




Short-Term Accommodations Review



Executive Summary

- Strategic Plan 2023-2026 identifies Growth Management as a strategic goal – Regulate Short-Term Accommodations, review and recommend options for the regulation of short-term accommodations.
- Data analysis and community engagement were completed to inform discussions regarding the regulation of short-term accommodations.

Regulating By-Law Objective



Licensing framework aims to strike a balance, allowing residents to benefit from STAs while recognizing their impact on neighbours and the community.



Maintain a registry of STAs to compile data for housing market analysis, by-law enforcement, and growth management.

Data Analysis

- Housing Needs Assessment
- Property Assessment Impact
- Short-Term Accommodations Market



Housing Needs Assessment



- Needs for a diverse range of housing options
- Home-sharing to enhance affordability
 - Long-term Rental Options
 - Supplementing Costs through STAs
- Minimal options for long-term rental housing



Property Assessment Impact

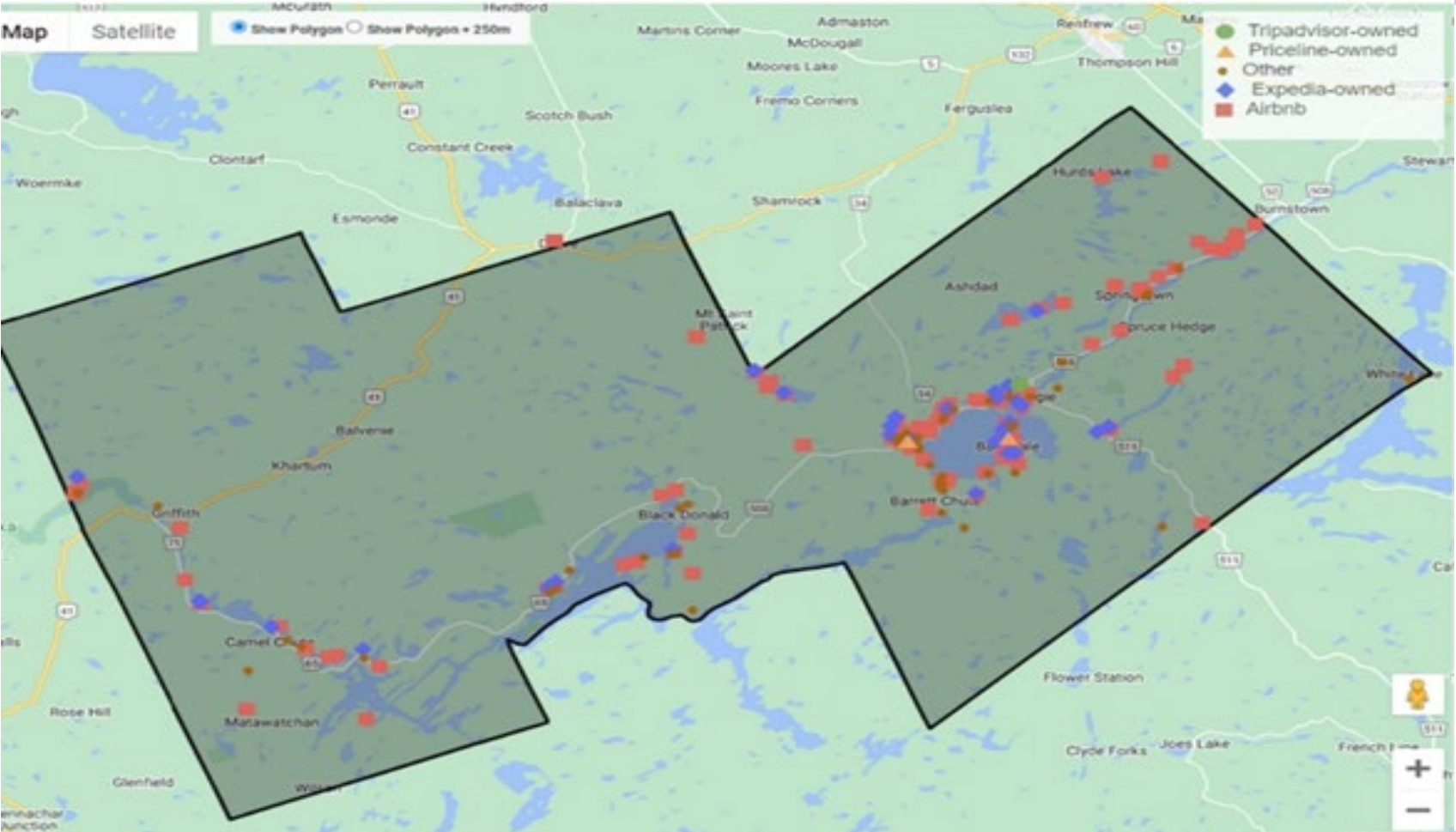


STAs classified as residential,
operating as commercial

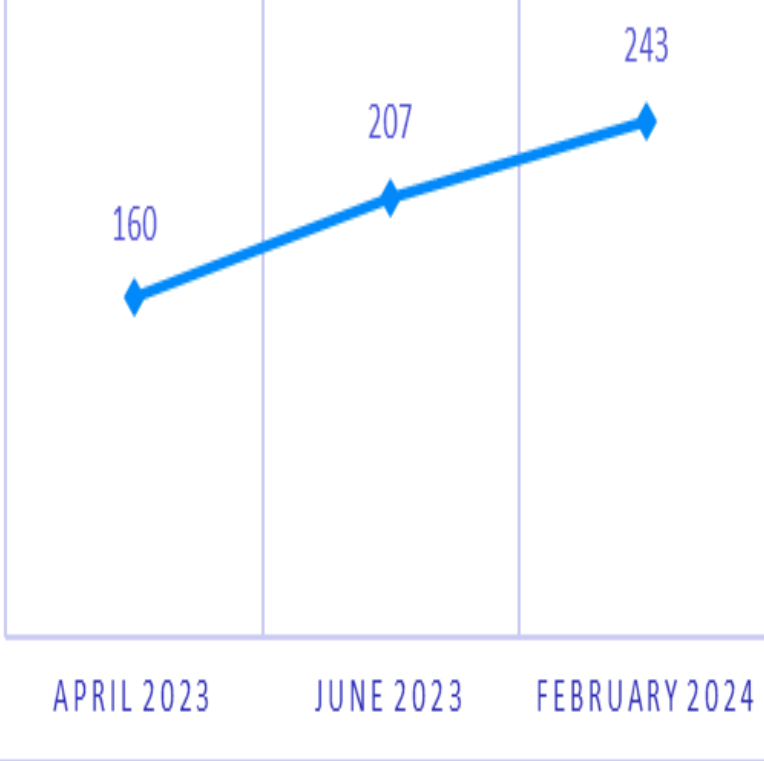


Impacts on future assessment

Short-Term Accommodations Market



NUMBER OF ACTIVE STA LISTINGS



Community Consultation



Community Survey

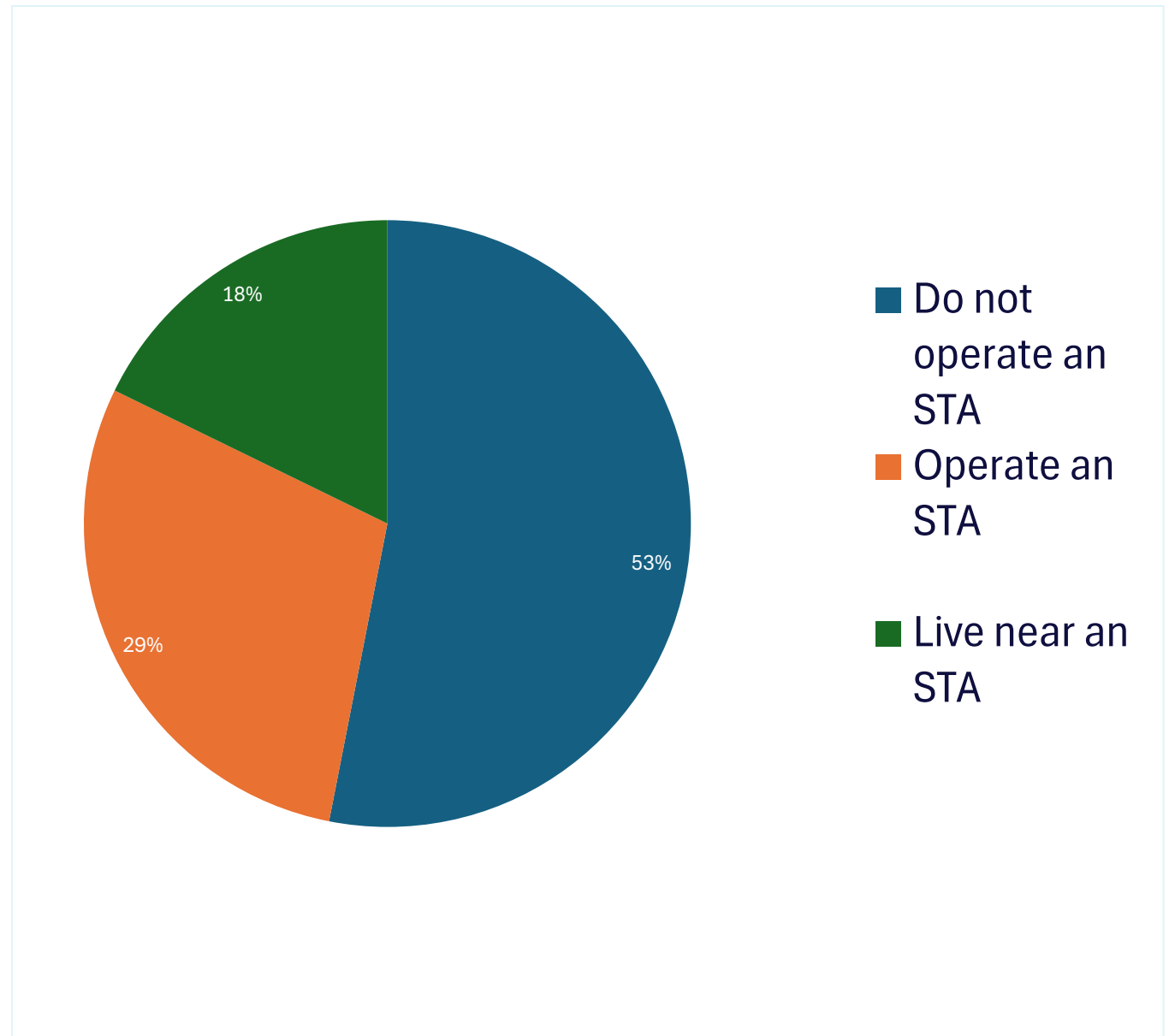


Public Meetings

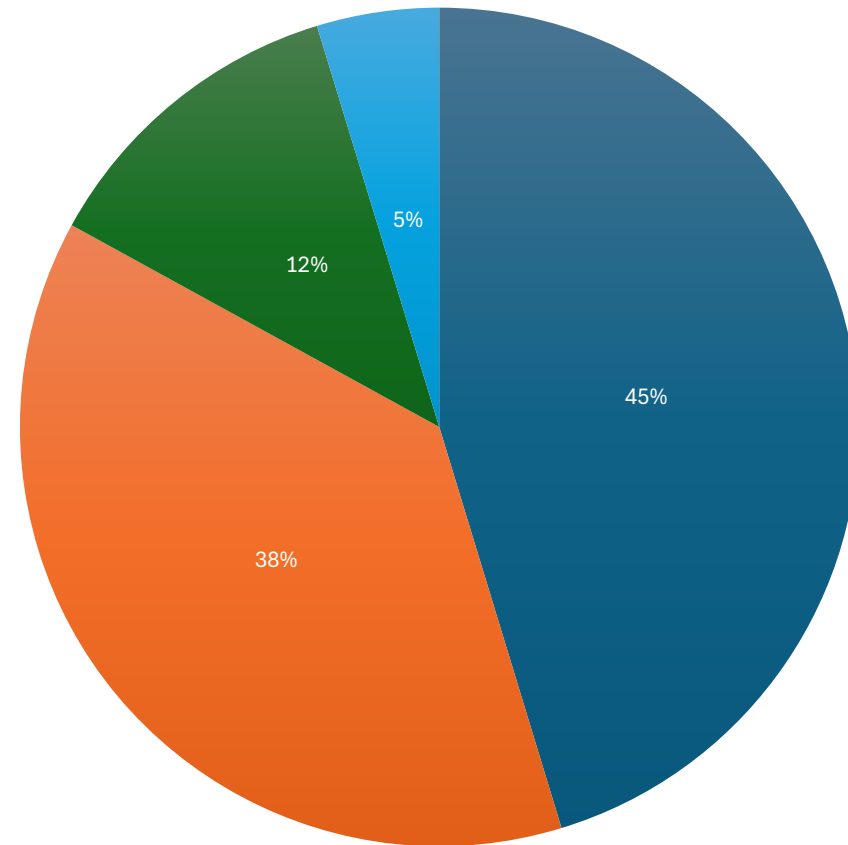
Community Survey Results – 383 Participants



What is your relationship to the Short-Term Accommodation industry in Greater Madawaska?

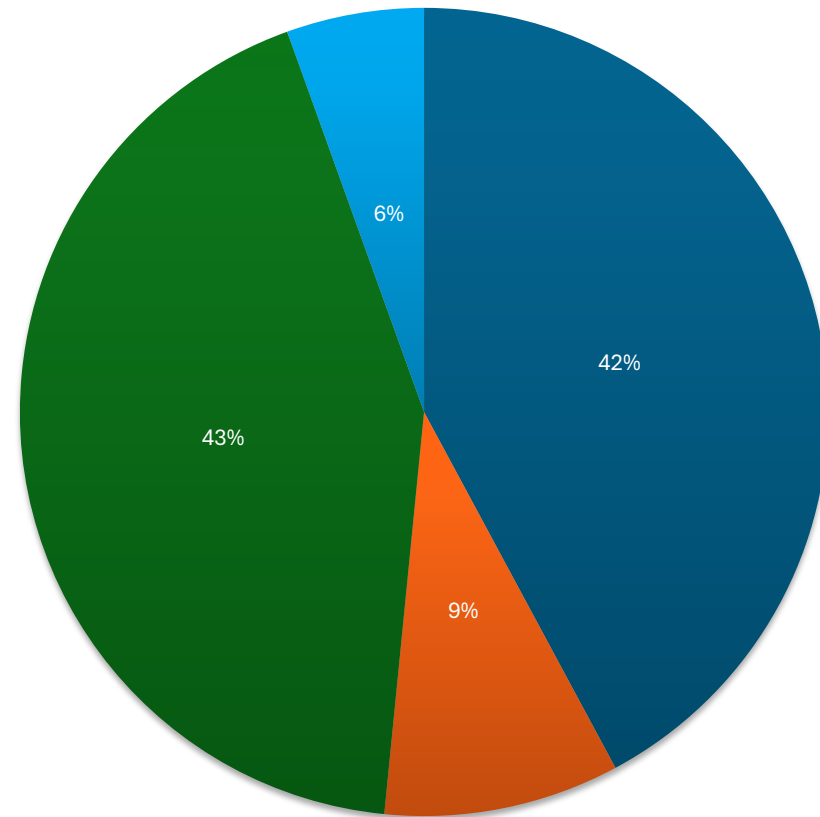


Are you supportive of Short-Term Accommodations in Greater Madawaska?



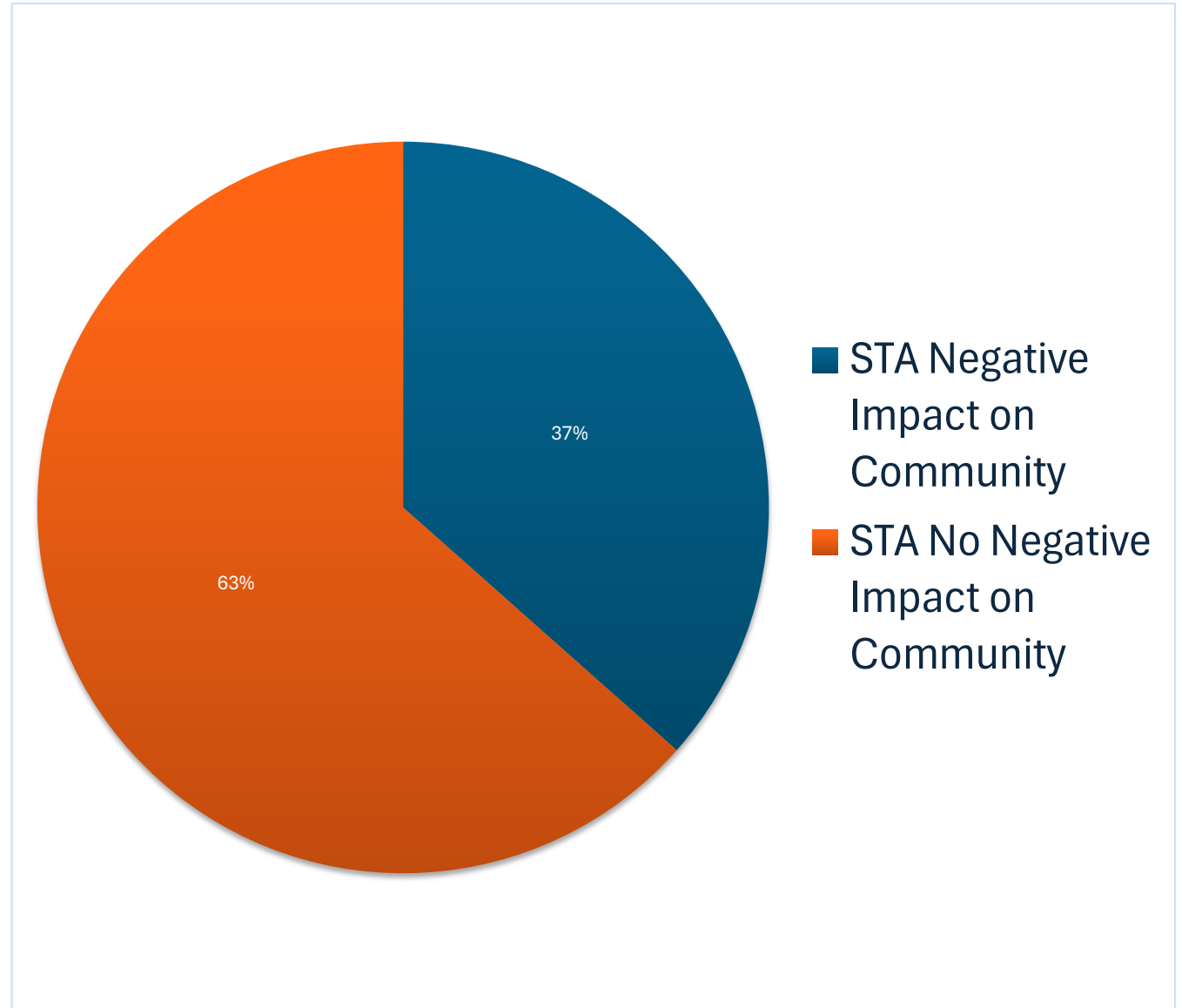
- Supportive of STAs with no changes and no regulations
- Supportive of STAs with regulations, compliance monitoring, and enforcement
- Not supportive of STAs under any circumstances
- Other

Select the statement that best describes your opinion regarding policies to regulate STAs in Greater Madawaska.



- GM should develop policies to regulate STAs
- GM should develop policies to regulate STAs (area specific)
- GM does not need to regulate STAs
- Other

In your opinion,
does Short-Term
Accommodation
have a negative
impact on our
Community?



Top Concerns Received



Loud noise/music



Public safety concerns



Bonfires/burning during fire bans



Lack of enjoyment of my own property



Poor garbage management



Environmental impact issues



Septic system capacity issues



Parking issues

The top comments received that supported STAs



STAs provide more tourist accommodation options for tourists.



More flexibility for property owners.



STAs provide different services than hotels.



STAs contribute to the economy.



Community Survey - Summarized

- Overall, individuals are in favour of permitting short-term accommodations with the implementation of regulations to mitigate concerns, as identified in this section.


Public Meetings

2 Public Meetings

Estimated 80 residents attended

7 written comments

41 residents provided oral comments



Public Meetings – Concerns

- Insurance Requirement
- Cost to STA providers
- Cost to Taxpayers
- STA Complaints
- Commercial Accommodation establishment exclusion
- Creating Animosity Amongst STA Operators and Neighbours
- Hosted vs Unhosted
- Impact on Tourism industry
- Area Specific Regulations
- Current By-law Enforcement and Response Issues
- Septic and Well Requirements




Public Meetings - Summarized

- In summary, input included opposition and support to regulating STAs, and support with recommended adjustments to the By-law.



Draft By-Law Changes

- By-law intent
- Owner response time
- Limit guest rooms and occupancy
- Age of guest
- Age restrictions
- Demerit Points
- By-law implementation timeline
- By-law is too extensive



Draft By-Law Application Checklist

Schedule 'A'

Short-Term Rental Accommodation License Application Checklist

- Proof of Ownership
- Responsible Person Consent Form
- Proof of Insurance
- Drinking Water Test
- Septic Records (if applicable)
- WETT Certificate (if applicable)
- Site plan (may be hand drawn)
- Floor plan (may be hand drawn)
- Signed Declaration
- Signed Indemnification Agreement

Options for Council Consideration

- Option 1:
 - That Council approve licensing short-term accommodations, and;
 - That Council direct Staff to circulate the attached revised by-law, which includes adjustments to meet the Township's objective and community input, to the community through a survey, and;
 - That Council direct Staff to present a final by-law, licensing fee, and implementation strategy at a future Council meeting.
- Option 2:
 - That Council direct Staff to finalize the draft version of the by-law without any changes.
- Option 3:
 - That Council direct Staff not to proceed with regulating Short-term Accommodations.

Questions?

