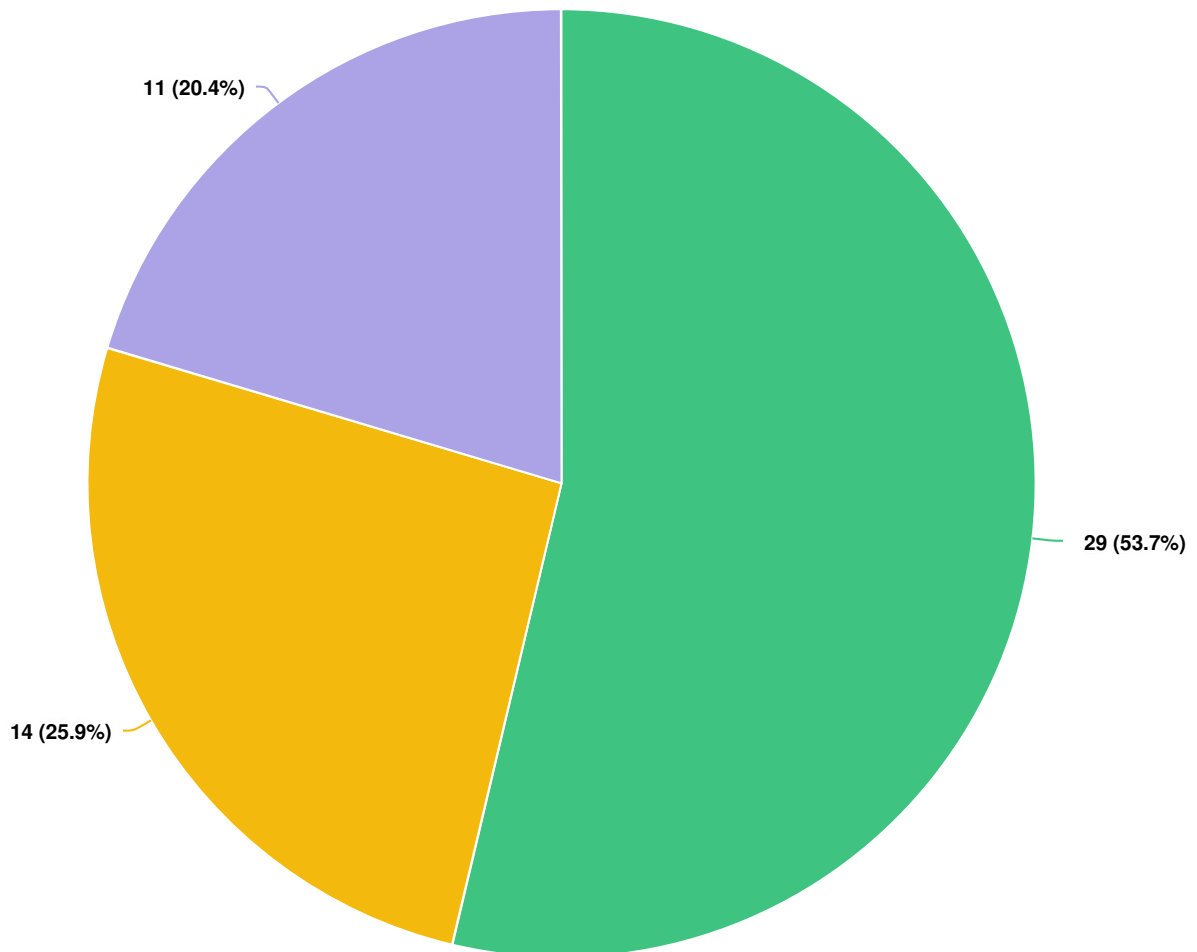


**Question options**

- Prefer not to answer
- >90 nights
- 61-90 nights
- 31-60 nights
- 1-10 nights

Optional question (54 response(s), 509 skipped)  
Question type: Radio Button Question

**Q26** | Do you currently live in Georgian Bluffs?



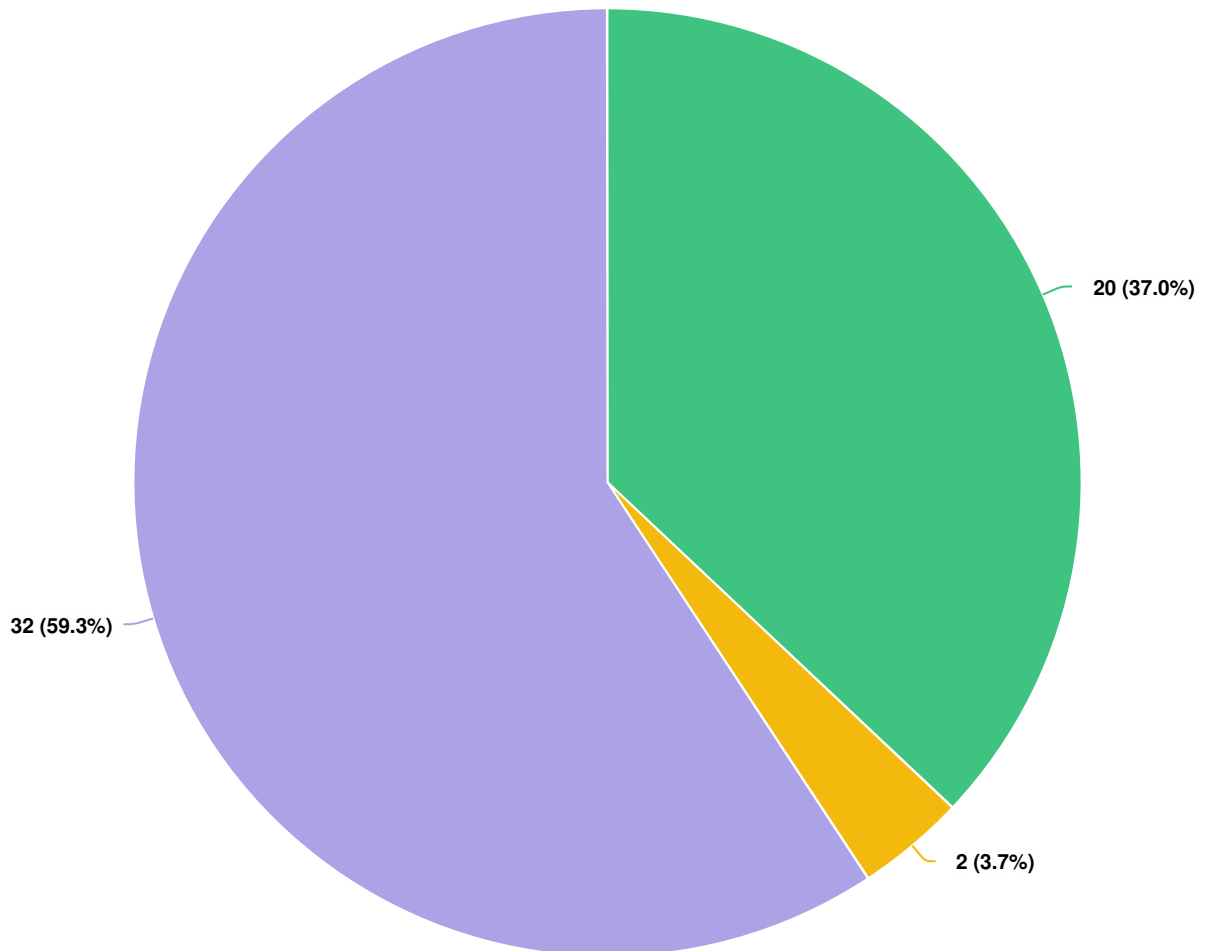
**Question options**

Part-time  No  Yes

*Optional question (54 response(s), 509 skipped)*

*Question type: Radio Button Question*

**Q27** | If you do not currently live in Georgian Bluffs, do you have someone in the area to attend to the property if any issues arise such as a property manager?



**Question options**

- Not applicable
- No
- Yes

*Optional question (54 response(s), 509 skipped)*  
*Question type: Radio Button Question*



**Q28 | Have you faced any specific challenges or concerns related to operating short term accommodations?**

Screen Name Redacted

7/11/2023 09:44 AM

Seperate neighbour dispute over property boundaries but the neighbour is making false allegations against our STA as a frivolous way to attack us instead of dealing with the property boundary dispute.

Screen Name Redacted

7/11/2023 01:26 PM

Not with operating the STA however I have a neighbour that is making complaints about my STA, all of which have been found to be false by the township.

Screen Name Redacted

7/11/2023 08:44 PM

The key is to limit the number of guests to what the particular building or unit can comfortably accommodate and screen the guests as best as possible.

Screen Name Redacted

7/12/2023 06:26 AM

None at all. The guests have all been fantastic. They are tourists visiting the local attractions and just need an overnight stay to do it all.

Screen Name Redacted

7/13/2023 07:58 PM

No, our experiences have been very positive.

Screen Name Redacted

7/14/2023 07:26 PM

No...I rent the suite infrequently and often by word of mouth. I prefer renting to people with references.

Screen Name Redacted

7/18/2023 05:21 PM

Our guests have always been amazing and very grateful

Screen Name Redacted

7/18/2023 06:57 PM

Not many issues.

Screen Name Redacted

7/19/2023 08:09 AM

No. None that I am aware of. We limit the number of people to a maximum of 6 (septic capacity), promote it as a family oriented space, guests required to be positively rated on platform and if new, guests must describe purpose/reason for stay and what plans are for visiting the area. Guests are informed of Noise By-Law, recent Nuisance By-Law, zero tolerance for disruption, fire ban restrictions reviewed daily.

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Screen Name Redacted 7/20/2023 04:14 AM	No
Screen Name Redacted 7/21/2023 06:39 AM	None, all groups and families are looking to feel at home while visiting our beautiful home area and attractions! Why have attractions and tourist advertisement as a town, city and area all around us without providing enough accommodations? We love meeting new people and sharing the space
Screen Name Redacted 7/22/2023 11:33 AM	We have not faced any issues at all. It's been overwhelmingly positive for everyone; guests get exposed to the area, neighbours rarely notice anyone there... everyone is very respectful.
Screen Name Redacted 7/28/2023 12:18 PM	No
Screen Name Redacted 7/29/2023 05:36 PM	None
Screen Name Redacted 7/31/2023 08:48 AM	just concerns over municipalities imposing restrictions or fees
Screen Name Redacted 7/31/2023 04:15 PM	A neighbor broke and entered my home while guests were staying there.
Screen Name Redacted 8/01/2023 09:36 PM	no, live in the area part-time, and only allow for friends and family to use the property.
Screen Name Redacted 8/02/2023 05:00 AM	No, we live here part-time. We do not technically rent our property out, we allow only friends and family to use it while we travel for work. We also have a property manager that lives across the street full-time to take care of all of our property needs while we are absent.
Screen Name Redacted 8/02/2023 01:34 PM	My property is on the shoreline and in Cottage Country. I have had absolutely no challenges, except the extreme, inappropriate actions of one neighbour. My families who rent and stay have been very respectful, clean and love our beautiful area.
Screen Name Redacted 8/04/2023 02:10 PM	No concerns. Our guests have been quiet and respectful. We are upstairs at all times while they are present in the basement suite. It

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has been a very positive experience for us.

Screen Name Redacted

8/06/2023 04:45 PM

Never. Been doing it for 8 years. All my renters leave positive appreciative comments. They love the property and the area

Screen Name Redacted

8/07/2023 05:11 PM

No it has been a very positive experience for me and the guests that use the property. Our neighbors actually enjoy meeting the variety of people that use our property

Screen Name Redacted

8/08/2023 10:53 AM

No

Screen Name Redacted

8/08/2023 07:04 PM

We live within a half an hour from our STA in Georgian Bluffs and in fact use our principle residence as an STA as well. In both cases, we have never had any issues. We have given our personal cellphone numbers to our neighbours, in the unfortunate event, something were to go wrong. It is all about screening potential guests, as well as ensuring they have good reviews.

Screen Name Redacted

8/09/2023 06:16 AM

None that we have not been able to address

Screen Name Redacted

8/09/2023 07:03 AM

No. Little things come up but generally it has gone well

Screen Name Redacted

8/09/2023 11:23 AM

Zero

Screen Name Redacted

8/12/2023 05:52 AM

None. Guests are generally good and takes care of the place.

Screen Name Redacted

8/14/2023 06:59 PM

No, some people have loved the area so much they told me they will plan to purchase to live here in the future

Screen Name Redacted

8/17/2023 05:35 PM

I am an artist and bunk in my studio when I have guests. I vet my guests very carefully before they come and I am on hand at all times during their stay. I give them all kinds of pointers of where to go, where to eat, how to source local food and markets, etc. My guests are quiet and appreciative and I have a 5-star rating. Yet, I have one neighbour who doesn't like that I'm running an AirBnB, and they have complained and caused me problems. My other neighbours, on the

other hand, are supportive and I have encountered no other issues, either with my guests, or other neighbours.

Screen Name Redacted  
 8/22/2023 06:47 AM

Our experience has been very positive and we have worked hard to proactively take all steps we can to set the stage for that. The vast majority of STA operators are responsible, aware and considerate. I worry that local attitudes toward tourism in general (referring to tourists as 'citidiots', for example) will overshadow the benefits STAs, as the only real accommodation providers in Georgian Bluffs proper, and other tourism ventures, can and do provide to the GB economy.

Screen Name Redacted  
 8/23/2023 01:53 PM

NO

Screen Name Redacted  
 8/25/2023 09:29 AM

No

Screen Name Redacted  
 8/27/2023 10:30 PM

Stopped renting air BNB in the Granny Suite during covid. Just preparing to recommence rentals in the coming year and have a small sleeping cabin as well. This is an important piece of our income and financial survival, living ruraly as farmers and entrepreneurs. This should be made easier and not harder. No added tax is necessary, we pay enough and by bringing tourists to the area we support the whole community already which already brings positive things to Georgian bluffs and helps, people and business, to stay in the area. Allowing sleeping cabins in the new by laws was a good move, and a step in the right direction. But I am for residents being able to do this...not people who are not living here turning properties into short term rentals that are not their own residences etc. Or within limits for example, only one property that is not your primary residence and no more.

Screen Name Redacted  
 9/05/2023 06:54 AM

Not at all. Suite offered to singles/couples; house rules consistently followed; we (owners) live at the residence hosting STA

Screen Name Redacted  
 9/11/2023 08:18 AM

None. I think carefully vetting of potential guests is the key, and it can be a positive experience for everyone concerned.

Screen Name Redacted  
 9/19/2023 07:21 AM

no, only positive experience. We take small groups only and have strict rules. Property is on 75 acres and has lots of privacy.

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Screen Name Redacted

9/20/2023 01:56 PM

Looking to collaborate more with local services like gardening and landscaping. Can't find any. Besides that 1/10 guest fails to follow all house rules.

Screen Name Redacted

9/21/2023 06:25 PM

No. My experience has been nothing but a positive experience. Renting allows me the ability to own a cottage in Georgian Bluffs and enjoy it with my family. I would not be able to afford the dream life that is made possible by having a property in this beautiful area.

Screen Name Redacted

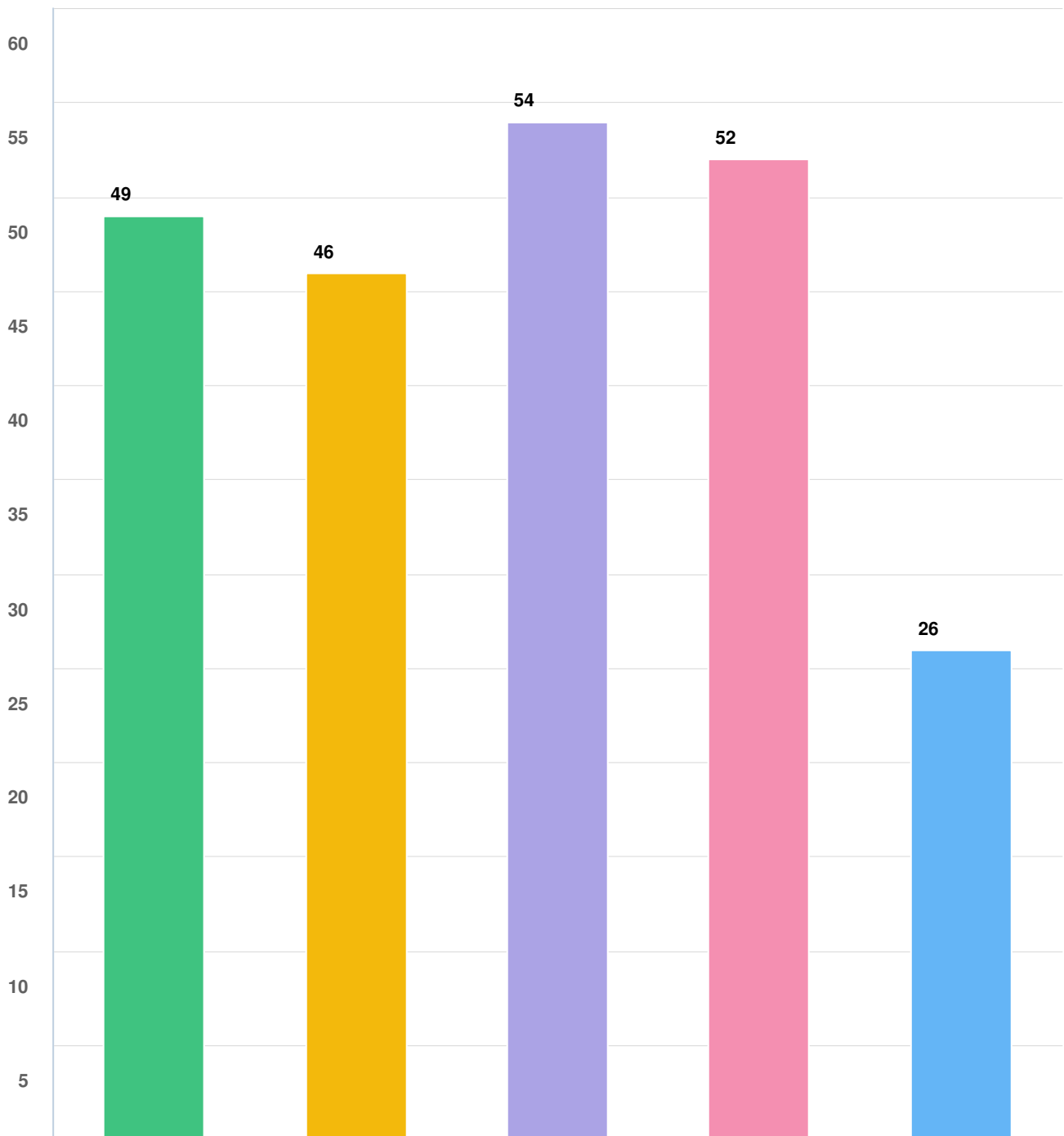
9/24/2023 04:34 PM

No challenges are faced, so far everything is positive. Including the guest have very nice things to say about Georgian Bluffs and the area.

**Optional question** (40 response(s), 523 skipped)

**Question type:** Essay Question

**Q29** How do you ensure the safety and security of your guests? (Select all that apply)

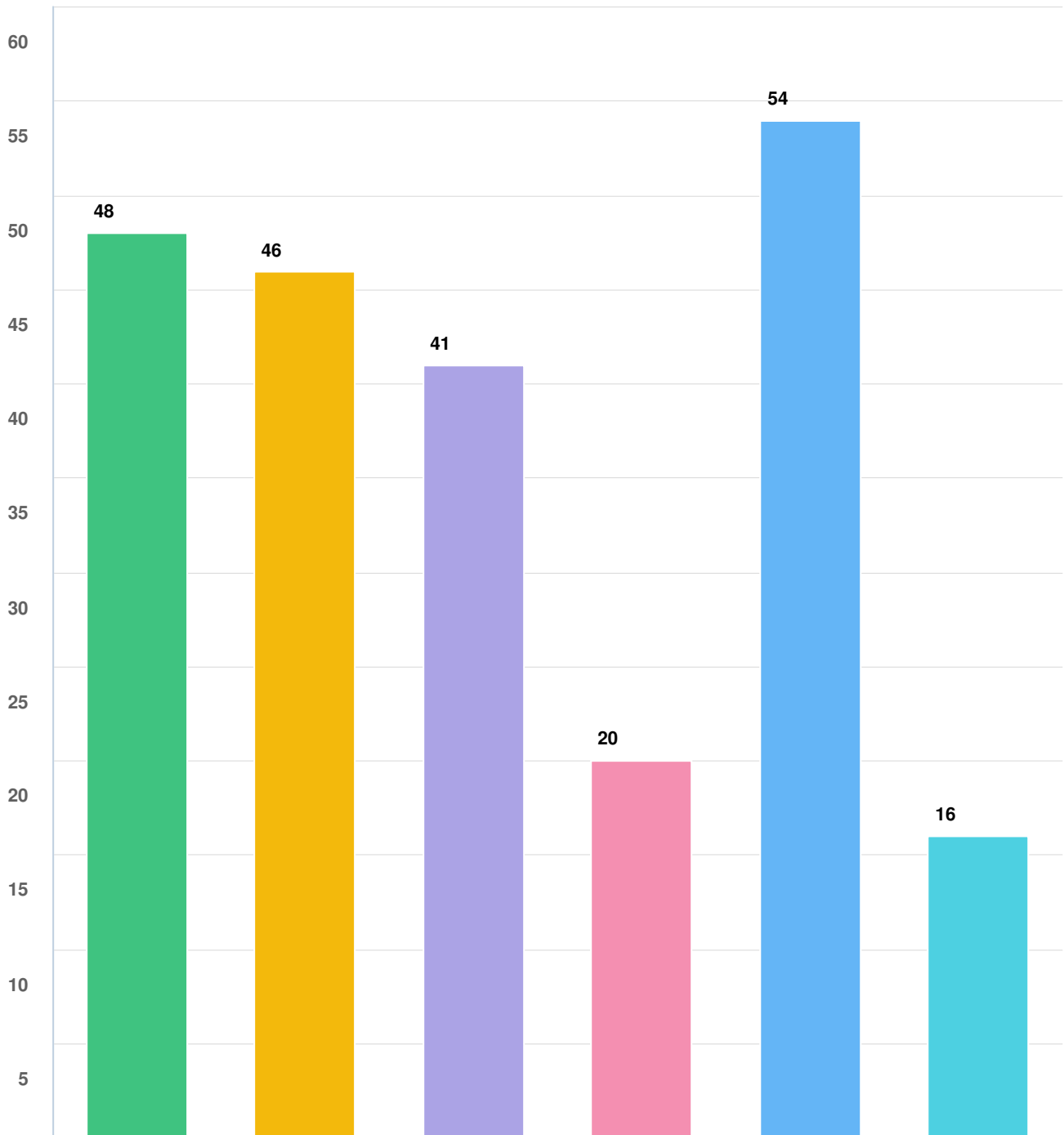


**Question options**

- Other (please specify)     ● Conducting regular inspections of the house before and after guests
- Being available to contact 24/7     ● Posting the house rules in the house for easy access
- Posting the house rules on the property listing

*Optional question (55 response(s), 508 skipped)*  
 Question type: *Checkbox Question*

**Q30** What measures do you take to minimize any potential negative impacts on the local community or neighbors? (Select all that apply)



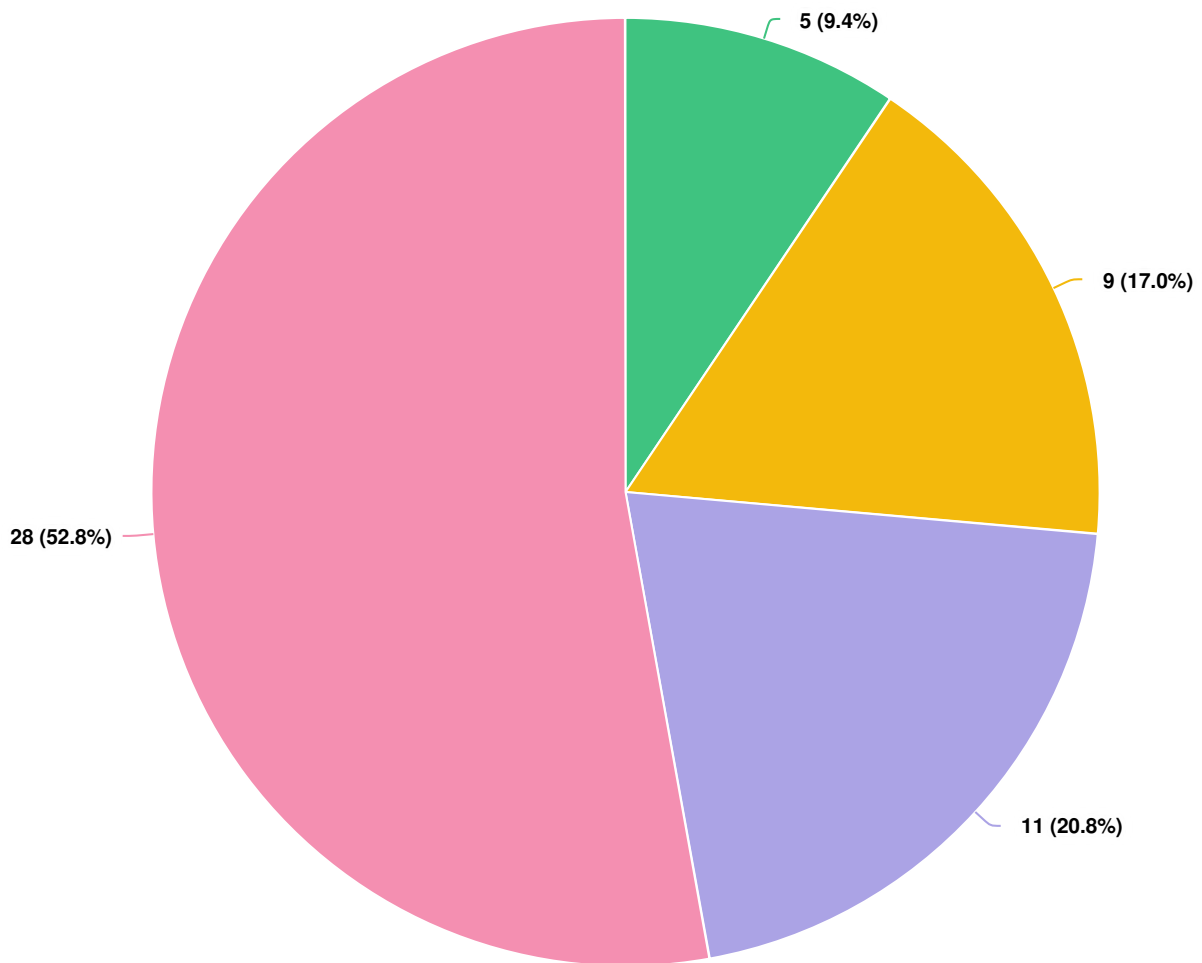
**Question options**

- Other (please specify)
- Carefully vetting guests prior to booking confirmation
- Notifying your neighbours of any upcoming bookings
- Providing your contact information to neighbours if any issue occurs
- Posting house rules in the house for easy access
- Posting house rules on the property listing

Optional question (55 response(s), 508 skipped)

Question type: Checkbox Question

**Q31** | A Municipal Accommodation Tax (MAT) is a fee levied on short-term and overnight accommodations. It is paid by visitors when they book a room with a local accommodation provider. The MAT Tax provides funding to support the tourism industry in Georgi...



**Question options**

- I would not be in favour of a MAT Tax
- I would be indifferent to a MAT Tax
- I would be okay with a MAT Tax
- I would be in favour of a MAT Tax

Optional question (53 response(s), 510 skipped)

Question type: Radio Button Question



**Q32 | Have you received any feedback or suggestions from guests or the local community that have influenced your operations?**

Screen Name Redacted

7/11/2023 09:44 AM

We always listen to feedback and incorporate changes that positively help everyone.

Screen Name Redacted

7/12/2023 06:26 AM

We have provided tourism brochures in the accommodations for guests to help them determine which restaurants, bars or attractions they'd like to visit.

Screen Name Redacted

7/13/2023 07:58 PM

We provide a book and request guests to comment on their stay, to help us make improvements for future guests.

Screen Name Redacted

7/14/2023 07:26 PM

My guests access the Bruce Trail, local beaches, and restaurants in Owen Sound. I rarely rent to nightly visitors. Most guests are 1-3 months, and often stay here before getting a house or apartment as they begin a new chapter in their lives.

Screen Name Redacted

7/18/2023 06:57 PM

Setting up property for guests needs. Making things more inclusive.

Screen Name Redacted

7/19/2023 08:09 AM

All feedback from guests has been very positive about their stay and about the opportunity to visit the area and excited about the activities, beaches, etc., available. Several guests, coming from various urban settings, have been very appreciative of the opportunity to be in a rural space, surrounded by nature, and our large yard for children and pets to run. I have had no negative feedback from neighbours - but understand I have to rely on their comfort level to offer honest feedback. We use local property maintenance for snow removal, promote local businesses where we can, give access to flyers and links from our platforms online local Guidebooks, etc.

Screen Name Redacted

7/20/2023 04:14 AM

Some guests wished it was cheaper so they could visit our area more frequently

Screen Name Redacted

7/21/2023 06:39 AM

Only positive feedback and 5 star reviews for the hosting and area enjoyed

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Screen Name Redacted 7/22/2023 11:33 AM	We've tweaked our offering based on our experience. Guests love that it's so central to so many attractions. Owen Sound is close, the several falls and trails are close, Sauble is 30 minutes away, and going up the Peninsula isn't so far away either.
Screen Name Redacted 7/28/2023 12:18 PM	All guests have been happy. Love the area, and most return every year.
Screen Name Redacted 7/29/2023 05:36 PM	Many of our guests visit the Owen Sound Tourism office. We tell them about it in our Welcome Books. If Georgian Bluffs had a Tourism office I'm sure our guests would visit it as well.
Screen Name Redacted 7/31/2023 08:48 AM	more access to garbage disposal besides the transfer station in Owen Sound
Screen Name Redacted 7/31/2023 04:15 PM	Yes. I have adjusted and added to house rules based on neighbor feedback. I have added amenities and services as per guest recommendations.
Screen Name Redacted 8/01/2023 09:36 PM	we have the same few families stay with us each year because of how quiet and peaceful our area is
Screen Name Redacted 8/02/2023 05:00 AM	We try and provide a comprehensive list of things to do in the area based on our friends/family likes, they often will provide us feedback on things they have done and enjoyed.
Screen Name Redacted 8/02/2023 01:34 PM	Absolutely !! I have implemented many enhancements and additions to make my guests and neighbours comfortable.
Screen Name Redacted 8/04/2023 02:10 PM	I am encouraged to continue operating. Guests are often here to attend local/family events or explore the area. They use gas stations and restaurants, and visit area attractions.
Screen Name Redacted 8/06/2023 04:45 PM	No. Literally renters over 8 years have raved about the area and appreciated the opportunity to be in the space
Screen Name Redacted 8/07/2023 05:11 PM	No

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Screen Name Redacted  
8/08/2023 07:04 PM

No, just our own experiences

Screen Name Redacted  
8/09/2023 07:06 AM

Beyond suggestions for additional amenities, we have not received feedback—from either guests or local community—that have influenced our cottage rental operation.

Screen Name Redacted  
8/09/2023 11:23 AM

Guest suggestions to improve further our 5 star Superhost rating

Screen Name Redacted  
8/12/2023 05:52 AM

No

Screen Name Redacted  
8/17/2023 05:35 PM

Yes. There is very no local cultural scene that is supported by Georgian Bluffs. I have had to send my guests to Owen Sound and other places outside of the country for cultural stimulation (music and visual arts). We have a local group in Big Bay that has been making interesting things happen - even bringing artists from Mexico. But again, no support from Georgian Bluffs - only other counties and BIAs.

Screen Name Redacted  
8/17/2023 05:40 PM

Support for tourism in this area is limited so I take this on in order to ensure that my guests take advantage of all that this area has to offer.

Screen Name Redacted  
8/22/2023 06:47 AM

We've operated right from the beginning with awareness of the neighbourhood. It's just a natural part of how we operate and we communicate this to our guests. We proactively check in with our closest neighbours and they know that we welcome their input. So far all is well and we've had no negative feedback from anyone about our STA. If that happens, we'll act on it right away.

Screen Name Redacted  
8/25/2023 09:29 AM

They love GB - Golfing/Big Bay Ice Cream / Restaurants

Screen Name Redacted  
8/27/2023 10:30 PM

No, there has never been any issues with our guests or negative impacts to neighbors. we are quite specific and only cater to couples/singles or small families who are respectful and looking for outdoors, rest, relaxation and quiet.

Screen Name Redacted

No

9/05/2023 06:54 AM

Screen Name Redacted

Just that neighbours appreciate when we vet our guests.

9/11/2023 08:18 AM

Screen Name Redacted

Guests love the outdoor experience available at our cottage and in the Georgian Bluffs area. We frequently host 3 generations of families, who love the bonding that can happen in a cottage setting.

9/18/2023 07:25 PM

Screen Name Redacted

They love our location because it is so secluded.

9/19/2023 07:21 AM

Screen Name Redacted

Not really. I take any feedback provided into account, however, we really strive to provide a 5 star experience.

9/21/2023 06:25 PM

Screen Name Redacted

Guest have great things to say about the neighborhood. They have asked for recreational rentals like bikes, ATV, Water sports (Jet skis, Kayaks and boats). Including excursions to scenic areas in the neighborhood.

9/24/2023 04:34 PM

**Optional question** (34 response(s), 529 skipped)

**Question type:** Essay Question

**Q33 | Please add any additional comments you would like to share:**

Screen Name Redacted

I don't agree with the MAT tax at this time because the cost would far outweigh the revenue generated and therefore nothing would go back to tourism and would be an unnecessary burden on everyone. Georgian Bluffs does not have the number of STA that other municipalities have such as collingwood or sauble and it just doesn't make any fiscal sense to impose this tax.

7/11/2023 09:44 AM

Screen Name Redacted

Unfortunately the added regulations and mat tax will force many hosts away from short term accommodations, and without them our area can not support the number of tourists. The out of area hosts who are operating big homes and allowing way too many guests with no regulation are the ones who will remain as they can afford to pay the additional fees - the question will be whether the enforcement is strong enough to deter them from continuing to operate in a careless manner. Perhaps an alternative solution would be to create a tourism platform for hosts to advertise their space, and in turn collect the 4 percent mat tax for that service. Air bnb for example charges hosts 3

7/11/2023 08:44 PM

percent, but they also charge the guest 14% in most cases, so to be able to actually offer accommodations for less, and put money into the township would be a win win for all parties involved.

Screen Name Redacted

7/12/2023 06:26 AM

Taxing short term guests, aka tourists, for stays will be a deterrent that will hinder tourism. They are coming to the area to spend money at restaurants, bars, attractions, on parking and shopping.

Screen Name Redacted

7/13/2023 07:58 PM

Short term rentals are a great way to promote tourism in our area. By providing a variety of accommodation options it encourages tourist to visit our area. This then provides monetary support to our many local businesses. If the Municipality limits the number of short term rentals, they will be limiting the number of tourists and hurting local businesses. In regards to problem rentals, Bylaw officers should be made aware of those locations and monitor them accordingly. I recently learned there were only 11 short term rental complaints last year. If there are only a few, then the newly hired Bylaw Officers should be targeting those areas and not punishing the majority of the good compliant short term rentals. If you charge additional fees to short term property rentals, the owners will need to pass on those fees to the renters; therefore, limiting the amount of money they could be spending in the community. We see the renting out of our cottage as a way to share the beauty and uniqueness of our area with others who would not get a chance to otherwise. Our short term rentals have been very positive and we want to continue the practice.

Screen Name Redacted

7/14/2023 07:26 PM

My guests are quiet and nature-based ....they prepare meals here and hike the trails. I do not welcome ATV or snowmobiles.... instead I am seeking guests who are birders and nordic skiers and cyclists who use I do not understand how the 4% MAT tax helps GBluffs with tourism-related costs. Please be more specific about how the money will be directed. Thanks!

Screen Name Redacted

7/18/2023 05:21 PM

As a STA operator I already pay property tax's and I also pay tax's on any income I make through the STA. I also bring people and business to the local area. I feel it is unfair to put an additional burden on STA owners for 'tourism' which should be everyone's responsibility and not just this specific group. Prices are already getting out of control and I would hate to see them go again because of an additional tax.

Screen Name Redacted

7/18/2023 06:57 PM

In favour of a mat tax if actually spent on the tourism. Not held for other projects like south Bruce peninsula. Have had many issues with the licensing and fees in south Bruce. Operate and manage multiple

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properties in Sauble, wiarton, Owen sound.

Screen Name Redacted

7/19/2023 08:09 AM

I strongly believe having STA as one the options for the areas tourist accommodations is very important. Motel/hotel space is not always suitable or available. Also, it provides much needed additional income and provides me the opportunity to be at the property more often. We are a reasonably priced option that gives families the living space they need indoor and out. I've also had workers, ie., Hydro tree trimmers stay and prefer the home feel to a hotel. I know longterm housing supply is limited in most municipalities, however, in our case, we would never offer our property for long term rental so I don't feel I am taking that option away from someone. It is too complicated, too restrictive and more risky in my opinion to have longterm rental. STA offers the opportunity for a balance of options. I would prefer to sell over longterm rental. Also, the fact that the platform, in our case Airbnb, offers insurance coverage and therefore positively impacts how our private insurance sees the situation, and they are therefore more willing to insure us for STA for a maximum of 180 days per year as long as bookings are done through a public platform. I have been expecting the Municipal tax to come, so that is not a surprise and I prefer to know and follow any safety/code requirements as required. I hope this info helps. Thank you for the time and work you are putting in to getting this project running. [REDACTED]

Screen Name Redacted

7/20/2023 04:14 AM

As a host if you use the platform there is already fees for the host and guests including tax etc. if you add another 4% we will likely see a huge decline in bringing people from out of town/other countries and less spending in our area. I would not appreciate this extra cost if I was a guests travelling elsewhere. We are being taxed etc way too much already on everything from the government it would then not be worth it for myself and I would close my rental.

Screen Name Redacted

7/22/2023 11:33 AM

I'm undecided on how I feel about the MAT tax. Many of our guests aren't staying in Georgian Bluffs for their daytime activities. They're going to Owen Sound or to South/North Bruce. Besides using our roads, the biggest service I see our guests using are our waste services and some of the local trails. I also feel like this is a waning attraction. In 2021 we were booked solid, in 2022 our bookings slowed down and we had to drop our price. This year is the same. We have some repeat guests, which is great, but the attraction to the area isn't the same as it was when the borders were closed and there were no other alternatives. By adding an additional 4% tax, it may not feel like much, but it could leave a bad taste in the mouth of tourists that we're already having a harder time attracting. I do appreciate that Georgian Bluffs isn't (currently) talking about making short term

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rentals illegal... that is very short sighted. Good luck with the survey!

Screen Name Redacted

7/28/2023 12:18 PM

We only rent for 4 weeks of the year.

Screen Name Redacted

7/29/2023 05:36 PM

I would only be in favour of the MTA if ALL STA operators in the Township are required to pay it with a very high and strict penalty for non-compliance.

Screen Name Redacted

7/31/2023 01:52 PM

My STA is beside a local tourist destination/conservation area, I rent it out to small groups during the summer months when it is too busy with tourists and noise for me to live there or use it as the cottage I intended it to be. I realize that some housing stock is being taken up by investors. But I am against a principle residence stipulation like Owen Sound recently implemented. Many cottagers in the area rent their cottages out for a short period in the summer to cover expenses. And because they enjoy it in the off season, it helps keep the cottage in the family.

Screen Name Redacted

7/31/2023 04:15 PM

I would be ok with MAT tax after 2024. Inflation is very high now and. Federal government introduced mandatory HST last year which have had a significant effect on bookings this year. My listing specifically caters to larger groups (14 max) and offers a high end experience. No real issues with guests partying or making significant noise after 11pm. Guests are vetted very carefully.

Screen Name Redacted

8/01/2023 09:36 PM

not in favor of a MAT tax - people are already coming and bringing money to the area. With current economic times, nickel and diming everyone who steps foot in Georgian Bluffs might drive people elsewhere. How would a MAT tax be regulated? There's not enough staff as it is to deal with day-to-day operations let alone this - be considerate of this. People have the right to own property, it's not the township's job to govern what owners do in their own homes unless it's in violation of something.

Screen Name Redacted

8/02/2023 05:00 AM

I am not in favour of a MAT Tax, folks are already bringing money to the area, which remains an affordable place to visit. Adding additional costs could potentially deter people from visiting. Georgian Bluffs is not a hot spot like Sauble Beach or Tobermory and I believe special care should be taken if an STA policy were to be considered.

Screen Name Redacted

I have absolutely no faith whatsoever that this MAT tax will be used

8/02/2023 01:34 PM

for what is stated. I also don't believe guests will use any of these supposed programs. I think the Municipality should be pleased with business owners and entrepreneurs who attract and bring valuable tourism to our beautiful area. That, in itself, generates a great deal of economic benefit to all of the surrounding municipalities. It takes a lot more than people think to run a 5\* operation and receiving help rather than hindrance would be welcomed and appreciated. We are TAXED to DEATH... how is this positive ???

Screen Name Redacted

8/04/2023 02:10 PM

We are new to the STA market, having only begun operating this summer. We have met wonderful people who love exploring the area. They are quiet and respectful. Being in the house, we hardly know they are here, let alone our neighbours! If a lot of regulations are implemented, we will very likely stop renting our basement suite out and it will go back to being vacant. We understand that there can be issues with large groups renting out non owner occupied properties, but that is not the case for us. We really appreciate the extra income that comes with renting out our suite.

Screen Name Redacted

8/06/2023 04:45 PM

People that rent are hardly at the house, the do so many day trips

Screen Name Redacted

8/07/2023 05:11 PM

Why is the township now paying for a security company to patrol streets that they believe STR are located? This is a waste of local tax dollars. If there is an issue/neighbor dispute/ noise issues - why can the complainant not just call police to deal with it? We pay for a police service, there would also be stats that could be obtained to see how many calls for service actually occur from STR, and the reasons. Also why does local government always have to stick there fingers into what hard working citizens are doing. We are already taxed to death, and live by more policies than anyone can imagine. Why not enforce when enforcement is required... and let people do what they want with their properties that they are working hard to pay for. Further the tourists that STR bring to the area support many small businesses.

Screen Name Redacted

8/08/2023 07:04 PM

I understand that STA can sometimes have negative media, however, we have never experienced that. We have had over 400 guests use our places and have never come to the point where we asked ourselves, "what have we done?" We take pride in our 5 star rating and I think this plays a part in who you attract as guests. I would like to be kept in the loop on this and can be reached at [REDACTED] Thanks and if you have further questions, please feel free to contact me [REDACTED]



Screen Name Redacted

8/09/2023 06:16 AM

Our STA draws in tourists to the area which in turn supports the local economy including tourism in the area

Screen Name Redacted

8/09/2023 07:06 AM

When our cottage is not rented out, it is used by us personally. During the peak-seasons of the year, we have a minimum stay of 7 nights and off-season minimum is 3 nights. By renting out our property, visitors are coming into the area where they contribute to the local economy; therefore I am not in favour of a MAT. An MAT essentially penalizes visitors for staying in the area and contradicts and negatively impacts the message of "welcome to Georgian Bluffs".

Screen Name Redacted

8/12/2023 05:52 AM

Everything is already expensive these days, please do not add to it. We are only renting the place because of the high interest rates we are paying on the mortgage. In our Welcome Book, we are promoting all local attractions, shops and restaurants in the area. We're helping the community prosper.

Screen Name Redacted

8/13/2023 06:53 AM

I have a hunting cabin on a grass/hay farm. It was unused but when Covid happened and I lost my job, I needed more income than the farm could produce. Thus we fixed up the hunting cabin and rent it out, it is off grid with no indoor plumbing. It is unsuitable for a "regular" type rental and if a tax is imposed it will probably make renting it unviable so we will stop. This would be bad because we don't make much money on it but every penny counts.

Screen Name Redacted

8/14/2023 06:59 PM

As an STR operator, I support fair and balanced regulation. We purchased property in this area because we love this area and plan to retire and live here full time once we reach retirement age. During slow seasons, we come live here with my family and enjoy this beautiful town. We as STR operators are also frequent visitors in the area, invest in the area and pay for services in the area. Operators should take due diligence to ensure guests are vetted and respect our neighborhood. However, regulations should not be prohibitive to allow owners to earn income to help pay for their property. Regulation should not limit the # of days throughout the year an operator can operate an STR, nor should there be any black out periods. Thank you.

Screen Name Redacted

8/23/2023 01:53 PM

We have had nothing but positive input from our guests, they enjoy the location and the area.

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Screen Name Redacted 8/25/2023 09:29 AM	By-law enforcement is key Purchas 24 hour or extended hours. 18 hrs?
Screen Name Redacted 9/05/2023 06:54 AM	The STA operated in our home provides guests with the opportunity to visit our area & partake in the tourism opportunities in our community. They can enjoy a unique accommodation experience at our STA also. With the current fees applied to bookings through Airbnb & HST/GST the overall costs for guests is high. This year we have had fewer bookings which we believe is related to the current economy/recession and the costs applied to nightly STA rates. If additional taxes are applied to guest fees, we believe our STA will take another hit & our small business will fold.
Screen Name Redacted 9/11/2023 08:18 AM	A MAT tax unfairly penalizes STA owners (especially ones that are just doing a bit of part-time renting to help cover costs), given the fact that people that come to the area as visitors/tourists are spending money in the area for their supplies, meals, recreation. We are bringing in people who are injecting funds into the local economy, and should not then be slapped with a MAT tax.
Screen Name Redacted 9/18/2023 07:25 PM	Our cottage accomodates short term renters, long term ( over 30 day) renters as well as our family & friends. Our situation is unique in that we have eyes on the property, and use other buildings on the property on a daily basis.
Screen Name Redacted 9/19/2023 07:21 AM	I am ok with a MAT tax as long as it falls in line with what other municipalities are doing. Hotels and motels should be charging the same. You should not pick on STA's. The house we are renting out as STA is our family cottage. I personally clean it with my son. With cost going up so much, this helps us pay for some of the fixed cost. We are not trying to run a full time airbnb , but mainly want a little extra income in the summer months in times where we can't use it ourselves. The rules regarding STA should be simple and not too costly for the owners. Find a middle way where both parties can be happy. Georgian Bluffs needs STA's and STA's want to be good neighbours.
Screen Name Redacted 9/21/2023 06:25 PM	The people who come to the area spend more money in the area that would ever be accumulated by a MAT tax. You would be discouraging visitors. Worse, you would be forcing us to lower our rates so that people would still rent. If that happens, we can't afford to stay in the area. We would lose our place in Georgian Bluffs. Our kids would be devastated. Please don't destroy our dreams.

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Screen Name Redacted

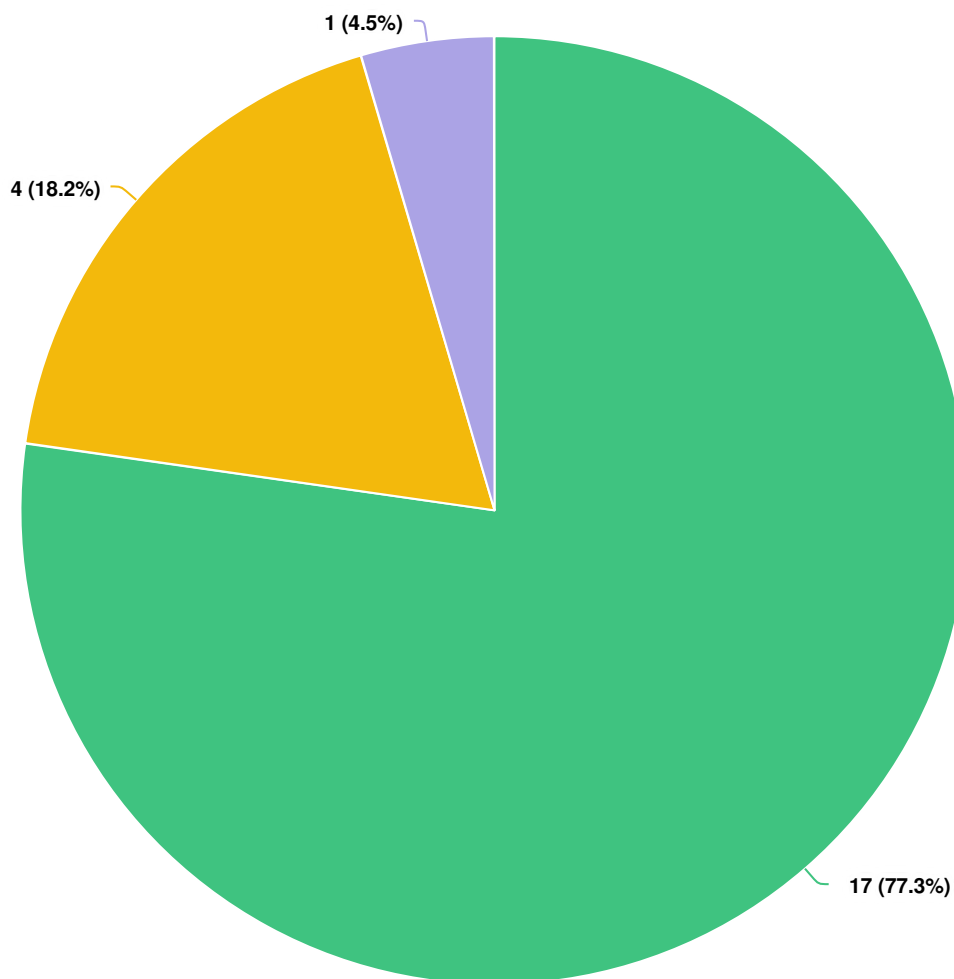
9/26/2023 08:47 AM

We already pay property tax and pay provincial tax on the income from rental - would not support more taxes by Georgian Bluffs

**Optional question** (34 response(s), 529 skipped)

**Question type:** Essay Question

**Q34** Are you a regular visitor of Georgian Bluffs?

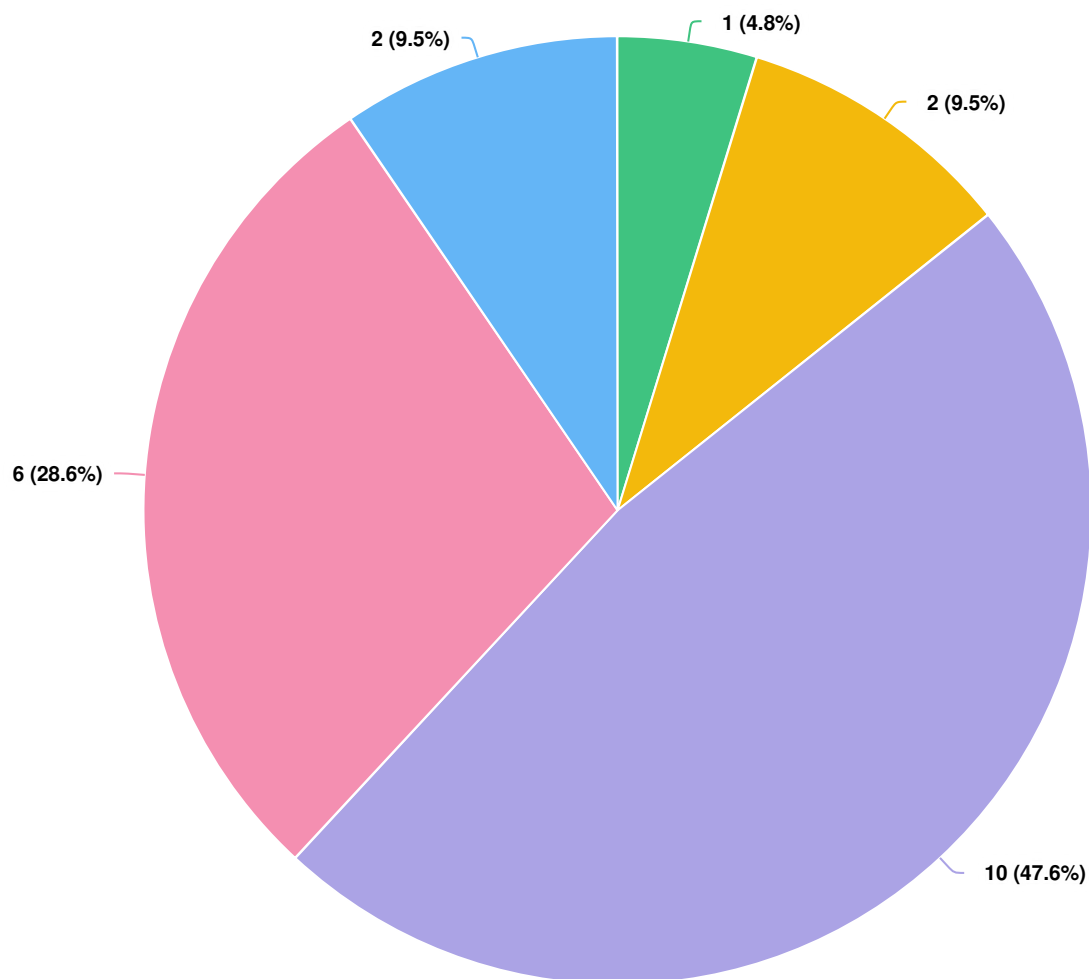


**Question options**

- Plan to be
- No
- Yes

Optional question (22 response(s), 541 skipped)  
Question type: Radio Button Question

**Q35 | How easy/difficult was it to find accommodations in Georgian Bluffs?**

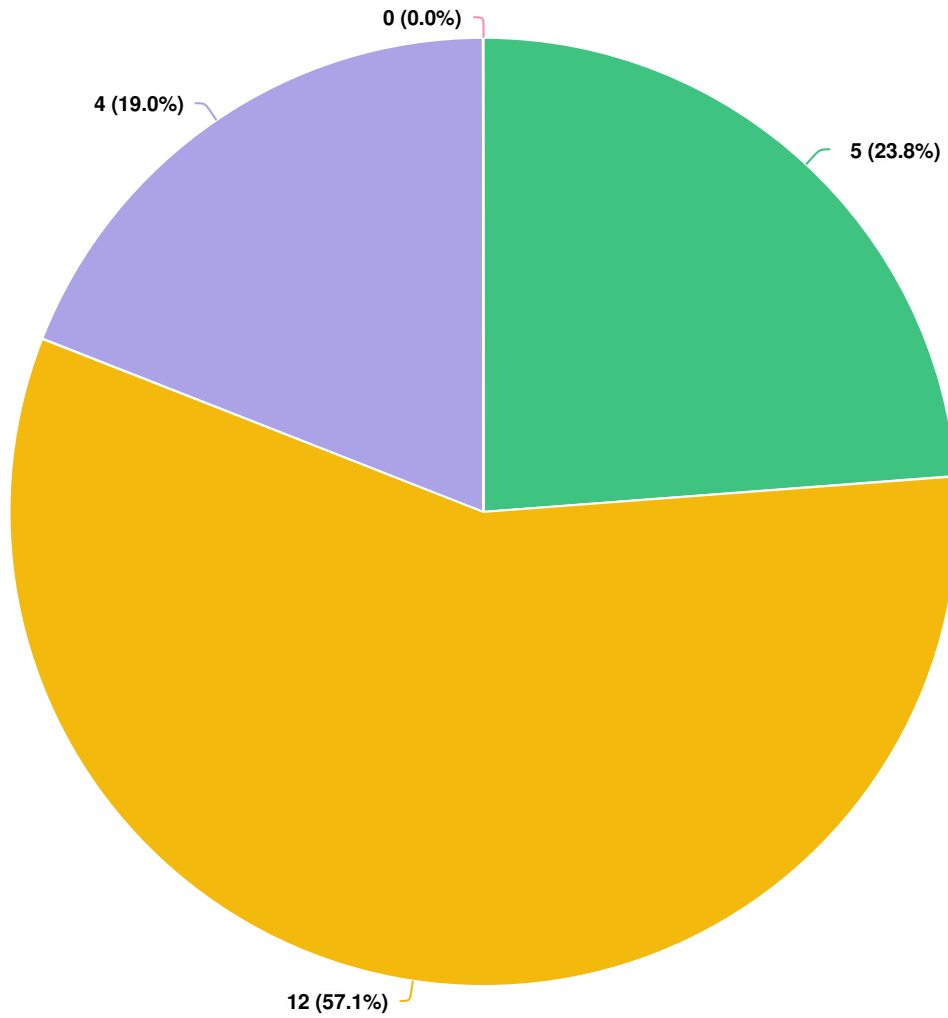


**Question options**

- Very difficult
- Difficult
- Average
- Moderately easy
- Very easy

*Optional question (21 response(s), 542 skipped)  
Question type: Radio Button Question*

**Q36** | What type of accommodations do you typically stay in while visiting Georgian Bluffs?

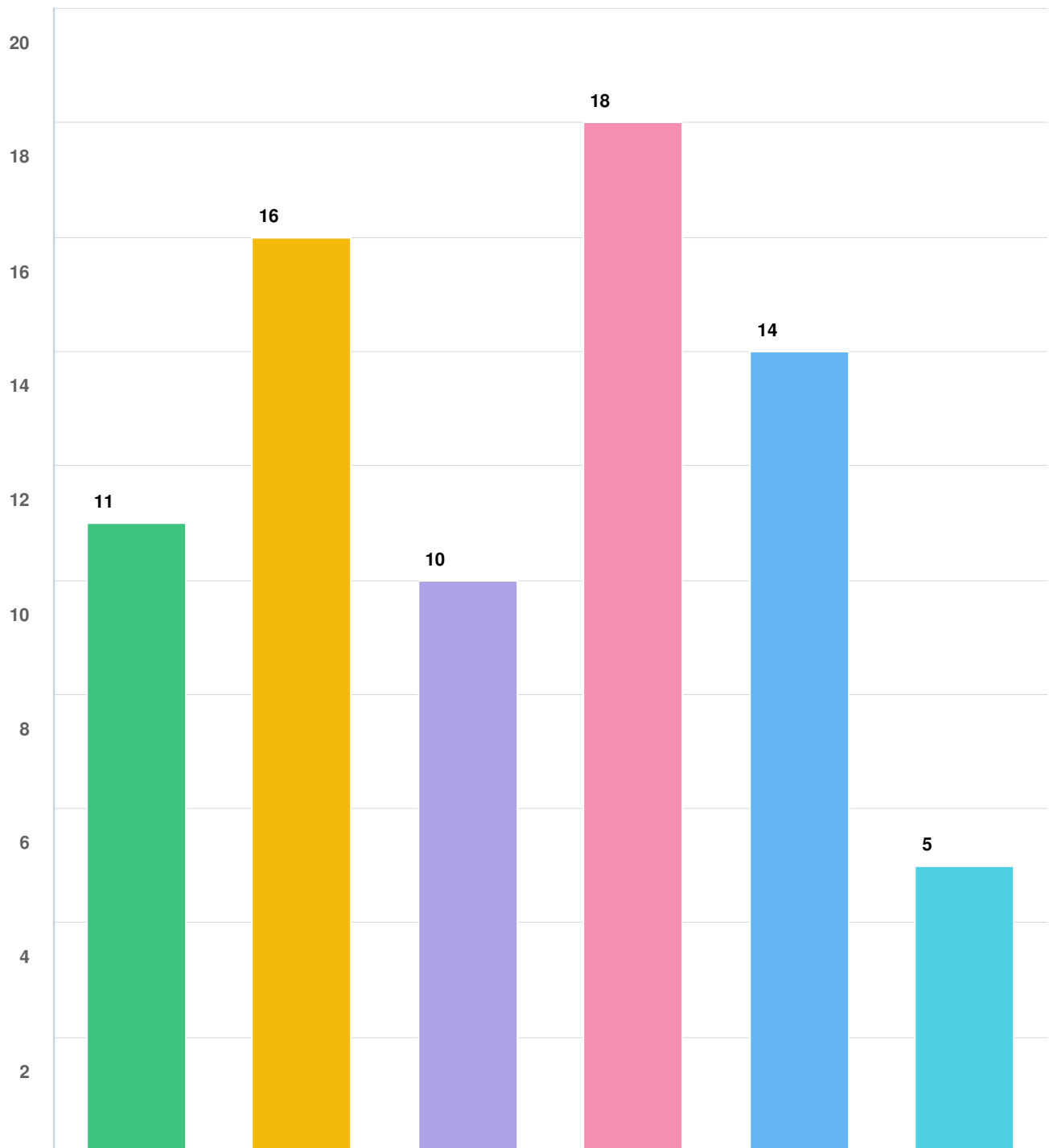


**Question options**

- Other (please specify)
- Camping
- Short term accommodation (Personally owned property such as an Airbnb)
- Hotel/Motel/Bed and Breakfast

Optional question (21 response(s), 542 skipped)  
Question type: Radio Button Question

**Q37 | What activities or locations do you like to enjoy while visiting Georgian Bluffs? (Select all that apply)**



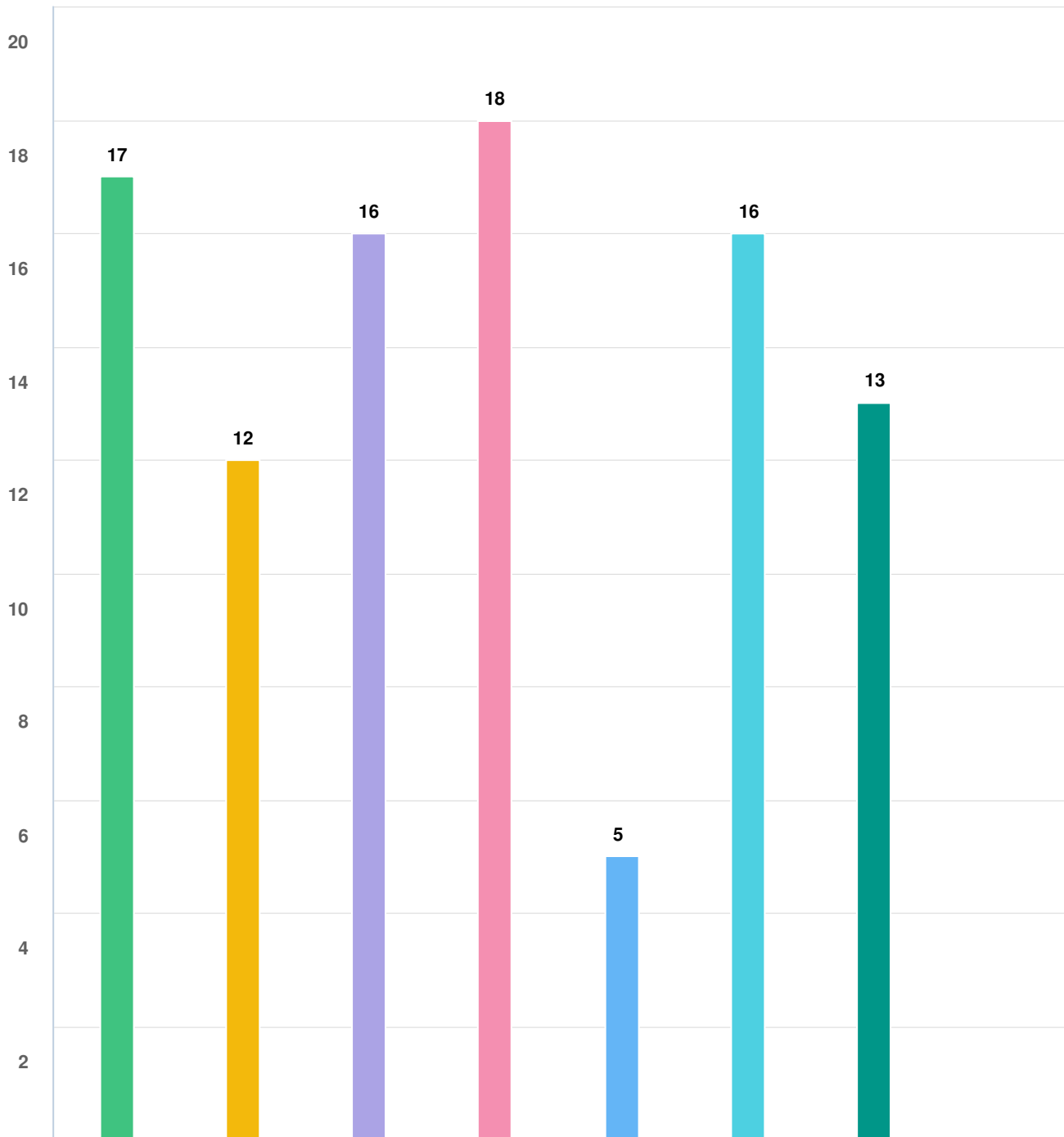
**Question options**

- Other local attractions
- Local businesses and services
- Georgian Bay (swimming, boating, kayaking, etc.)
- Local Events
- Hiking (tails, lookouts, waterfalls, etc.)
- Enjoying my accommodations

*Optional question (21 response(s), 542 skipped)*

*Question type: Checkbox Question*

**Q38 | What facilities or local amenities do you typically visit while in Georgian Bluffs? (Select all that apply)**



**Question options**

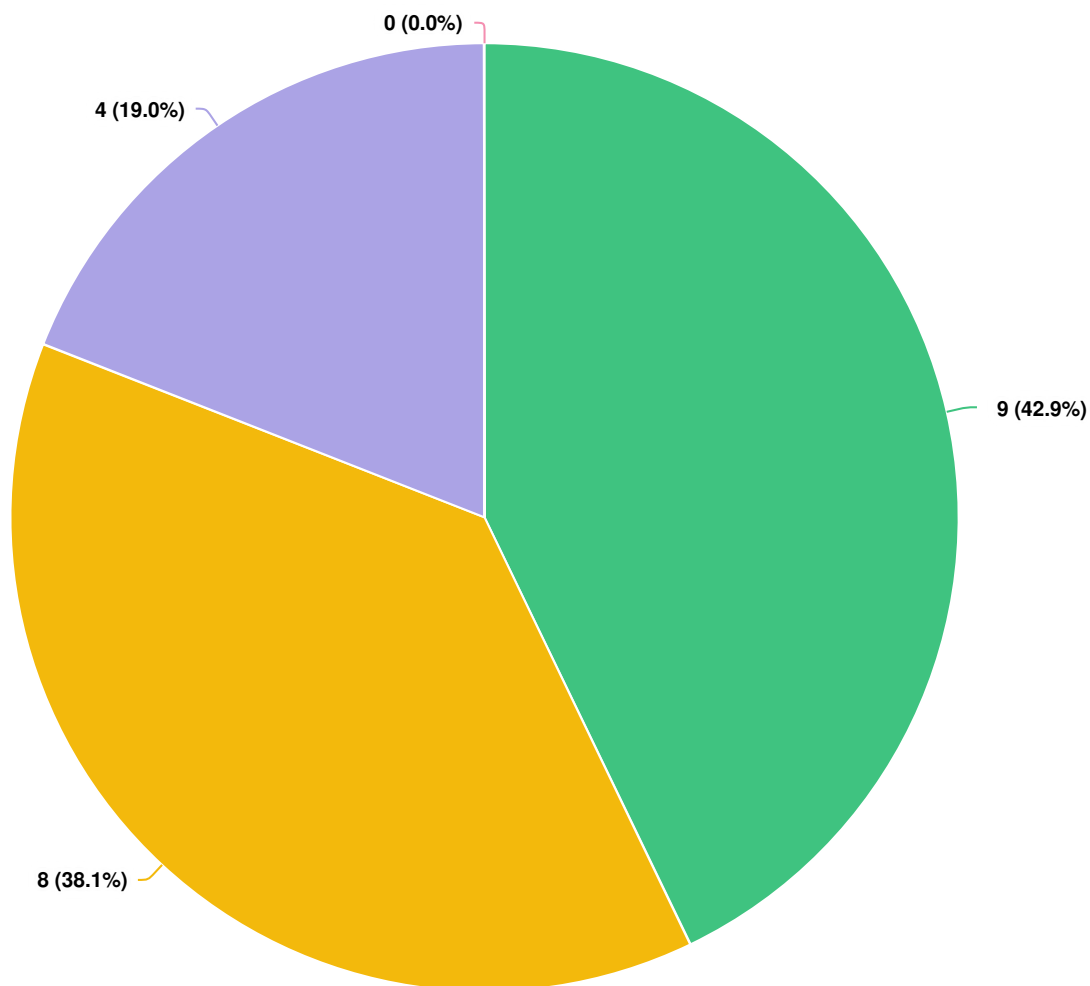
- Other (please specify)
- Local markets or farmers markets
- Gas stations
- Sport facilities (ex. Golf course, bowling, etc.)
- Local cafes, bakeries, ice cream shops, etc.
- Local restaurants
- Small businesses and shops (ex. Clothing, décor, etc.)
- Grocery stores

*Optional question (21 response(s), 542 skipped)*

*Question type: Checkbox Question*



**Q39** Who do you typically travel to Georgian Bluffs with?

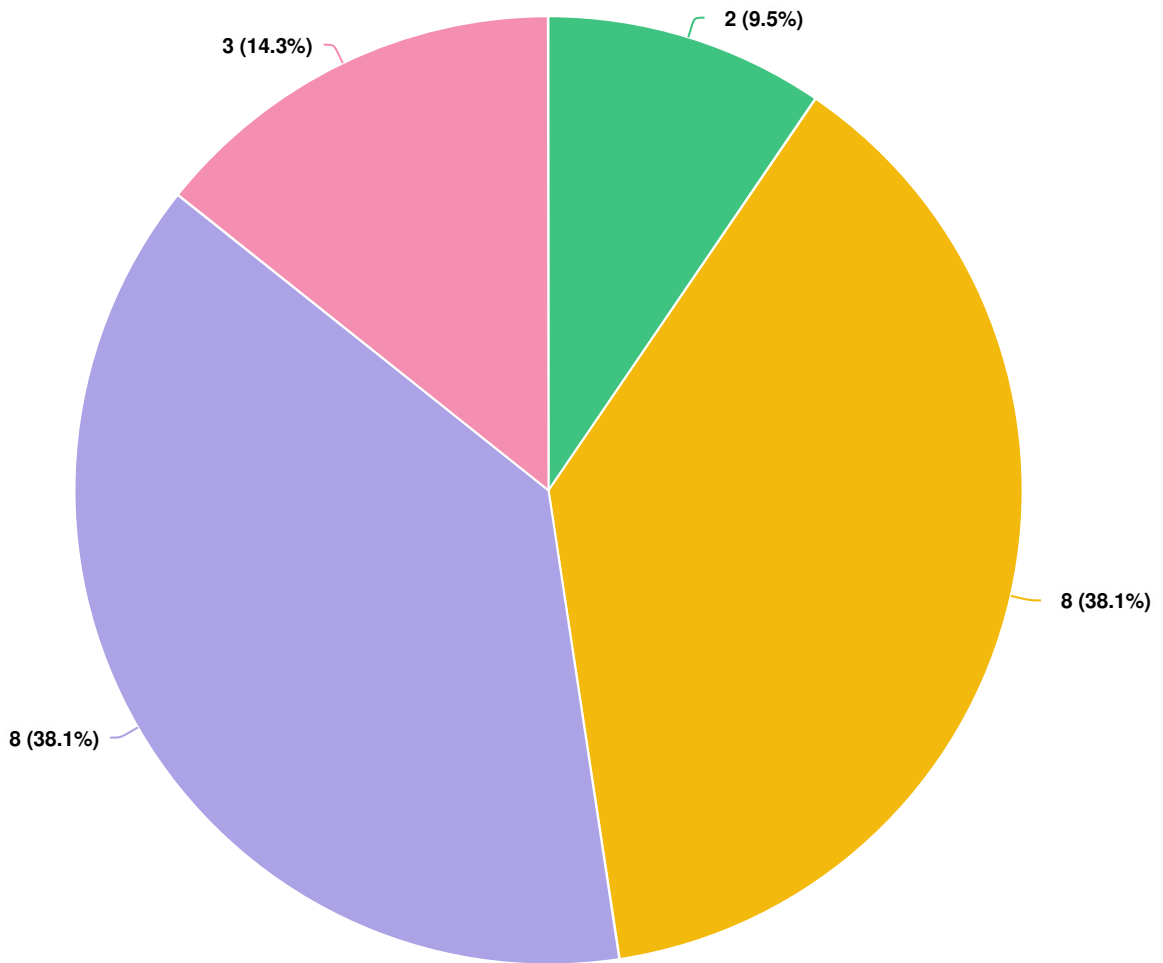


**Question options**

- A large group (>6 people)
- A small group (<6 people)
- With a partner
- Family trip

Optional question (21 response(s), 542 skipped)  
Question type: Radio Button Question

**Q40** How long do you typically stay in Georgian Bluffs for when you visit?

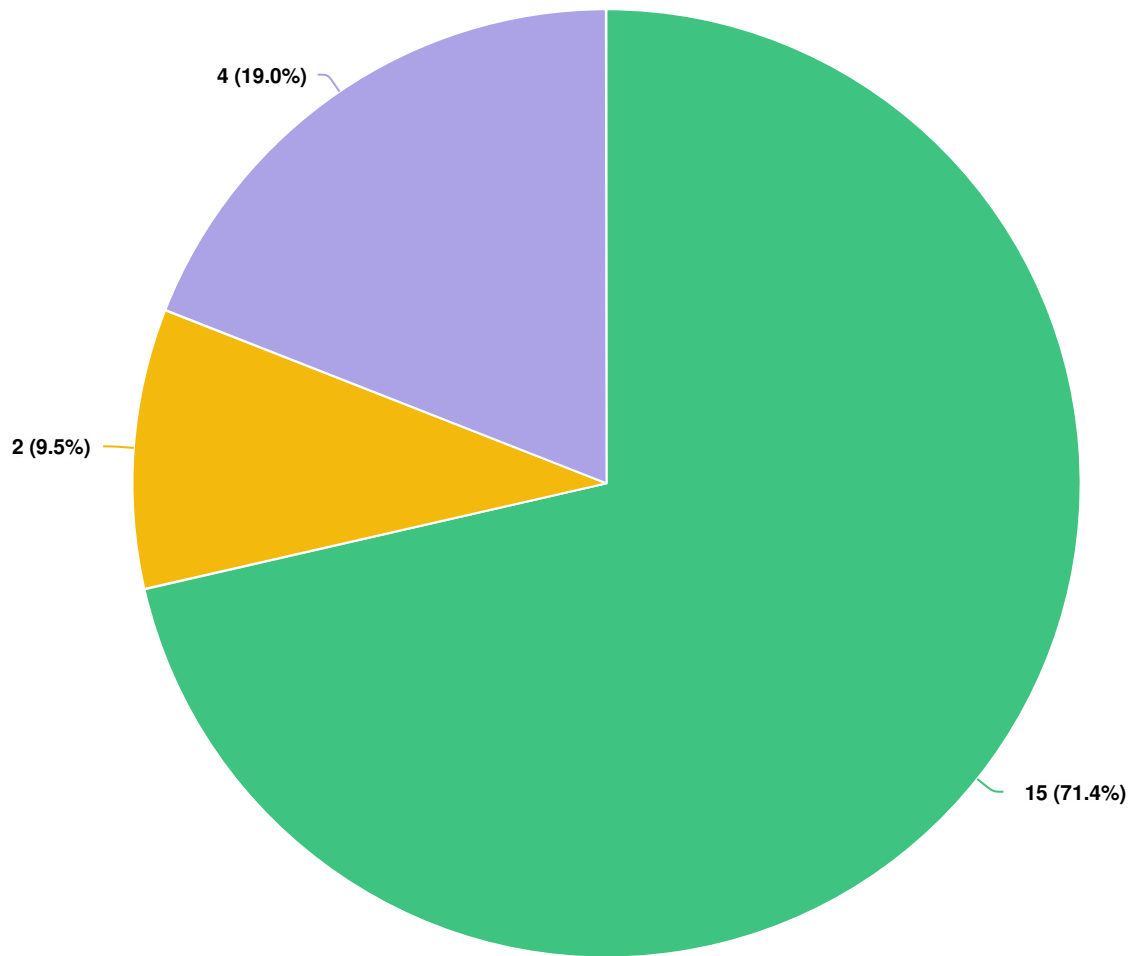


**Question options**

- Longer than a week
- A week
- 2-3 nights/weekend
- One night

*Optional question (21 response(s), 542 skipped)  
Question type: Radio Button Question*

**Q41** | After visiting Georgian Bluffs, would you consider moving to the area one day?

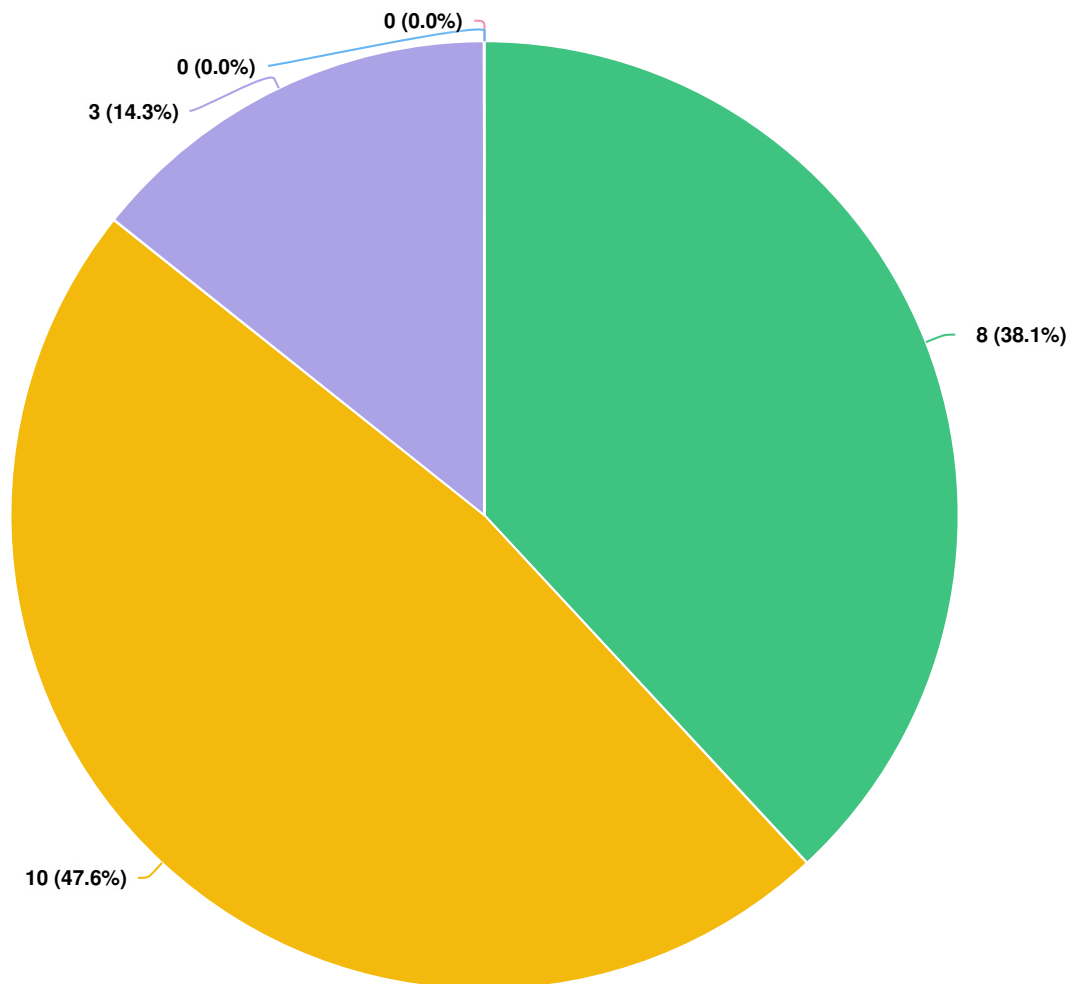


**Question options**

- Unsure
- No
- Yes

Optional question (21 response(s), 542 skipped)  
Question type: Radio Button Question

**Q42** | Where are visiting from?



**Question options**

- From another Country
- From another Province
- 4+ hours away in Ontario
- 2-4 hours away
- <2 hours away

Optional question (21 response(s), 542 skipped)

Question type: Radio Button Question

**Q43 | Thank you for taking this survey! Are there any other comments you would like to share about your stay in Georgian Bluffs?**

Screen Name Redacted

7/12/2023 09:26 AM

I am from Warton I was born there even when I am not there all the time. that my home and will always be my home I have lots of family and friends there

Screen Name Redacted

7/18/2023 06:08 PM

As a resident of Georgian Bluffs, I feel that this survey is entirely tailored to visitors and those from outside of the area who are speculating in our real estate market. I am forced to live with family here, because I cannot afford to buy or rent in Georgian bluffs. I was hoping this survey would allow me to provide council with information on how I personally feel (as a resident) that the STA market is negatively impacting the community here. The already limited housing, is being rapidly removed from the market, and without stricter limits being put in place (i.e. homeowners must also live in the property they are renting) these issues will continue to escalate. Our housing market is already in crisis and allowing existing supply to be converted to STA is only making this problem worse.

Screen Name Redacted

8/08/2023 12:52 PM

A beautiful area to visit and live!

Screen Name Redacted

8/11/2023 08:33 AM

Before coming to this airbnb we use to go to one in another community that no longer allows Airbnb rentals. Their loss is our gain as we never would have considered Georgian Bluffs if we could still go to the other place. In the week our family just stayed here we spent a total of \$9500(it was a great week!) on groceries/our rental, restaurants, we ate out every night. We used a local Fishing charter. Went golfing and hopefully can do it for years to come.

**Optional question** (4 response(s), 559 skipped)**Question type:** Essay Question