

SURVEY RESULTS

- 711 visits to the STR survey page
- 144 participants
- 140 are residents of Chatham-Kent, 3 were not
- 71% live in an urban area
- 63% are from South Kent – Ward 2 that completed the survey

Q3 which ward do you reside in?

Ward 1	8
Ward 2	87
Ward 3	5
Ward 4	7
Ward 5	2
Ward 6	29
	138

Q5 Are you an owner of a short-term rental property in CK

- 40 (27.8%) yes
- 104 (72.2%) no

Q6 How would you describe your short-term rental? Select all that would apply

- 27 dwelling
- 6 secondary dwelling
- 5 apartment
- 1 bedroom/suite without use of kitchen facilities
- 1 bedroom/suite that shares a bathroom and/or kitchen facilities
- 2 other (Responses: Airbnb, detached suite)

Q7 What length of stay do you offer?

- 34 weekly
- 24 daily
- 17 seasonally
- 14 monthly
- 1 yearly
- 4 all of the above

Q8 Where is your short-term rental property located? Select all that apply

- 40 responses

Ward 1	4
Ward 2	22
Ward 3	4
Ward 4	3
Ward 5	0
Ward 6	7
	40

Q10 Where do you advertise your short-term rental property? Select all that apply.

- 34 Airbnb, VRBO or other platform
- 13 Friends and family
- 10 Word of mouth
- 7 Facebook
- 4 Website
- 3 Kijiji
- 1 Other (work infomail)

Q11 Are you interested in buying a property in Chatham-Kent to rent out on a short-term basis?

- 20 yes
- 123 no

Q12 If you do not currently own a short-term rental, or you are looking to buy another one, what type of unit are you interested in buying for short-term renting? Select all that apply.

- 16 dwelling
- 6 semi-detached dwelling
- 6 secondary dwelling
- 5 apartment
- 1 other (mobile home for congregate living)

Q13 In what Ward are you interested in buying a short-term rental

- 8 Ward 6
- 7 Ward 2
- 3 Ward 1
- 2 Ward 4

Q15 What length of stay would you be intending to offer? Select all that apply.

- 13 weekly
- 10 monthly
- 9 all of the above
- 5 seasonally
- 3 yearly

Q16 Do you stay at short-term rental accommodations?

- 143 responded
- 73 yes – 2 stayed in C-K, 23 stayed outside of C-K, 48 both
- 71 no

Q18 What type of accommodations have you stayed at? Select all that apply

- 73 responded
- 58 dwelling
- 35 apartment
- 19 semi-detached dwelling
- 18 secondary dwelling
- 12 bedroom/suite without use of kitchen facilities
- 11 bedroom/suite that shares a bathroom and/or kitchen
- 4 other (motel, glam camping, hotel, vacation homes, commercial rental)

Q19 What is your typical length of stay

- 73 responses
- 38 daily
- 29 weekly
- 2 seasonally
- 1 yearly
- 3 all of the above

Q20 Why do you use short-term rentals – select all that apply.

- 73 responses
- 68 vacation
- 25 family visit
- 18 work
- 3 unable to find long term housing
- 2 other (celebrations, birthday, anniversary, reunion, recreation and entertainment...go to the city to attend an event)

Q21 In general - do you support the short-term rental industry in Chatham-Kent?

- 143 responses
- 85 yes
- 39 no
- 19 unsure

Q22 What length of stay do you support?

- 85 responses
- 37 weekly
- 26 monthly
- 25 seasonal
- 23 daily
- 11 yearly
- 52 all of the above

Q23 What do you think are the benefits of short-term rentals? Select all that apply.

- 143 responses
- 98 Brings additional visitors and supports local economy
- 80 Makes Chatham-Kent a more appealing destination
- 78 Supplements other accommodation options
- 74 They are important source of income for residents
- 56 Allows for multiple families to stay together
- 28 None
- 11 Other, please specify:
 - As long as the people renting their properties are looking into the people they are renting too and not just allowing anyone to rent, there should not be an issue. We only rent to people we know or through AirBnB, we check their account out, and do not rent for "just the weekend" so we are not having people just renting for a party weekend.
 - They are a benefit to the owner certainly not to the neighbourhood

- Parents came for a short term rental 6 years ago and loved so much they bought a place. My family has had the best memories here over the last 5 years. If it wasn't for that rental I don't think we would have bought a place.
- Allows owners to pay for improvements/renovations and other investments in the rental property.
- Travelodge and Super 8 have closed. Many of the Motels are considered unsafe. Retro suites are beyond the budget for most travelers. Safe accommodation in commercial settings are very limited These short term rentals are NEEDED for anyone traveling to CK.
- provides short-term accommodations where no or few commercial options exist (i.e. hotels). Allows visitors to stay close to their destination or people they are visiting
- Long term tenants gave us too too.... too much troubles!
- Short term rentals generate valuable tourism revenues and create jobs in the local economy, including in CK's rural areas. Property owners buy local and invest significant sums of money in their properties to attract visitors, who in turn support local businesses during their stay. While hotels and motels may be an option in more urbanized areas of CK, this kind of economic activity in rural areas would not be possible without short term rentals. Short term rentals have increasingly flourished in municipalities across Ontario, particularly in communities on the Great Lakes. As an important community on Lake Erie's northern shores, it is important for CK to remain competitive in the tourism sector and enable the success of short term rentals.
- Boost up business opportunity to urban community
- They have an unfair advantage over those paying commercial taxes
- Allows those that have high mortgage costs due to the high cost of housing to lessen that cost by renting out parts of their home.

Q24 What do you think are the drawbacks of short-term rentals? Select all that apply.

- 143 responses
- 78 Number of people at the property
- 75 Noise
- 60 Parking
- 59 Garbage
- 50 Fear of personal or property safety
- 40 None
- 32 Other, please specify:
 - Impingement & damage onto neighbouring properties
 - increased demand for housing and increased local housing prices preventing lower income residents from home ownership
 - One of the main drawbacks that I see from short-term rentals in a village as small as Erieau, is that should the trend continue we will loose the fabric of our community. There will be no one here during

the winter months to support the economy or look out for your neighbours.

- These rentals would typically have been rented out to people who need housing longer term.
- like any business, hotel, motel or residence. it is all a matter of how the management /ownership maintains their property and screens their guests. To say an Air Bnb is a problem, but month to month renter or a local motel isn't with regards to noise, garbage or safety is unrealistic and unfair. it can be all or none but not a fair question for a general survey
- There really doesn't have to be any drawbacks! New people come into an area and support local! The majority of people are respectful and as long as they have all the information on the rental (Parking, where garbage goes, etc) there are no issues
- They are not registered with the govt nor do they have to pay as high of taxes as commercial properties like motels, nor do they have to have inspections like other rentals who have to pay for safety checks and updates
- People speeding and going the wrong way down one-way streets
- Non locals are driving the price of homes up by buying property in CK for the purpose of Airbnb. We want local families not landlords from Toronto.
- eviction, high prices, uncomfortable
- Too many people for septic systems in place in Erieau.
- I think all of the above are always potentials just as they are for residents, new owners, guests of residents.
- Many landlords don't give out enough information to the renters in order to minimize impact on the community. Example. Erie Beach. The guests had no idea about the private beaches. Where they could swim. Etc.
- Septic concerns if too many people there on a continual basis
- Bumps prices of housing up too high for local residents to actually afford to live and work here while giving owners of rentals, usually investment firms and people from other places money that takes away from our community. There is a lack of actual housing in the area and in Canada in general and we are making it worse by allowing these short term rentals when we have hotels. We need millions of homes over the next few years to keep up with demand yet do not have the resources to build these homes fast enough. Short term rentals makes the problem bigger.
- Loss of revenue for our Municipal of Chatham Kent , By-Laws need to be put in place for short term rental landlords as well as for all rental property in this Municipal. Chatham Kent has turned our industry into rental with no gain other then increased taxes from vacant land. The fall out is there is no Jobs to support this housing market or rental market. The reason why short term or long term rentals are so popular its cheaper then Toronto. Our Municipal need

to look into the By-Laws set out in Toronto where a lot are coming from. If Rental is going to become Chatham Kent Big industry we need to profit from it and take the burden of extremely high property taxes off our residents to make up the loss of Industry

- Driving up the prices for long-term rentals
- Using private beaches without permission.
- We can't find a decent property to purchase for primary residence
- Lack of care and concern for the small community due to short length of stay.
- Short term houses that are purchased to be strictly rental properties should not be allowed. They are operated in residential areas as business operations and are not zoned as such. Larger Municipalities have already dealt with this issue and have banned full time AirBnB's. Only rentals of "primary" residences that are "occasionally" rented should be allowed. This needs to be enforced by Chatham-Kent.
- Decreases the amount of available long term rentals
- trespassing on private property
- As the number of STR increases in a community the availability of long term rentals (i.e. for people to live in the community) will decrease. Also the fabric of the community will change as they STR will in many cases be empty in the off season. Neighbourhoods that had full time renters as members of the community will change. People won't have neighbours.
- Reduced long-term affordable rental supply
- This type of property use leads to homes that are "party destinations", absent landlord issues, loss of enjoyment of property for neighbors, policing issues/costs, and loss of property values for neighbors. If allowed these properties should face rezoning as they are no longer residential they are commercial.
- Noise esp with all night partying. Septic issues. Zoning violations. 25+ people staying at a party house in a neighborhood with little regard for permanent residents and no accountability. 10 plus cars in a driveway. Lowers property values in an established community. Negative impact on neighbors quality of life. Pushes normal rent up due to lack of availability. Esp a problem in lakefront communities where the home values are typically higher and all the problems listed above are amplified. They are there to party and to cram as many people on a residential lakefront property as possible. Read the literature, this is a serious problem worldwide but I don't expect CK to do anything proactive.
- Not getting paid
- The factors identified in this question are not necessarily drawbacks of short term rentals to the exclusion of other types of accommodations (e.g., hotels or motels). Responsible property owners are adept at managing parking, garbage, noise and other

factors, and working with neighbours to ensure local safety and a high quality of life.

- If there is no limit on the number of short-term rentals in the village it will eventually become one entire short-term rental area with no permanent residents who take pride in the village.
- They are infringing on neighborhoods, they have an unfair advantage over those paying commercial taxes
- reduces ability of local people to purchase residence because of inflation of costs and lack of available residences to buy when non-local investors compete to buy everything up.

Q25 Are you aware of short-term rentals in your neighbourhood?

- 144 responses
- 119 yes
- 25 no

Q26 Have you been disrupted by short-term rentals in Chatham-Kent?

- 142 responses
- 43 yes
- 99 no

Q27 How often have you experienced disruptions?

- 43 responses
- 28 occasionally (1-3 times)
- 15 frequently (4 or more times)

Q28 What was the nature of these disruptions? Select all that apply?

- 43 responses
- 31 Number of people at the property
- 30 Noise
- 29 Parking
- 17 Garbage
- 13 Fear of personal or property safety
- 9 Other, please specify:
 - Not obeying traffic laws
 - Having firepit in yard and risking neighbouring residences.
 - Often the houses are rented by very large groups. They make noise because of the large group.
 - Individuals chipping the large stone blocks that are barriers across from the church. Using tools to chip stone to make inukshuks at times.
 - Property next to us in Erieau is a full time Airbnb in the summer. Therefore, we have different residents each week. Sometimes more often. We live in a residential neighbourhood with primarily permanent neighbours except one house that was purchased with the intent of short term rentals. The owners never use the home themselves. We have young grandchildren and have never worried for their safety with neighbours until now. Some of the renters have used the homes for parties with lots of alcohol and drugs. We pay taxes to live in a residential neighbourhood. These rentals are

unsupervised full time business operations and should not be allowed.

- 3 - Trespassing on private property
- Noise esp with all night partying. Septic issues. Zoning violations. 25+ people staying at a party house in a neighborhood with little regard for permanent residents and no accountability. 10 plus cars in a driveway. Lowers property values in an established community. Negative impact on neighbors quality of life. Pushes normal rent up due to lack of availability. Esp a problem in lakefront communities where the home values are typically higher and all the problems listed above are amplified. They are there to party and to cram as many people on a residential lakefront property as possible. Read the literature, this is a serious problem worldwide but I don't expect CK to do anything proactive.

Q29 How have you handled these disruptions? Select all that apply?

- 43 responses
- 18 did not do anything
- 18 talked to property owner
- 8 contacted Police
- 5 contacted by-law enforcement
- 11 other, please specify:
 - Went to township for help and nothing happened
 - Reports on crime stoppers
 - Had to put up a private property sign on my stairs to my beach. And talk to several visitors about the nature of beach access.
 - Contacted Chatham-Kent by-law enforcement. They have come to issue warnings to the owners but nothing further and nothing has changed in the manner of operation. Most of the issues come to light on weekends or evenings. Police really are not interested in property by-law enforcement.
 - Talked to renters
 - Discussed at ECA meeting
 - Talked to the person staying at the STR
 - Contacted municipal council members who belittled my concerns
 - Do not know what options I have.
 - Contacted rental management company
 - Contacted AirBnB, tried to contact Ward 2 councillor but did not get a response.

Q30 The Municipality permits rentals of dwellings in most residential, institutional, and agricultural zones. Do you think the Municipality should further regulate short-term rentals?

- 144 responses
- 74 – yes
- 70 – no

Q31 If Council decided to regulate short-term rentals, how do you think short-term rentals should be regulated? Select all that apply.

- 74 responses
- 50 Amend Licensing By-law to include STR with an annual licence fee
- 43 Amend Zoning By-law to restrict STR
- 24 Amend Zoning By-law to allow STR in specific areas
- 1 nothing
- 29 Other, please specify:
 - Based on the number of houses in small villages like Erieau, restrict short-term rentals to a % of houses. i.e. 15%.
 - I feel that Air BNB does not have a place in Chatham-Kent. We need housing not short term rentals.
 - Have better policing of traffic
 - Short term rental owner should have to declare their income
 - As done in other communities: noise, burning and fireworks bylaws and implement a new nuisance bylaw to allow staff to better address ongoing concerns around short-term rentals. Enhanced enforcement. Some negatives that occur are disrespectful conduct and is respect of local rules. Property owners should be held liable for bylaw infractions whether they are present at the time of the disturbance or not with initial fines of \$350.00. It is an effective tool dealing with party houses. Municipalities have found licensing has not been an effective tool. They were over budget and not tackling the problem of short-term rentals. Recommend budget approval to add additional bylaw officer on weekends and holidays over the summer season. I copied much of this from articles in newspapers from Toronto, Brock and Beaverton. I see rentals on Facebook for stuffing 8 people into a tiny place here....showing a bed actually over a refrigerator. Places saying sleep 12 with 3 parking places. Beach fires, smoke going into neighbour's homes. Blasting music, barking dogs. No one wants to be phoning the police on them. They do not know the rules. The owner phone numbers ought to be posted on the front of the house so one can phone them about problems.
 - Owners of these short term rentals should have to pay a business tax
 - Have someone local be responsible for making sure renters are following bylaws (parking, garbage, noise, etc}
 - Regulate the price
 - Enforce the bylaws we have rather than complaint driven. Ensure parking on private property rather than on municipal property
 - Infrastructure in Erieau doesn't allow so many people in one small cottage among local residents
 - I see no issues with rentals. I've never been disturbed by any renters. People have been renting properties out for years. Why is this an issue now? I believe it to be unconstitutional to ban rentals in specific areas.

- They need to manage ratio of rentals in certain areas. They need to designate certain areas as rental friendly. Such as Erieau.
- Short term rentals should have maximum number of people and vehicles per property
- Limit the amount, in Erieau there are too many.
- Either ban them all together, limit to certain areas if residents agree and if they agree charge them a licensing fee to at least maybe be used for housing for residents.
- Amend By-Laws to include no more than 180 days in one calendar year and the owner must live in the short term rental property. to weed out commercial company from buying up our home in this area and renting them out at an extremely high cost and limiting the # of rental units under one registered account.
- Make the police aware of short-term rental addresses... some pretty sketchy people stay at these.
- Limit amount of times a property can be rented short term. 3-4 weeks max.
- I want to state again that these Airbnb's are business operations. Our neighbourhoods are not zoned for business. I could not open a restaurant or a hotel on my street but the Municipality is allowing full time short term rentals of these homes. Only "occasional" rentals of "primary residences" should be allowed. If this continues to be allowed then as residents sell homes these may/will be converted to short term rentals. They are very profitable. This will lead to full time residents moving out and the neighbourhood changing to rentals. **SHOULD NOT BE ALLOWED.**
- Not allow short term rentals as it takes away from affordable housing options for community members
- Look what other similar areas have done and are doing to regulate these rental businesses
- limit the number of people that can stay in a unit per 24 hour day
- STR's are not licenced and taxed the same as permanent businesses that provide accommodation (motels, cabin rentals). This results in an uneven playing field.
- Amend noise by-laws to limit volume permitted. Should also apply to businesses (ie bars)
- landlords must register with the municipality landlords are required to be present, or have a property manager, to deal with neighborhood complaints landlords lose their license if there are excessive noise complaints or other issues that effect neighbors ability to enjoy their property
- This municipality won't do anything. Why am I bothering to fill this out? Of course the municipality will encourage short term party house rentals on the lakefront and in rural resort areas. It's a money maker right? But for who? How much does property value go down when living next door to a rental party house? Where is the accountability?

- Cottage rentals by the week is not an issue. Air B&Bs every couple days are.
- There should be a limit on the number of short-term rentals in any given area and they should be taxed as a business.
- Create a licencing scheme that includes a maximum number of renters, a max number of days it can be rented per year, round-the-clock hotline to report noise problems and a "three strikes you're out" system to keep absentee landlords in check. Many municipalities in Ontario have adopted these types of licensing prohibitions.

Q32 Please provide any further comments or concerns about short-term rentals in Chatham-Kent.

- 94 responses received, 50 skipped
- I support short term rentals to allow others to enjoy our village and amenities. However I don't support every house for sale now turning into rentals. Some of us live year round and take pride in our village. Renters often do not care as long as they have fun and then leave us with all their garbage. They often don't leave someone to take care of maintenance of homes and yards.
- There needs to be regulations in place to control the behaviour of the renters. Currently most property in Erieau that goes on the market is being bought up by out of town business people for the purpose of short term rental. The rental fees that they are collecting are very high so the business case is very worthwhile. The added benefit for them purchasing in Chatham-Kent is that there are absolutely no licensing fees and no regulatory rules to comply with so Erieau residents are bearing the impact of exponential growth of short term rentals. We are loosing our permanent residents since they can't compete on the real estate market with purchasing the homes and now residents live with wild damaging parties 24 x 7 with overcrowded houses of young adults. The clientele does not appear to be young families who are coming to Erieau to enjoy the beach, shops and restaurants so not a lot of extra income coming into Erieau!
- Erieau not in survey just wondered why as we have a cottage
- The benefits/drawbacks of short term rentals are highly dependent on their location. In some places, they may produce more good than bad, in others more bad than good. whatever policy the municipality decides on should take the diversity of communities within CK into consideration
- Short term rentals are ok but for an outsider to just come into a town with lots of money and set up a rental property without consulting the municipality or the seller is wrong. there should be a fee, which goes back to the town or village, for those kinds of properties.
- One of the things we have seen is housing being bought by corporations & absentee landlords increasing the cost or value of the average house. Great for the person selling but not so great for younger folks that want to live and raise their families in a small community. They cannot afford the bidding wars that have ensued of late.

- I believe the vast majority of short term renters are a value to the community. In a place like Erieau where many properties are not year round it offers advantages.
- Short term rental investors have driven up the price of recreational properties. Most are from outside of Chatham Kent and have no pride of ownership. More houses and cottages being bought and converted to short term rentals is adding to the housing crisis we already have. Everyone of these properties is somewhere a family could have lived but high priced investors buy them and shove the locals out.
- i believe ownership has its responsibilities for a dwelling, long or short term rental. If someone is causing a disturbance or breaking the rules they should be held accountable. How a person or persons manage their business and or property is what affects others. If the municipality feels there need to be more rules - let them be fair and clear and not be a burden on the system because of one or two noisy places.
- The Airbnbs in Erieau are not causing issues. I have 3 next door to me & the guests/hosts have all been respectful for years now. There are a lot of jealous individuals making things up about anything new to our community. It's getting annoying hearing all the constant complaining within the groups. Stop giving these residents so much attention!
- We purchased our place as we love the community. Another location came up that we loved just as much, and it will be our retirement home. We are renting out our first place to try and cover the costs of maintaining it until our young adult children can take it over for their cottage/summer/retirement home! We take great pride in our property and would not just rent it out to anyone. I would hope and think that everyone in the Chatham Kent area has the same feeling of their properties!
- If there is a cap on the number of people that can stay in a short term rental, that will greatly reduce the possibility of noise and loud parties or potential damage to home.
- Owners need to communicate to renters the parking policy and garbage days of week Also someone needs to accountable for noise complaints. Locally a rental was confirmed for a party of 10. Actually more than 20-30 people were in attendance and parked in areas not permissible. Garbage was left out everywhere. Not in receptacles and was not picked up The large bin was around the corner of the rental and not even used. Communication is key Same with use of assessable park. No one over 12 to use. That's it for my opinion.
- Short term rentals should be encouraged as it increases income for the property owners, and brings in out of region income that would otherwise not be available. We do not have adequate hospitality capabilities to support existing tourist base let alone increased population (from my observations).
- They should make the yearly payment like 2500 a property the street I live on there is at least 12 Air b and bs I have one on each side of me
- They should be regulated, have to pay a fee and be subject to inspection by police
- The owners pocket the money and the residents put up with all the craziness . We have a rental next door 1 bedroom one bath 16 people staying in it . We have

witnessed drug deals and have had to use our hose to put out fires in their yard that no one is attending to. Other areas would not allow this to happen bylaws are enforced and fines levied.

- There should be a 24 hour contact number should problems arise with the renters
- I think that as long as the people running and maintaining the property do their job properly it is a great way to get new faces into our amazing community and let others know how awesome it is!
- need long term housing solution
- Police services and fining renters and or owners for issues that occur.
- It is my understanding that one parking spot per bedroom must be provided on private property. Please ensure this is adhered to
- Parking, inadequate septic systems noise, fire pits causing disruptions to local residents
- People what own short term rental properties manage them well. They have to. How can you change the rules when people have made investment decisions based on the current rules. I have a family cottage that my family enjoy for 8.5 months per year. I would have to sell it if I couldn't supplement the expense.
- Short term rentals are the reason my family can come to visit. My grandparents, great aunts and uncles, tons of young cousins - we get together for what may be some of their last years. They support all the local businesses (The Gift Cabin, Five Eau, Bayside, Molly and OJs, Mariners Ice Cream). Some renters may be subpar - but so are some residents or their guests.
- I have bought a family cottage that we can only afford if we rent it for summer months. Nine months of the year our family enjoy it and have established many wonderful friendships in Erieau. To say it would be a shame if we lost all of that due to a few influential people who have decided that don't want rentals in the village after many have made money on rentals for years.
- The owners need to be accountable for the tenants staying at their properties. If the owners are not local to the area it just presents issues when trying to resolve incidents with tenants and potential the maintenance e of the property.
- Short term rentals work in some zones. Example. In Chatham a rental that is used primarily by people visiting as a couple etc. long term weekly rentals work in areas like Erieau. Party/ large group rentals needed to be severely limited to “ tourist “ areas.
- I think all rentals short term or long term should be regulated. We need to ensure that too many people are not getting put into one building (number of heads in beds), overloading services (waste/septic) and safe accommodations (proper fire equipment, acceptable bylaws) We have a short term rental in Sauble Beach where they just recently regulated short term rentals
- In Erieau, the septic systems are NOT designed for more that 6 people per house. New septic systems should be installed as a prerequisite for a short term rental permit
- It's all people from out of town that are purchasing these houses up and it makes it difficult for family's in this area to buy and stay.

- There are now 14 on our street and one on each side of us. We have lost our sense of community as we have less and less permanent neighbors. We are finding that the BnB renters..mostly from the city come here and don't care about the property or the noise. They speed down the one way street the wrong way and tell us to go F ourselves if we say anything. We've seen them throw garbage out the window at the Conservation area. We only moved here a year and a half ago for a peaceful retirement and this is what we get. I only see it getting worse
- They are great for a family visiting this area . The drawback is that they should not be allowed in a residential area as they tend to be rented by multiple families instead of just one family . They also tend to be rented for parties only and this gets very annoying every weekend. If a home is being rented out regularly every week or weekend , then it should be classed as a commercial business . The owner does not intend to live in the home at any time or seek long term renters .
- I don't think short term rentals are sustainable for communities with the high price of housing and the lack of housing in the future. It is going to make the problem worse and local residents will be the ones paying for it. If people can no longer afford to live and work in your community who is going to run the service industry for the people using these short term rentals?
<https://www.cbc.ca/news/canada/toronto/housing-affordability-cmhc-report-2030-1.6498898> <https://www.cmhc-schl.gc.ca/en/nhs/nhs-project-profiles/2020-nhs-projects/impact-short-term-rentals-canadian-housing>
- My Biggest concern is rental property's of any kind have seemed to take over the Municipality, I'm not against growth that would be unrealistic . But we have a problem here with a shortage of affordable rental property and the high cost to buy a home and no growth on the industry side . Outside buyers coming in buying up homes because they can get two home here for the price of one in their area and charging upwards for \$2000.00 a month plus unity's and setting unrealistic conditions in their lease like the tenant pays the first \$300.00 to any house repairs or renting them out as B&B at a outrages cost and more and more building going up with no good paying jobs here to support the cost of rent. we don't not more rental property's with the only gain going to the Landlords. As we have just seem with the sudden withdraw of a factory that was to come . The Municipal can not in good conscience make rental property's our industry with no gain to the Municipality . This only comes at a cost high property taxes for the rest of Chatham Kent . If you are going to be a landlord in this Municipal you should be registered as a business pay yearly registration fee and a pay a fee for each unit your rent out just like the larger city's do. A business is a business and it needs to be treated as such it cant not be all one sided just because you own a privet property and clam Free Industry.
- Erieau residents don't have a chance to down size or relocate due to properties being purchased by out of county people. Full time rental properties are non existent.
- I am a cottage owner in South Kent and renting it out occasionally will allow me to reinvest back in improving the property. Renters, tradespeople, retailers, and future buyers all benefit. Everybody wins!
- I feel that there are more short-term dwelling rentals in the community than permanent residents

- This is a problem with Erie Beach residents which has had a number of short term rentals in the past. Renters don't recognize what is and isn't public property. The beach accesses owned by the municipality aren't all properly maintained so they use private property instead.
- Should be a one week minimum stay, not one night or weekend.
- Trying to purchase a primary residence to become a permanent resident in CK
- The precedent has been set in areas such as Grand Bend. Excessive short term rentals depreciate the living conditions and atmosphere in small town communities.
- Chatham-Kent officials should meet with residents to discuss in the different areas of Chatham-Kent as the issues are probably different in downtown Chatham than Erieau etc. We have complained to our councillors but they have directed us to the by-law officers. We feel these individuals don't really have strong laws they can use for enforcement.
- Because the renters have no interest in the upkeep of the property, most times the properties are not kept in good condition, which affects the whole street negatively. Even though the property only fits 4 people, more people stay, which means more vehicles parking on the streets, limiting the space for the residents to park or even maneuver in or out of the street.
- Erie Beach community. Concerned that people will come on our property and access the beach when we are not there. And will damage our property.
- I find short term rental is part of the housing issue we are suffering from in Chatham Kent. Too many good family homes have been turned into short term rentals leaving less and less available for the people of Chatham-Kent
- Chatham Kent can play a role as a community leader supporting short term rentals through advertising campaigns to "be a good neighbour" and reminding citizens who to contact regarding any noise, property damage and/or neighbourly public nuisance complaints (ie police? bylaw officer?, landlord/owner?). This action promotes community values & awareness and is intended to address NIMBYism associated with any/all housing related matters. If necessary, CK may consider whether a short term rental licensing fee is warranted to support the administration of such a program. Any rental licensing fee however should be waived for any not-for profit, geared to income organizations providing local social housing services.
- tiny homes as short term rental accommodation... can house more people per area of housing units
- In Erieau short term rentals are more well maintained than many full time residences. Noise is often worse from full time residents than long. Renters support local businesses more
- I own cabins in a trailer park business. I've had many guests stay over 15 years. I have never ran into a serious problem with any of my renters. The large majority have been delightful.
- As long as everyone is respectful of their neighbors short term rentals are great for this area.
- Our personal experiences have been in the past. The problems involved lack of respect for other's property lines e.g. private beaches, front yards, In other cases,

lack of respect and understanding of what the lake can be like i.e. safety and throwing beer bottles into water. Some people got defensive when we talked to them but others were very nice when the issues were explained to them. We spoke to both owners and found them to be very open and took action immediately. We believe that if advertised as a B and B, then the owners should be on site. Thank you!

- With the direct access to Lake Erie, Chatham Kent has an amazing opportunity to tap into the tourism market and short term rentals can be an important partner in enhancing the travel experience most STR hosts provide a safe, quiet and non-intrusive experience and should not be penalized because of a few bad hosts.
- As a tax payer in a lakeside community, I feel I should be free of a party atmosphere that could change weekly if short-term rentals are unregulated. Purchasing in a quiet neighbourhood, and investing in expensive upgrades, for example, break walls, among other things, should be respected and protected by the municipality. Small communities have a feeling of belonging, watching out for each other, etc., and I would want that protected by by-laws or zoning that would prevent the constant moving in and out of large numbers of people who have no vested interest in the community spirit. People can vacation in areas that are designated for vacationers, not in residential areas.
- There is a problem starting in our area and others nearby. Make legislation that is no different than similar areas to regulate these businesses and give the police a bylaw with enforcing teeth to ensure all people including the tax paying residents respect the area and rights of the neighbours
- They don't respect the village and don't add to the community
- we have gone from a few weekly summer rental units to I now here 15 air-bn's that that don't pay business tax rates and use vast amounts of water that taxes the septic systems of our land mass
- I have none. I believe platforms like Airbnb do a good job of vetting occupants. It also allows an affordable option for families to visit Chatham
- Some people have a hard time accepting change however it is needed to continue to support and developers these bedroom communities that would not survive without the tourism... you can say good by to restaurants of Erieau where the population is to low to five financially successful in any business except the LCBO and convenience at best
- For small communities within Chatham-Kent, this could very well have an effect on the fabric of the community. These short term rentals takes away from families wanting to move into a particular community and not able too as costs of buying is out of reach because of the over pricing of homes. Small communities will see in the future of having a far less permanent residence in their community.
- allowing short term rentals in areas close to Lake Erie eg. Erie Beach and Erieau increases the amount of gray and black water entering the water saturated ground. This sewage is handled by outdated septic systems and raw sewage enters Lake Erie!
- It will be better to get out in front of this issue. See what is going on to limit STR in other tourist areas.

- I had several of my relatives stay in a short term rental several times over the years we have lived here and love them as I can see relatives.
- Very concerned with short-term rental guest(s) possibly getting injured on our property while using it for access and not following by-laws in our areas. (example - is the lease law for dogs)
- There needs to be rules and restrictions in place. Also needs to be looked as to how many short term rentals in a certain area. E.g. presently one resident in our village has 5 air bnb surrounding their home. This is not appropriate. Also no problem with owners that own short term rentals that live in area but too many have absent landlords that are not monitoring their visitors etc. garbage outside. Too many people in home along with too many cars. We have reviewed regulations other municipalities and communities in southern Ontario have adapted and excellent regulations. Why not adapt these regulations for Chatham Kent. No sense reinventing the wheel. Hopefully Chatham Kent comes up with regulations that will satisfy both the owners and community in which the rental is located.
- I feel that short-term rental properties owned and cared for by local owners are more prone to be good neighbours. When owners live in a completely different area they are not as invested in keeping surrounding property owners happy.
- We live beside short term rental Air B&B. Renters trespass on our property loud partying and drinking. BB guns were used. We did speak to owner but we never know who is coming next. We have no objections to B&B with owners on site.
- It makes sense for cottage owners to be able to rent out their cottage when they aren't using it personally. Also, renting out rooms in dwellings is more economical for renters with the insane rental rates for young people. Personally, we always look to a home to rent when going on a vacation as a family rather than a hotel for durations of longer than 3 days. For CK, other than Chatham there really isn't any great hotel options for those that want to vacation in areas such as Rondeau & Erieau
- I feel the municipal government of CK should not be involved with regulating short term rentals.
- I feel if CK municipal government gets involved it will just be one more good thing they will screw up for everyone.
- a study of other municipalities dealing with this issue is needed.
- The Municipality should stick to more pressing issues in CK - homelessness, cost of living, drugs, crime, poor roads, red tape, lack of family doctors, etc. than trying to bother homeowners who are looking to generate a little extra income, bring tourist money to the area, and help CK residents have a local "vacation destination".
- We just need some income by providing services to public. We have suffered too much by long term tenants!
- My only real concern is that there is still enough affordable long term housing for everyone.
- My rental is in the lower level of my home that I only use seasonally (May-to Sept for a max of 75 days a year based on insurance) for a maximum of two people. I would not be interested in doing it anymore if there is a decrease in profit due to

additional fees and licensing from CK. Profit is already pretty low with maintenance, high insurance and the extras to be appealing. It is a highly competitive market and many rentals charge lower than what they should be to attract guests. If it was not for short-term rentals in the area (in close proximity to Rondeau PP and Lake Erie) there would be fewer accommodations for tourists to Chatham-Kent. My guests are typically from outside of the area and country and for 2-3 days so this is not impacting the long-term rental opportunities for the region. I would not be interested in renting it out long-term as I like the flexibility for family/friends visits.

- Chatham-Kent has amazing tourists attractions which are not know unless you live in the area. Bringing tourism to the area promotes jobs in the community. Brings money and economic growth to communities.
- No concerns
- Right now all good .local community people are very happy to see the growth of business opportunity .
- I fondly believe that owners should be able to use their property how they wish including STR. They contribute additional property taxes etc the same as any other home owner. Municipalities are over stepping everywhere IMO; sad to see CK on this bandwagon
- I feel owners of short term rentals need to ask up and coming guest more detail questions of about their stays. This would eliminate problems. In 3 years of having a short term rental I have been booked almost every day. During the 3 years, I had one guest that stayed for 1 week and was an issue. That is a .006% of one bad guest to all of the other great guest.
- Short-term rentals are a promising feature of CK's economy that have already brought in significant investments and jobs to the region and ought to be further encouraged. Please note that many tourists who choose to stay at short term rentals in CK and across Ontario hail not only from other parts of Canada but also from the US and overseas. Additional or restrictive municipal regulation will likely be counter-productive and may not achieve the policy goals being sought (e.g., noise, garbage, etc.). Property owners who choose to rent out their properties on a short-term basis can work with the municipal administration and local neighbours to understand and address concerns. We suggest that regulation only be considered after the municipal administration consults more broadly with owners and the broader community and exhausts other avenues to address any concerns.
- I don't mind people staying for a week. We get to know them and they are for the most part friendly. The folks that come in for a night or two couldn't give a rat's a** about the neighbors. Besides the owners who are not residents of CK just pay property tax and it is unfair to legitimate motel operators who have to pay for a business license and be subject to health inspections. The playing field is in no way level.
- I think their are many positive benefits of short terms rentals especially as our rental is owned and sometimes lived in by the owner as my brother is working away. They bring in tourists to the area boosting the economy of the area that otherwise wouldn't be present. If looked after well like ours they are no problem at all as we care about our property as well as the community it is in.

- Chatham-Kent is a beautiful area and prior to ST rentals I never ventured this way. It would be a shame to limit peoples experience and the economical advantages these type of rentals provide
- We already have more than enough short-term rentals in Erieau and something needs to be done sooner rather than later.
- They are allowed in residential areas to the detriment of their neighbours, they drive up property values, they have an unfair advantage over those paying commercial taxes
- When I travel I prefer a house to myself where I can cook. I will never stay in a hotel again after staying in short term rentals! I feel like a part of the community! Every host has been great & I believe most guests feel the same way I do. I believe every home owner also has a right to rent their property the way they choose especially with the very sad state of the Ltb in Ontario. Many long term tenants refuse to pay rent & damage the property with little recourse for the landlord to evict or get their owed rent in a timely manner, if at all. Short term rentals eliminate the "slumlords" completely as they rely on great reviews so every unit is up to code & kept in excellent condition at all times. Anyone caught having a party, breaking the house rules or disturbing neighbors can have their reservation canceled on the spot & removed from the property. This is more beneficial to any neighborhood than a long term tenant who is disturbing neighbors, having loud parties or collecting garbage. These things are more common with a long term tenant. Short term renters are more respectful as they want a good review from their host as well.
- The owner of a property should be able to do with their property as they please without government getting in the way. As long as the short term rental is not disrupting any other residents in the neighbourhood and parking by laws are not being violated there is no issue. No extra regulation is required, these are matters for the police and by law to deal with under the existing laws. Young people often prefer to stay in short term rentals. If we want to draw these people into our great community we need to be open to this kind of business.
- I know and talk to several neighbours of people along Detroit line who rent our accommodations and have never heard of any negative comments regarding them. Not far from there, I have two short term properties by Wheatley harbour (technically Leamington) and the clients who we attract are mainly older couples looking for peace and quiet. I believe the regulations topic that has popped up over the last year has mainly been initiated by the more livelier areas of Ontario (Muskoka, Grand bend, Port Stanley) where there tends to be the younger, party-type clientele. One of the benefits that come out of the regulations that we deal with in Leamington is I have had various departments make sure compliance is in order as far as fire and building codes are upheld.
- Short term rentals are in such high demand. We have hosted a several families that plan on returning. They would have otherwise never have stayed and visited the Wheatley area, parks and other places without access to rentals. It is a wasted opportunity for the Wheatley area to grow if these rentals are restricted.
- Due to a lack of regulation and licensing, the house next to me was sold to an investor from Brampton in 2020 and for one year, my life became a living hell as the absentee owners rented it on AirBnB to a constant stream of noisy and

disruptive groups. I didn't know what to do and who to turn to. I was afraid to complain and have them retaliate and make it even worse. I was truly traumatized and feel that the situation could have been avoided if the kinds of bylaws and licensing now being put in place for short term rentals in places like The Township of Tiny and Goderich had been in place to protect residents in Chatham-Kent. I stay in Airbnb's often during vacations outside Ontario, and I support the economic gain they can provide , but there have to be rules and regulations to protect residents and neighborhoods and if municipalities aren't willing or able to make those rules and regulations or enforce them, then they shouldn't allow it at all because the consequences are unacceptable and inevitable.

- If CK decides to regulate short term accommodators (STA's) it needs to do so with an "encouraging hand". That is to say, regulations can't and shouldn't be too restrictive. We have a cottage property in the Bruce Peninsula and the local government recently put STA legislation in place. Because of the heavy handedness of the implementation of the legislation and the lack of effective and meaningful communication during that process only 20% of the listed short term accommodators identified during a pre implementation survey registered their properties. Now 80% of those offering their properties to visitors are doing it "under the radar". That means the municipality has lost potential revenue from licensing etc. and more importantly there is no effective communication path from the municipality to the STA users regarding essential services and visitor opportunities. Additionally, the complaint driven process of trying to police violators is costing many agencies a considerable amount of time and money to catch up with something that could have been better managed from the outset.
- Single family Homes should be exempted from the licensing requirements for short term rentals

Q33 If you would like to be notified when the results of the survey are reported back to Council, please enter your email contact information below.

- 106 people provided email addresses