

# Short Term Rental Accomodation Licensing & Municipal Accomodation Tax (MAT) Survey Results

## August 10, 2025

### Overview

The Municipality of Kincardine is investigating the implementation of a Municipal Accommodation Tax (MAT) and Short-Term Rental Accommodation (STRA) licensing. In order to understand the questions, comments, benefits and concerns of implementing the MAT and STRA licensing public and community parrtner awareness was promoted and input has been gathered. Input was gathered through open houses, roundtable discussions, meetings and through a survey.

This report provides the results from the public survey.

### About the survey

The online survey was also available in paper version in order to remove any barriers for participation. Responses were anonymous as we did not ask for personal information. Names that were identified in the participant responses have been redacted.

Participants could skip any question(s) that did not wish to answer. Information was provided on the website about the MAT as well as Short Term Accomodation Rental licensing.

<https://www.kincardine.ca/our-services/projects/municipal-accommodation-tax-mat/>

<https://www.kincardine.ca/our-services/projects/short-term-rental-accommodation-stra-licensing/>

The survey was open for 9 weeks from June 16 to August 10, 2025. 337 people responded to the survey.

### Survey results

Respondents



Reached end









Response timeline



N 33

## 1. How would you describe yourself? (check all that apply)




	Count	% of responses	%
Resident of the Municipality of Kincardine	279		84%
Accommodation Provider – rent your cottage, home, Bed and Breakfast etc. in the Municipality of Kincardine	39		12%
Business Owner in the Municipality of Kincardine	35		10%
Visitor/Tourist	18		5%
Other, please specify	17		5%
Accommodation Provider – hotel / motel in the Municipality of Kincardine	1		0%

N 334

### Other, please specify




- Huron Kinloss resident on border
- Own a commercial building in kincardine
- Neighbour
- Seasonal property owner considering renting out property
- Family in town. I visit and shop in town at least once a week
- Reside in Huron Kinloss but use all Municipal amenities
- Sport association senior manager
- Own a family cottage, but do not rent, just stay in summer
- Resident of Huron-Kinloss
- Resident of Kitchener but have a cottage with no rental.
- Past resident who's thinking about moving back
- Developer of Small Meadows Community
- Room rental by the week
- I provide accommodation almost exclusively for contractors who are helping keep Bruce Power running.
- Representative of the Scottish festival
- Special Event Organization
- Special event organizer

## 2. Are you familiar with the concept of a Municipal Accommodation Tax (MAT)?

	Count	% of responses	%
Yes	226		67%
Somewhat	87		26%
No	23		7%

N 336

### 3. What is your overall perception of implementing a MAT in the Municipality of Kincardine?

	Count	% of responses	%
Positive	124		37%
Neutral	37		11%
Negative	175		52%

N 336

### 4. Do you have additional comments or suggestions regarding the potential implementation of a MAT in the Municipality of Kincardine? (N = 175)

- It's an over reach my government and makes it even more expensive for people to enjoy a relaxing vacation. As a property owner I already pay property tax to the municipality, and I am on septic and sewer so I already get limited services for my money. Just another money grab buy a governing body that can't manage money as is. Completely ludicrous to implement this tax
- MAT is common and becoming the norm with municipalities Kincardine should implement to stay current and generate additional revenue.
- Show us where the taxes go and how the community has involvement on the decision. Do not have a separate zoning for this.
- Concern for possibility of driving away tourism
- With the amount of upcoming work at the Bruce Power Plant, this puts even more onus on those with available space for the many workers who are not from the area. Taxing those homes who have the available space for these men to be able to live away from home makes it more likely that those homes will become less and less, when we need more! There is a shortage of affordable beds available for traveling workers, and this tax will make it even worse.
- This would be a good way to collect revenues from the many people and businesses who create substantial burdens on municipal infrastructure. Both tourists and short term contractors add wear and tear and affect capacity of municipal property, but don't contribute money for its upkeep or expansion. This especially applies to wear and tear on road infrastructure, which is a major budget item. Also, additional costs levied on short term rentals provides a small financial incentive for property owners to favour providing housing rather than short term accommodation.
- Why would we implement this tax? We barely have any regular amenities in town, this will kill our tourist industry and drive everyone to Port Elgin or Goderich where they can at least access goods more readily on their vacations or short term stays.
- As a regular visitor to Kincardine for 35+ years, I feel part of the community in a small way. Kincardine is my "Happy Place." Like so many other things, the cost of accommodation has increased tremendously over the past few years, and I would not appreciate yet another tax added to the cost of spending time in Kincardine. We stay at Airbnb's and motel/hotels and, as retirees, spend our hard earned money on accommodation, meals, incidentals and gifts for friends and relatives while in Kincardine. We always treat Kincardine with respect as we would our own home. Please do not add yet another expense for us to visit our special place at the lake. Thank you for your consideration.
- As a 40+ year resident of Kincardine, a tourist destination, the possibility of implementing a MAT is a step in the right direction. Generating funds for maintaining and improving our town needs to come from other sources that are not solely reliant on permanent resident tax dollars.

- Conservation Authorities are registered charities and non-profit organizations that have a category one mandate through Provincial law to provide recreational experiences through conservation lands. For more info: [publicinfo@svca.on.ca](mailto:publicinfo@svca.on.ca)
- Absolutely ridiculous. Start charging at the beach for parking options, low cost options with residence passes. Or better yet, stop hiring consultants to review existing parks and land use that are perfectly fine just how they are. Make decisions locally, without the use of consultants on the Secord Monument. This town loves nothing more than to waste tax payer dollars (such as grading Bruce Ave way too many times instead of fixing and going with cheapest bids - which ANYONE knows cheap isn't better but here we are).
- Enough taxation already! If you need funding stop wasting money on other wasteful spending.
- Why now, over reach by the municipality
- People are paying enough lately, that adding 4% will turn people away from coming to our town and businesses would be better off finding a new place to open to save their customers
- This would be very detrimental to the town of Kincardine and the shoreline. There are other ways to find money. This deters so many people away from the community and it will take a pile of money to run. Again very very negative impact. This coming from a realtor in the Kincardine area.
- Airbnb and other similar platforms need to be able to be policed by the municipality to make sure everyone renting short term accommodations are paying their share of taxes.
- I live in London and our MAT tax being in millions and tourists should expect to pay for it and it's such a small amount that it's negligible. If anyone says they won't visit because their a dinky 5% surcharge they're full of BS.
- I think it makes sense to tax tourists using spaces paid for by tax dollars, I would hope that paid parking may also join this as an additional revenue stream.
- Not enough accommodations year round. You'd be taxing needed trade workers not tourists. Bruce Power brings our community lots of privilege- like the \$500 000 hospital donation we just received. We need to better support their housing needs.
- Requires visitors to pay a share
- No
- Taxing will raise prices for guests and deter local tourism.
- It will create administrative burdens for both hosts and municipalities. In smaller communities like Kincardine, the cost of enforcement will outweigh the potential revenue, while at the same time potentially deterring tourists.
- I want to know precisely what the Municipality wants to earmark this money for before it starts taxing our tourists, the literal backbone of this economy. I can't imagine what possible benefit would outweigh the targeting of tourists to gain an extra buck.
- You morons need to stop wasting our tax dollars and start being more accountable. Implement this tax and use the money for tourism improvement only. Use the funds to generate income! Fools.
- If you can afford to run a secondary property for short term rentals, you can afford to pay a MAT.
- I hope there would be transparency on what this money is spent on, and not just mixed in and lost with all other tax dollars.
- Everyone bitches about these taxes in other communities, like Niagara. People don't like it. Don't do it. They'll go stay somewhere close but elsewhere! And how do you know the business won't lie and then keep the extra \$\$?
- If there were less Air B and B there would be more rental units for permanent residents. Air B and B should not be in residential areas. Many home purchases are turned into Air B and B as a get rich scheme.

- Tourism supports our local economy and businesses rely on it. Our neighbouring communities don't have a MAT. I worry we'll lose tourists.
- I don't like the idea as many cottages are used personally and for short term stays. They use the short term stays to help offset costs. Plus the short term stay people visit and spend money here. Why tax the home owner that brought the tourist here?
- This money grab does absolutely nothing to promote local tourism but rather detour it. We are already so behind our neighbouring municipalities with regards to services, amenities and lodging that this will only push them further ahead.
- It's already too expensive to stay here for what the town has to offer.
- Seems reasonable for visitors to help pay for the services that are using, but a high rate may cause tourists to pick a different option.
- Strongly in favour of a high MAT for short term rentals. Not so sure for hotels. Short term rentals (eg air BNB's) are not conducive to community building and are a loophole in the zoning process where a residential property can be turned into a commercial one with no regard for the fabric of a neighbourhood. They should be discouraged via a punitively high tax.
- We should prioritize doing this in the summer for the large tourists
- Keeping accommodations affordable drives tourism and spending on our local businesses.
- We need tourists. Anything that can dissuade them from staying in town should be avoided.
- The prices of everything in Kincardine. But mostly housing and accommodations are way over priced in Kincardine and area. A tax on top of that? No thanks
- It's a bad idea. Our municipality already has little to attract tourists adding an additional tax won't improve the draw. But I also know this survey is just a box checking exercise and the decision has already been made.
- Set the MAT at 5%. The extra percent could help to offset administration costs to make the program more impactful.
- The tax is acceptable if the money is truly used for the good of the community like improving services and tourism of the town. This will also make vacant landlords pay for some of the community events and services they are charging their occupants for.
- Tourists have been spending their money and supporting our businesses forever, long before Bruce power existed our businesses relied on them. I think it's ridiculous to unwelcome them
- In my opinion if you're going to benefit from something it's only fair to share in the cost, having visitors pay a low tax to ensure they can continue to benefit from and enjoy the things they visit for is only fair.
- It is a fact in our community that we house Bruce power people. We just need to provide enough housing for those people and for low income housing. We keep supporting companies that are building houses over 700,000. Where is the affordable housing?
- I'm in favour of the tax only if it will be used to offset my tax bill. If I don't see a reduction then don't bother. Why collect more if the municipality will just continue to waste it.
- It will drive people away. I know I don't travel where they have the extra tax.
- My personal scenario underscores the inequity • Our cottage has been in the family for 40 years and remains our primary retreat for spring, summer and fall—truly a seasonal family cottage. It sits vacant in winter and never competes with year-round housing stock. • To help cover rising taxes, utilities and maintenance, we offer a handful of short-term rentals each season—just enough to supplement costs on a property we actively use. • A quick look at Lambton Shores shows a \$500 annual registration fee on top of a percentage of rental income. We are nothing like Grand Bend in terms of size tourism and amenities. That model is not viable for a three-month seasonal cottage we also use personally. • This proposal unfairly singles out summer rentals, which are already critical to Kincardine's tourism economy. These seasonal bookings bring guests who support our restaurants, shops, festivals and services—fueling growth, not harming it. • Locals and out-of-town guests alike rent our cottage these

bookings don't displace someone from their home, they simply broaden our community's economic base. • Licensing fees will not be absorbed by deep corporate pockets—they'll land squarely on local hosts. This proposal only raises costs for Kincardine families trying to keep their summer homes afloat. • Worse still, without an exemption for properties renting fewer than a modest number of days per year, many hosts will simply delist. We'd be better off taking our cottages off the market and finding another way to keep them afloat—making Kincardine less desirable and less accessible to tourists. In summary, imposing a universal STRA licensing regime in Kincardine would unfairly target small hosts, double-tax hardworking families, reduce the variety and affordability of visitor accommodation, and drain staff resources better devoted to targeted enforcement. I urge Council to reject this bylaw in favor of a nimble, complaint-driven enforcement model that addresses genuine nuisances without penalizing responsible hosts. Thank you for considering our perspective.

- More actions are required to increase availability of affordable rental housing.
- Make sure that Air B&B's also charge this tax. They used the 'Sharing Economy' as a loophole not to have to abide by regulations.
- As a hockey coach whose team travels to Kincardine for tournaments we like to stay as close to the tournament as possible. Kincardine already lacks accommodation options and amenities. Add this tax and that's just one more reason for parents to want to book up in Port Elgin instead and then I'll have the sleepy skaters from the morning travel.
- I don't believe it's necessary, since our tourist season is a short term, and I don't agree with adding the additional fee. Perhaps parking fees instead?
- You are just taxing the tourist...
- Don't do it!!! You are not contributing to the cost of purchasing, renovating, overseeing and maintaining/cleaning or the customer service.
- It adds to the cost of accommodations which are already high.
- I am not sure that funds collected from this revenue will directly go towards the tourist-related activities. This budget would need to be separated out at municipal level and reported this way. I am worried this funds would be misplaced or mismanaged for its intended purpose. Also, this also affect the accommodation scenarios for the transit Bruce Power workers in the area, this is not tourism related.
- You are going to be driving tourists and potential home owners away
- Kincardine is no longer the tourist town we like to think it is losing many of its attractions ie Women's Triathlon, Doors Open, Communities in Bloom etc ( maybe two weeks a year for Scottish and Blues Festival ) a MAT would add to the further decline of tourists and visitors to this town if not adopted by surrounding Municipalities who can provide same, better and more. We visit London frequently people talk about Kincardine as if its' an old summer cottage by the lake ', pretty place, fond memories, lots of fun but now looking tired with neglected beachfronts, public spaces, structures and far to many abandoned lots downtown never developed.
- People who are choosing to come to Kincardine as a tourist, like all of us are already taxed to oblivion. We're entering a time of economic uncertainty, including many households that will need to cut back on expenditures to make ends meet. Adding more tax will increase costs to potential tourists that in turn may choose not to visit or a different more affordable destination.
- Needs to include AirBnBs. There are a lot of properties being purchased solely for short-term rentals, which damages the ability for residents to purchase homes.
- We found in a previous community that allowed short term rentals that the renters took over all the amenities that the locals paid taxes for but were far less able to use and enjoy them as they had prior to MAT.
- I see this as a stick which penalizes visitors. Find the revenue elsewhere. Be creative. This is not a creative approach



- We want people to visit our community. If we start charging higher rates will people come? Other than the Bruce and a few other employers we need visitors to keep our businesses going. Where is this tax going to be spent? Cleaning our beaches garbage bathroom etc in Inverhuron?
- Thank you for the opportunity to provide feedback. I do not support the implementation of a Municipal Accommodation Tax (MAT) in Kincardine at this time. There are several reasons why I believe this would not be in the community's best interest:
  - Negative Impact on Tourism Competitiveness: Kincardine is a small, seasonal tourist destination. Adding a MAT could discourage visitors from booking accommodations here, especially when competing with nearby towns that may not have such a tax. It could ultimately reduce tourism revenue rather than increase it.
  - Burden on Small-Scale Hosts: Many short-term rental operators are local homeowners offering space to supplement their income, not large commercial enterprises. A MAT would add administrative complexity and financial pressure to these individuals, some of whom rely on seasonal bookings to cover rising property taxes and maintenance.
  - Reduced Affordability for Guests: Visitors are already facing high costs due to inflation and travel expenses. An additional 4% charge may make Kincardine less attractive compared to other affordable lakefront destinations, leading to fewer bookings and economic activity.
  - Added Costs and Bureaucracy for the Municipality: Implementing and administering a MAT will require new staffing, systems, and oversight to collect, enforce, and audit the tax, all of which cost time and money. These administrative expenses could offset much of the projected revenue and place a strain on municipal resources.
  - Potential for Unintended Consequences: Imposing a MAT could push more rentals 'underground,' encouraging unlicensed, non-compliant operations that avoid the tax making it harder for the Municipality to monitor and ensure safety and quality standards.
  - Disproportionate Impact on the Local Economy: The STR sector supports not only hosts, but also cleaners, contractors, restaurants, and local shops. A decline in short-term bookings could hurt many small businesses that depend on seasonal tourism.
- As long as we have a housing shortage and people who are homeless I feel we need long term rentals to help fill the gap. Contractors workers and visitors can stay at a hotel. Real residents with real families need housing first
- As a business and property owner in Kincardine it is incredibly disheartening to see people avoiding paying their fair share of municipal, etc taxes on their businesses with short term rental properties. The obvious residual effects of an unregulated environment has been that it is more profitable for these STRA owners to remain as unregistered business owners and pay zero tax on their earnings. As well, this has clearly caused the long term rental housing crisis we are currently facing.
- It seems like we're penalizing the people we are trying to attract for coming here. Eventually it will be an advantage not to have the tax when everyone else is charging it
- I believe that most STRAs accommodate the transient workforce at Bruce Power Implementing a MAT (which from what I have read, was introduced by the province as a means to generate revenue for tourism), is not relevant to this situation
- bad idea. What do we have here that is so special that people want to spend time.
- As a homeowner running an Airbnb out of his home and always present when hosting 1 or 2 people, I would like the Municipality to differentiate between an Airbnb run out of a home versus one in a separate residence. The STRA's being run from the separate residence, seem to be the ones with the greatest issues and complaints. I personally feel those '2nd' residence STRA's should be looked at differently, as these probably do hurt the housing market, and should bear the extra tax and scrutiny. I always meet and greet new tenants, and use the Airbnb app to see previous reviews on their behaviour and make decisions on whether to rent accordingly. So those owners that rent from their own personal residence, should be looked at and treated differently.

- I pay it at Evergreen Lodge in Red Bay . Im already paying plenty for accommodation and then another tax . It all adds up . Its put on the owners to explain what it is .
- Implementing this tax will serve to diminish the value of short stay accommodations and therefore the value to the property owner, and so will reduce availability of such places. Ultimately this will lead to fewer visitors to the town and the accompanying economic value.
- As a background, my wife and I have owned a couple properties in Inverhuron and Tiverton and currently have one cottage that we rent. We work full time and cannot stay up all Sumer (although that is our desire when we retire in a couple years). From a landlord perspective, how will this proposed bylaw better the area? Will there be specific supports in place for landlords to gain from this program? As someone potentially paying in I do not understand what are the specific benefits to me. At the first glance it does appear just to be another cost of ownership. I truly understand the need to manage troubled rental properties but, in the decade we have owned places, we have not seen issues in our community. If this is a premium that the council is considering as we do collect income, I would hope that council has a specific and measurable plan that uses those funds to specifically address problems and not simply to supplement the general fund. I see on the website that you suggest that 50% are directed to tourism promotion, Would that be in the area where the taxes are collected? In our case, would Inverhuron be a focus or would the extra money go directly into mass tourism focusing on Kincardine, I understand that members of the community could see this as a great income possibility but I would counter with this - short term rentals do bring tremendous value to the community. Weekly, we bring in family looking to explore Kincardine Township, spend money at local restaurants and stores and showcase the area to people that would otherwise not have the opportunity - much like it did when we started renting - which encouraged us into ownership. I respectfully suggest that the value should be placed on the fact that short term rentals bring a value to the community far greater than is acknowledged. I know this is not a popular view but one can only look at the amenities that a small community like ours has and compare it to neighbouring communities without tourism. I have heard from community members about the 'tourists' who invade the community but without those people, a lot of this would not exist.
- It will reduce tourism
- Tourists spend lots of money in the area and many local businesses rely on them. In my opinion, taxing them further is counterproductive. It may discourage them to visit here and go somewhere which doesn't have the MAT. If the municipality can't make ends meet with the existing tax revenue maybe they need to do some soul searching.
- Hopefully short term rentals for hydro workers does not fall through the cracks on this.
- I support the implementation of a MAT as means to generate additional revenue for tourism-related activities and municipal services.
- If the MAT is applied to tourism services and community improvement then yes, that's great. Things like maintaining beachfront, providing firework displays, maintenance to piers, boardwalks, trails, public washrooms, continue free parking at our beachfront etc.
- This is a tax grab and hurts individuals who may be just trying to keep the family cottage through short term rentals. Stop adding more taxes.
- This isn't needed. Tax out of town visitors for the beach instead. Have paid parking.
- No this makes sense for our town.
- Our draw for tourism is diminishing as the towns around us and along the lakeshore are allowing for growth. We are already actively deterring tourists by not enticing business owners and franchises to establish themselves in our town... now we are going to slap extra tax on visitors? Sadly it is starting to feel like Kincardine is just a town to pass through to get to Port Elgin, Sauble or Goderich. Even if you do implement this tax, the funds will likely go to another idiotic town initiative like restructuring a park that doesn't need restructuring. Attract people, don't shove them away...



- We have paid the “tourist tax” many times over at many different locations. Maybe it's time to reep some of that back and invest in our own municipality.
- Please don't
- This is a good way to chase away summer visitors. Has the municipality considered the negative impact on the business community?
- If I have to collect a 'tax' for renting rooms I just won't. I'd rather the property sit empty or be torn down than have to deal with more paperwork and more bother. I wanted to help out low income people by offering low cost rooms to rent, but adding a tax won't keep the cost low either. Just leave things be.
- What is the purpose of implementing this tax? Is this just a money grab? is the municipality trying to shape a visitor or accommodation provider behaviour with the tax? What services is the municipality trying to cover with the tax? Would resident taxes be lowered? Would this tax encourage any unfavourable behaviour by tourist or accommodation providers?
- Don't implement it.
- We need more revenue to cover costs - taxes are increasing and so much is spent to attract tourists. Would be great if they contributed to upkeep, events etc. The tax is not much - only a few dollars - and easy to apply. So much of what we offer is completely free - beaches, trails, pipe band, Welcome Centre, festivals and events. Having other forms of revenue would reduce burden only on year round residents (who do benefit from tourism too but it is still hard to provide expected services with current income)
- Extra dollars should help cover cost of cleaning public restrooms and emptying the garbages more frequently, keeping beaches and roads clean
- We make about \$500 a year after all the cost. A license and % will kill our business. Please stop taxing us to death! Instead please learn to live wishing your means!!
- A review of the present and past MOK budgets does not show accurate detail how the present tourism funds are spent. Adding another tax is not a solution.
- NO
- Administrative nightmare. People pay enough taxes.
- How do you control that the tax money collected is actually directed in the appropriate way?
- Hello, I rent weekly to people either working in the area or are in need of flexible lease. Just wanted to point out that I bought the house for 537000 with a 20% down payment plus fees. We have a 30 year mortgage and with our rate we pay about 2400 a month in mortgage payments plus all bills and PROPERTY TAX. We do not make any extra money than what is required for bills etc. Why do I need to give the town a cut? I'd basically be paying you with debt to the house. My tenants eat out at restaurants here, the shop at grocery stores etc. There is a need for weekly rentals and there is also a need for tourist. Taking MORE of our money after I pay over \$9000 a year on my primary residence and over \$4000 on my rental in property tax is CRIMINAL ! These are our properties and if we aren't hurt or disturbing anyone that town should NOT be involved.
- Living in, and running a business here in Kincardine I feel this possible implementation of extra taxes to some is a backwards way to support our tourism and town as a whole. The municipality even recently, has actually taken away tourist accessibility by the restructure of station beach parking. Which is not only lacking parking spots to begin with but is now just a confusing mess to our visiting guests. A very CLEAR list of the things you will be doing with the extra funds will be the only way to gain support on this matter. I also live in a mature spot in town where our community park sits empty with lots of children living in the area- why?! It is not maintained, it has not been upgraded and lacks any sort of invitation. Not to mention the clear “development fees that were added to our municipal bill while building 8 years ago and have seen no upgrades with it. The municipality has a history of taken \$\$\$ with nothing in return.

- Should not be done! We currently are already having a shortage of short term accommodations for transient workforce. We are discouraging small rental owners to continue business. Not only this, but the additional tax is almost surely to directly affect the consumer and raise rents even higher! Makes no economical sense. Just more funding for the municipalities liberal agenda
- What would the benefit of this tax be? Where is the money going to be allocated. Doesn't seem like this is necessary to be taxing more.
- If the municipality recognizes that is under serviced for housing based on the needs assessment, then adding any additional limit on the housing stock will negatively impact your objective?
- We shouldn't deter tourists
- Will this lower locals regular property tax's? Who or how would this be governed?
- Just something else to drive up costs around here IMO. I personally don't see any benefit to it. But if you can change my mind, I will definitely listen.
- Why would you want to implement a tax on visitors who spend money and support local business.
- Change the tax rate of business zoned property taxes instead. The landlords will pass all costs on to end users anyway.
- I believe, in the long term, it will prove counterproductive and harm Kincardine, tourism, the business community, and the community at large. Many lakeside communities will benefit at the detriment of Kincardine.
- Proceeds of the tax should be applied to initiatives that benefit both tourists and long term residents (downtown rejuvenation for example) and not just spend on activities that focus on tourism (marina and beachfront)
- As a business owner, a downtown commercial building owner who is already part of the commercial business district who already pays commercial building taxes, business taxes etc. We feel that this is an absolute ridiculous tax to be paying. We would be paying another tax just to operate our business in our commercial building with commercial business tax just to have a another tax added to our business because why? How does this make sense. The people and guests that we draw to the area to stay here and spend money in the municipality adds way more value add to our community by spending there time and money in local restaurants and surrounding business's than another tax on the businesses bringing visitors to the area. This is tax on tax on tax. Please help us make sense of this?
- Short term rentals make you live by a hotel in a residential neighborhood. This is so wrong.
- It is expensive to be a tourist anywhere. A MAT only encourages some of tourists to be a tourist elsewhere!
- I'm in full support of MAT implementation. We are experiencing a housing crisis. This would help.
- A clearer definition of what MAT collections will be put towards in the MoK is required before residents can determine the true benefits to the community.
- Waste of time and money given our short short term rental season
- The town does not provide enough amenities to charge an additional tax as compared to Niagara or Blue Mountain. It will be difficult to set proper boundaries due to the short term work in Kincardine as well. Contractors do not always stay at the same accommodation for 28 days, therefore they will be penalized for staying in Kincardine.
- We are a small town. Do not start a tax
- Money spent to collect and manage this tax will use most of the income. Especially as an added tax will hinder bookings
- Tourist and property owners pay enough taxes. Additional taxes will discourage tourism.

- There are too many taxes already implemented at federal and provincial levels - adding more will not help tourism in my opinion.
- The financial reporting that has been done does not look good. We need to grow not shrink tourism. We are not just a nuclear industry municipality, the tourism industry is what keeps many businesses afloat. Tourism has been a functioning industry for many decades in this town leave it alone and worry about cleaning up the implications of the nuclear industry here- housing needs for plant workers, residents carrying burden of BP in taxes, Bruce Power inflation.
- As usual this is a short sighted initiative brought on by a town council who doesn't recognize tourism as an important part of Kincardine and the surrounding areas. It's not like all the hotels are thriving, they are seasonally but why not spend time thinking of ways to attract tourism year round as opposed to taxing those who can 'make hay' when during summer? For someone thinking about coming back to Kincardine, initiatives like this are discouraging.
- Tourists and transient workers who visit here and take advantage of our services should also pay to help support those services.
- We want to encourage tourists to the area and encourage the Municipality to not implement MAT
- This is an unnecessary and burdensome to both municipal staff, and property owners. This is an increased cost to tourists, which in challenging economies is likely to discourage them from choosing the municipality as their preferred destination. Kincardine's tourism is typically event, and natural asset based which requires less dedicated budget than a larger urban centre where facilities, programs or other amenities have consistent large budgets to care for. It will be challenging to implement in a way that is consistent and fair.
- Just adding costs to tourist and visitors.
- If done properly with evidence based research can be positive.
- Kincardine has limited accommodation options. Motel prices are already high given Bruce Power and contractor transient workers use of motels. If MoK wants a competitive advantage do not apply additional taxes unless the revenue goes back to support visitor accommodation facilities. MOK is already a destination for 905 day-trippers who spend marginal \$ in restaurants and shops. We need to foster an environment for longer stay visitors. Another tax does not help that.
- my street have no sidewalk and curbs but there is no speed limit sign !!!!!!! should be 20 !!!
- Don't do it. It will drive tourists away, or turn them into day trippers instead of overnight stays
- Charge people to park at beach who are not municipal residents. Most people come to Kincardine for day trips and bring their own food and use facilities and don't end up contributing to the community. Also use revenue for year round washroom facilities along beach trails and maintaining sand dunes.
- Stop taxing us!
- I do not think establishing MAT will help to encourage tourism in the area. When the majority of the surrounding communities have established the MAT then Kincardine should consider this.
- Would a MAT apply to a short term rental? (It should, but it's not clear)
- Kincardine is eager to beat our shoreline neighboring communities to something but this doesn't feel like the right thing to be first in line for. This will not place us ahead economically- we rely on tourism we'll be driving away.
- Implementing this would certainly lead to a reduction in properties available for rent and a subsequent reduction in tourist presence and income. Given our town already struggles in this area relative to virtually every other town on the coast, I cannot imagine why we would feel this is a good way to raise capital. Not to mention, we already pay high property taxes anyway. This is extremely disappointing. What is this tax attempting to accomplish beyond taking money from people?

- Another tax that will line the Municipality of Kincardine pockets and the residents will see zero benefits from it.
- This is a negative move for the municipality. If this is implemented, we won't be coming to vacation in the summer anymore.
- We need to bring more tourists here, not turn them away
- I feel that this is just more price gouging and costs to a potential visitor. There are other & better ways for the Municipality to generate funds or budget better.
- Always Welcome? Kincardine Welcomes? ... only if you're willing to pay a tax to stay here! Looking into this tax is creating an us vs them - locals vs tourists. Kincardine has been known as a welcoming community where you're only a stranger once. We need tourism for our non Bruce Power economy. This tax review is creating further divide among our community. Those who have (the privilege of Bruce power employment) who are comfortable putting an expense on those tourists and those who rely on the income tourism brings. If tourism takes a hit by hours at the hotel will be cut or gone.
- Tourism is already difficult for families. Do you really want to make it more difficult?
- Negative impact on rental income for residents, negative impact on downtown businesses
- biggest concern is temp workers at the Bruce Site being penalized for working in their trade Many are here for short terms then go home then return as required
- What will the extra revenue be used for?
- If this reduces tourism and people go elsewhere then it is a bad idea. Kincardine needs to compete with all the municipality's on lake Huron, other locations have a lot to offer, we need to offer more to keep our retail businesses strong and to attract new business. Increasing tourism costs at this time is not something I would agree with.
- Who would enforce it?
- Pay to park at station beach, lets create revenue through options that we already have right now
- Not a good idea
- It's only fair that the municipality receive some income that can offset the real costs that are involved with more short term visitors to town.
- While visitors do come to Kincardine to see what our town has to offer. But that is mostly during June, July and Aug. If we didn't have workers or sports tournaments our hotels would not be busy enough to generate a tax. There is really nothing to offer most of the teams unless they are under the age of 10
- Don't do it
- McSweeney report confesses the data does not show a proper breakdown of short term rentals for tourists verses contractors working for Bruce Power and/or Ontario Hydro. The MOK already is already spending money on 'tourism'. There has never been a proper independent study of the cost effectiveness of these expenditures. eg. how cost effective are the Kincardine logo pens given away at the summer tourist booth. The present overall MOK administration costs are high compared to other communities of the same size. (sunshine list) This will just drain the revenue from MAT.
- Additional costs for families, might decide to choose another area to go for holidays
- I think this would assist in the lowering of rents, the availability of long term rentals and it's a way for these people who are renting their units to give back to the community.
- As a Bruce County local who works closely with employers and the skilled trades, I strongly oppose implementing a Municipal Accommodation Tax (MAT) in Kincardine. Bruce Power has approximately 3,000 workers, with roughly 1,100 to 1,500 skilled tradespeople. At least half of those trades come from outside the area and stay in local hotels or short-term rentals. These workers already face high accommodation costs, often \$1,500 to \$2,000 per month, and they are paid less to work here than in the city due to bargaining agreements. A 4% MAT would add

\$60 to \$80 per month per worker, or \$180 to \$240 over a typical 3-month rotation. For 500 out-of-town tradespeople, that is \$90,000 to \$120,000 in added cost per rotation, which local employers cannot absorb. Adding this tax risks fewer tradespeople coming here to work, which will directly hurt our local economy and the businesses that depend on this workforce. I also work with community partners who are actively trying to attract more skilled workers to fill the roles we already struggle to fill. Adding extra costs to stay here does the opposite of what our community needs, especially with Bruce C on the horizon. I have experienced the MAT in Sauble Beach and left frustrated. There was no clear benefit to the local community, and it felt like an unnecessary fee. Implementing it here will frustrate workers and visitors, while likely providing little or no benefit to the people who live in Kincardine. I do not recommend moving forward with this tax. If you approve it, you risk higher costs for tradespeople who are already earning less here, local employers who cannot cover the difference, and a reduction in the workforce that keeps our community running. Unless this MAT directly lowers taxes for residents, which seems unlikely, it will do more harm than good.






- These kinds of taxes can leave a bad taste in the mouths of tourists. They are already supporting the region by spending their travel dollars here. A 'tax grab' is never appreciated.
- In the current economy it will greatly reduce the number of visitors to the area. And it will detour trade workers from coming to work at Bruce Power!
- Short term should be treated like a hotel business.
- Gotta pay the bills somehow
- I would not choose Kincardine any longer as a tourist. There are many other places to visit.
- Don't do this. Visitation costs too much already ie hotels and restaurants are expensive.
- MOK tourism theoretically benefits certain businesses. Retail stores, restaurants, fast food providers, grocery and sundry stores and gas stations. But, the MAT is only applied to the 'short term rental' businesses. This is not equal taxation. If the MOK wants to impose a 'tourist tax' it should apply to ALL businesses that benefit from tourism.
- Kincardine should work to keep their crown jewels in order (station beach etc.) not penalize the people who own business's. Promote the right things. Beach access fee to out of towners. No camping at Station beach. Hire life guards at all busy beaches
- What are the tourism related activities or municipal services that these funds would be put towards? Are the funds placed in a separate bank account and restricted for the above noted activities?
- Tax collected should support infrastructure
- Grand Bend has one. I wouldn't spend 5 minutes there now and I spent all my summers there as a kid growing up.
- As this municipality is not a 4 season destination, and most off season occupancy is not leisure driven why not trial a MAT only during the tourist season. Would paid parking during peak demand periods in popular destinations....ie.beaches and parks, not be a more direct source of revenue to offset the need for increased municipal services...ie...cleaning and garbage collection in those public spaces.
- My concern is enforcement. How will you ensure that all STRA owners are complying with this? What \$\$\$ will it cost the municipality to enact this plan versus revenue?
- I think it will be very difficult to enforce. Of course through the bookings of large STRA operators (Air Bnb) it will be easy. But what about the people in this area who are offering accommodations via other routes (grey bruce property rentals, Facebook, word of mouth, etc). I prefer not to deter folks from using reputable, safe, accountable platforms (that also offer insurance for both guest and owner). I feel this tax, no matter what the level, will encourage those trying to provide a safe service to move to other ways of contacting and booking renters. Taxes are suppose to provide services, what services are these taxes providing the visitors to the area or to the aboard? Seems like a cash grab to me. The owner is already paying municipal taxes. These visitors, just like permanent residents, infuse the local economy with



many dollars. Yes they use the services, but isn't that what property taxes are for? I do not believe there is any excuse to grab any more tax from the visitors or the hosts allowing visitors/workers to come to the area. Here is a list of the taxes already collected from an STRA (Air BnB). Marginal Income Taxes for REPORTED income (not always reported if you do not use an Air BNB/VRBO, These folks would also not necessarily be caught by the MAT)) Municipal Taxes - as set by municipality Host service Fee 3% (to Airbnb) Guest Service Fee 10-20% (to Airbnb) GST (if income generated over \$30,000/yr) Now another tax/fee???

- I do not believe it should apply to those zoned appropriately to conduct business. Those operating a hotel or motel or campground have already paid in price and ongoing taxes the right to generate income from STRAs. I feel it should be targeted to residential owners only. Limit it to R zones.
- We see this as restrictive to people coming to attend the festival. Not to mention, how we need to pay ourselves for the talent to stay and other festival participants like the visiting pipers.
- As a special event organizer, the most frequent concern we hear from our visitors is the high cost of accommodations. In some cases it's literally the reason we are given for someone not attending. Over 60% of our attendees are classified as visitors in that they travel more than 40km to attend (TREIM Model). According to our 2024 geofencing report from RT07, the highest percentage of these visitors travelled (in order of greatest to least) from Toronto, Ottawa, Mississauga, Hamilton, London, Windsor, Kitchener and Burlington, approximately 44% of these visitors. Considering the distance they travelled, we can safely assume some type of overnight accommodation was necessary. Given the importance of these tourists to the sustainability of the festival, and our objective to actually increase these out of town visitors, anything that adds to their expenses, such as the MAT is not in our best interests. We recognize the importance of this revenue stream to the Municipality but as an event organizer, the risk to our growth outweighs any benefit we'd receive.
- The MAT tax is for larger urban areas that have things to do all year. We have one season to make our money for the rest of the year. Anything that could deter visitors is a big concern to me and my business. Also if the tax gets implemented what will be done with the money- will businesses have a say in that?
- We run special events for the community but also to bring people to the community. 60% of who comes to our events are visitors. I looked at the financial forecast that your consultants did and I think they have underestimated the cost of the average hotel room. By adding MAT tax it will drive people to Saugeen shores as they don't have a MAT tax. Our performers also stay in hotels and we want to keep the costs down but also want to keep our costs down. This will add to the costs to operate a big event. The town relies on big events for their revenue. These events bring people. We want to welcome people and not slap them with a tax.
- Toronto charges 8%
- Suggest 8% similar to Toronto MAT. Should apply to hotels, motels, provincial park and STRA.

## 5. What do you think are the benefits of Short-Term Rental Accommodations (STRAs)? (Select all that apply)

	Count	% of responses	%
Brings additional visitors and supports local economy	195		59%
Supplements other accommodation options	161		49%
Allows for multiple families to stay together	112		34%
I'm not aware of any benefits	79		24%
Other, please specify	52		16%

N 330








### Other, benefits of STRA licensing please specify

- As locals, we have invested in rental property in the MOK, which we care for, maintain and plan to retire in. Being able to run a short term accommodation allows us to give back to the MOK in additional taxes, tourism revenue.
- Visitors aren't always a benefit. During high tourist seasons the amount of trash left around town seems to increase. Places that seem to be short term rentals in my neighborhood cause parking nightmares. According to Airbnb there have, at times, been about 500 short term rentals in Kincardine - this is over and above contractor housing. That's a lot of people passing through town and not contributing to the tax base.
- Shoulders lack of transient housing for Bruce Power
- Supports home ownership, which is only a benefit of it's not taking long term accommodation options off the table
- Allows residents a source of income.
- Short-term rentals bring tourists who spend money in local shops and restaurants. They help homeowners earn extra income. They can also lead to better property upkeep.
- Accommodation for large families
- I think this question is showing bias in how the answers are presented
- Against short term rentals other than hotels, motels
- Increased long term rentals for year round residents
- This question should define who the benefits are for. From a resident perspective, the benefits of STRAs are very limited. However there are some benefits to clients.
- A personal relationships with guests via airbnbs
- Tracking and or limiting the number of residential homes that are being used exclusively as short term rentals and are therefore unavailable to house members of the community
- Just profits for the owners.
- I feel that any of the benefits above are outweighed by the negatives.\Assist landlords carrying the mortgages on such properties
- Not enough benefits at this time for this in our community
- governments will over regulate and take the \$\$ for themselves eventually killing the idea. A simple idea that average people could use to make ends meet will now have inspectors come to their home and inspect the never ending conditions of yet another government. It all will cost money to make a little money.
- Not many traditional accommodations include amenities that private rentals offer, such as kitchens and multiple rooms.

- If there are specific issues with rentals, the township should deal with those and fund their resources out of the enforcement actions against the few
- Permits affordable vacations for some who might otherwise be unable to afford an expensive hotel stay
- Allows families to keep their family cottages through some short term rentals.
- It benefits owners of properties who rent these properties for extra income. No true benefits to the non owners.
- Income for property owner
- Allows residents to earn extra income to support local economy. They also pay property tax on the rental property.
- Can we just have one thing that's not taxed??
- Short term union workers at Bruce power
- Housing for Bruce Nuclear workers
- Provide a accommodation for holiday makers and a transient workforce
- I feel they are bad for the town. They leave homes sitting empty that could be used by people who live and work here.
- Easier access to the beach and downtown as most of the hotels/motels are farther inland towards Sobeys/No Frills.
- Homes that are purchased solely to do this are one of the reasons there are housing issues.
- Hurts the neighbours
- permits homeowners an income opportunity that provides access to housing which may otherwise not be attainable for them.
- Provides desperately needed accommodations for skilled workers the MOK and surrounding areas currently lacks
- Might help meet Bruce Power and contractor worker needs.
- Would help prevent too many residents in one household ie. boarding-house. Parking has become a real problem.
- too many people in one house !! and parking on lawn !!!
- More flexibility for guests, such as pet friendly
- Provides accommodations for the thousands of contract workers that work here
- allows for transient skilled workers to work and at times bring their families to enjoy the area as they work
- NONE! Just another TAX ,Canadians are OVER TAXED as it is!
- Takes available accommodations away from the already short housing market.
- Currently the only benefits are the landlords.
- We have experienced issues with private houses in our residential neighbourhood recently bought and now used as 'AirB&B' short term rentals: late night partying in front of our home (beachfront), etc., so we're not fans of people flipping potential homes into quick-profit short-term rental houses.
- There are none
- I don't love the wording here as it feels like a leading question to me. That might not be the intent, but as a survey participant it makes me feel like I'm being led in a direction. As for the question, housing supply is supply and we should aim to have as much as we can in all forms (short term rental, long term rental, single family housing, commercial, etc...)
- Short term rental accommodations for tourism/vacation purposes allows for a different experience than standard hotel/motel accommodations.
- I am strongly in favour of licenses for the three above reasons.
- Addition visitor dollars spent on local businesses and services

- Allows property owners of cottages & part-time homes to supplement the costs of ownership. Allows home buyers to stay in the community while closing on a home or waiting for renos to be completed (I have had multiple renters stay for this reason).
- Great for the MANY contractors visiting, working, and spending their money in the area.

**6. What kind of impact, if any, do you think short term rental housing (ie. Airbnb, VRBO) is having on the availability and affordability of housing in the Municipality of Kincardine? Other please specify.**

	Count	% of responses	%
Strong negative impact	63		19%
Negative impact	73		22%
Neutral impact	61		18%
Positive impact	24		7%
Strong positive impact	37		11%
Does not impact	40		12%
Other, please specify	33		10%

N 331

**6. What kind of impact, if any, do you think short term rental housing (ie. Airbnb, VRBO) is having on the availability and affordability of housing in the Municipality of Kincardine? - Other, please specify.**




- this type of rental in kincardine is not affordable to begin with. The addition of a tax would not make much of a difference.
- It has nothing to do with the affordability of housing in MoK. People need a place to lay their heads, whether it's visitors, travelling workers, or locals.
- Displacing renters over summer months to favour tourists. Abhorrent practice, left unchecked.
- I don't know
- Most STR are not going to rent it out long term because they want to reserve it or family and friends and only rents it out when its not used.
- There is not enough housing here and no affordable housing I have been looking for two years.
- It's not just visitors using them. It's contract workers for Bruce power. Not Faye to charge them when they are rent weekly for work purposes
- Seasonal short-term rental cottages have essentially no measurable impact on Kincardine's year-round housing availability or affordability, because: They aren't on the long-term market • These family cottages sit vacant through the winter and don't compete with rentals or homes for sale. • Owners use them personally during shoulder seasons and only rent a handful of weeks to help offset upkeep—hardly enough to displace anyone seeking permanent housing. Their contribution is net-positive for local economy
- Kincardine is a seasonal tourist destination and property owners have a right to profit from providing accommodations either short term or long term without incurring an additional tax. I do believe that a licensing program would be beneficial for short term in regards to compliance with fire regulations and applicable bylaws.

- Airbnb is a cash sucking operator from a foreign nation taking exceedingly high extra charges for the rentals they are representing. Owners of the properties generally have no interest in knowing who is renting their property and take no responsibility. Airbnb takes no responsibility. Owners are generally many miles away and cannot respond to problems if they occur leaving neighbours and local authorities to calm matters that get out of hand, for examples camp fires, garbage, litter, noise, trespass, dog
- How is anyone supposed to actually know this? Just because somebody operates a short term rental doesn't mean that if they didn't that there would be more or less housing at better or worse prices. This question is just dumb. Kincardine would have more houses available if either of the most recent development projects got off the ground. Affordability is directly tied to availability, you know, supply and demand. Also our prices in this area are inflated due to the demand for skilled workers in this area.
- My concern is that STRAs may be taking housing away from those that have been trying to locate here (ie/They work here)
- Very little impact. Once again a very repressive approach to housing availability in Kincardine and an attack on personal property rights.
- If anything it increases the values of our homes because it makes this area more desirable
- I don't really know.
- If owner occupied, and rented for short term that does not impact housing availability but if property is strictly short term rental that negatively impacts housing availability
- I don't think Airbnb's have a huge negative impact on affordability or availability. Those two are directly related to the contractors who rent/lease in our area. Rent is high and availability at affordable prices is low.
- I am unsure of the impact since there are places available already in Kincardine
- There is one such place on my street and there is no issues in general with it. The larger question is to what extent does it impact the allocation of housing in the city. These houses sit empty a good part of the year where people are struggling to find housing it's a poor allocation of resources.
- SO much family sized housing has been converted to short-term accommodations or rooming houses for contract workers. They are important for the economy but these private 'landlords' are beginning to completely squeeze out the service economy and anyone unable to independently afford to outright purchase a home.
- My Airbnb is a 3 season cottage. It would never be available for a normal rental. If you tax and kill my Airbnb it will NOT result in extra accommodations. Maybe separate out 3 season places??
- I don't think short term rentals have an impact on house pricing. House pricing is high across the province. It does affect my decision to do short term rentals. I can then break even on my payments. I would love to rent to a family for 1200 dollars but since I bought this year. I simply can't. As the price of houses comes down so will rent prices.
- The more short term rentals you have the higher the prices in the area will climb because of market value. If you do not want the prices to claim and provide an alternative rental method which one
- Brno/airbnb have minimal affect on housing. We have one of the largest construction project on the go with an abnormal sized transient work force, that is your direct affect on housing in the area. But you already know this, let's be honest
- These homes should be long term rentals and help out with our housing shortage
- Mostly positive, but some negative.
- Provides a necessary affordable alternative for weekly, monthly stays to fill this need within a community with high transient work force needs.
- I don't have information to make informed comment.






- I do not know what the impact of STR is having on the affordability of housing in the Municipality of Kincardine. If the income from STR's is higher than longer term rentals then this could have a negative impact on availability and affordability to those looking for longer term rentals.
- Many STRAa are cottages so this would not have a big impact on long-term housing
- There are many issues causing the housing crisis in CANADA, population growth, increased immigration, lack of investment in affordable housing, slow municipal approval processes, rising construction costs, and the ever expanding wage gap. I do not think STRAs, while maybe a very small piece of the pie, are the reason for the housing shortage. And I believed there positive impacts weigh out the negatives. Tourists need places to stay, contractors need places to stay too.

## 7. Are you aware of STRA(s) in your neighbourhood?

	Count	% of responses	%
Yes	204		61%
No	98		30%
Unsure	30		9%






N 332

## 8. Have you ever been disrupted by an STRA in the Municipality of Kincardine?

	Count	% of responses	%
Yes	70		21%
No	235		71%
Unsure	26		8%






N 331

## 9. If you have been disrupted by an STRA, how frequently does it occur?

	Count	% of responses	%
Frequently (once a week)	15		5%
Sometimes (once a month)	42		15%
Rarely (once a year)	27		9%
Unsure	38		13%
Never	164		57%

N 286

## 10. If you have been disrupted by an STRA, how have you handled these disruptions? (Select all that apply)

	Count	% of responses	%
Did not do anything	83		50%
Other, please specify	56		34%
Talked to the property owner	32		19%
Contacted By-Law Enforcement	9		5%
Contacted Police Services	7		4%

N 167

## 10. If you have been disrupted by an STRA, how have you handled these disruptions? (Select all that apply) - Other, please specify

- Spoke to the people involved
- NA
- Never has occurred
- I have never had any issues.
- No issues
- Never got a response from police!!
- Stop looking for excuses for you to charge more tax money
- Never been bother by the airbnb on my street.
- Hasn't happened
- Not bothered. Resident neighbour is more annoying.
- Spoke to renters
- N/A
- Other, please specify
- Never
- Iv never been disrupted
- By-law doesn't respond so OPP was called due to excessive noise, those individuals were kicked out. They always have too many people staying in one air BNB which is illegal.
- N/A

- Talked to the 'renters' that were causing issues (the STRA is located next to my friends home and they were throwing trash in her yard)
- My neighbours are more disruptive then guests that I have dealt with
- Not a issue
- Fire services
- Never experienced problems
- Contacted fire chief
- N/a Dont live in municipality.
- never has happened. It attracts good vacationers. Unlike hotels
- Without any results
- N/A
- N/A
- N/A
- Again, with a housing shortage, a behavioural change is needed so we are not building new getto's (new builds are environmentally intensive and I don't think Kincardine builders are up to speed on LEAD and new building techniques) there are housing resources like STRA's sitting empty.
- I live beside a STRA. It's zero problem.
- Other, please specify
- Doesn't apply
- It has happened in other areas and we would speak to the property manager.
- Not sure who sets off the fireworks on non-holiday weekends, so it definitely could've been locals. Not worth distracting OPP or bylaw for something relatively trivial and so hard to track down.
- They are packing 6 separate individuals into a 3 bed house and there is not adequate parking. The owner doesn't live here and the renters are not really at fault in this situation
- Really should not be allowed to have dogs. It's really upsetting to our dog have strange dogs
- Na
- Municipality does not follow up
- N/A
- have not had issues
- Talked to the renters
- We live in downtown surrounded by many short-term rentals. There are never issues with these guests and tourists. More issues stem from long term residents
- Filling out a survey
- Never been disrupted
- Never been disrupted
- Talked to clients
- Na
- N/A
- No impact.
- Talked to the renters
- N/A

**11. If you have been disrupted by an STRA, what issues have you experienced that are related to STRAs? (Select all that apply)**

	Count	% of responses	%
Noise	75	<div></div>	52%
Number of people at the property	56	<div></div>	39%
Parking	53	<div></div>	37%
Other, please specify	51	<div></div>	36%
Garbage	42	<div></div>	29%
Fear of personal or property safety	24	<div></div>	17%

N 143




**If you have been disrupted by an STRA, what issues have you experienced that are related to STRAs? (Select all that apply) - Other, please specify**

- NA
- Never has occurred
- None.
- Number of people at the property and increased pressure in areas that don't have the infrastructure to support these people.
- Not affected by this
- No issues
- Noise, number at property, speeding!!
- Again stop
- Nothing. People being people. Just existing
- N/A
- I feel my property value decreases
- N/a
- Evicted long term renter to accommodate short term rental
- None
- Fire safety concerns and blowing smoke
- NA
- N/A
- Unknown
- None
- Campfire out of control and in a dense cedar bush.
- N/A
- N/a
- N/A
- N/A
- These types of places should be restricted to principal residences.
- There is a different experience when people are visiting versus when they are a permanent resident. While I have not had personally negative interactions with guests or landlords, there

is less of sense of community and it can be disruptive to have different people coming and going all the time.

- None
- Traffic, increase in speeding.
- Other, please specify
- Doesn't apply
- Na
- Off leash dogs pooping without owner cleanup.
- N/A
- have not had issues
- Trespass
- Never been an issue
- Never!
- Not mowing lawn
- Na
- none
- N/A
- Garbage is a concern. Empty bins more often during summer months.
- Barking dogs
- N/A
- Fireworks were set off over top of my house in a residential neighbourhood within town limits. They were landing on the roof and in my backyard and then going off. I feel like this is already against some bylaw so maybe a new rule isn't required.
- person with a mental disability yelling obscene comment
- Health as a result of pollution
- none
- have not had problems




## 12. Do you believe that STRAs should be restricted to an operator's principal residence?

	Count	% of responses	%
Yes	88		27%
No	167		51%
Unsure	71		22%

N 326






### 13. Do you believe that STRAs should be regulated/licensed in the Municipality of Kincardine?

	Count	% of responses	%
Yes	157		47%
No	135		41%
Unsure	40		12%

N 332

### 14. Do you think there should be a maximum number of guests allowed in an STRA?

	Count	% of responses	%
Yes	221		67%
No	75		23%
Unsure	35		11%

N 331

### 15. Of the below options, which option do you support?

	Count	% of responses	%
Status Quo (not license, use current by-laws to enforce complaints)	169		51%
License (permit STRAs and implement a licensing program)	139		42%
Other, please specify	24		7%

N 332

#### Other options noted

- Just NO
- Support upholding building code to all housing in municipality not just short term
- License (permit STRAs and implement a licensing program)
- License and tax
- Ban on STRAs. Next choice would be punitive tax.
- Don't support any. Again, by-law does not respond to calls!!
- Licensing, but only of principal residences and cottages that are also used by owners. I would discourage use of houses owned by people who don't live in them, to be used as Short-Term Rentals. They should be rented to families that need them.
- Limit to A Couple or A Family

- Status Quo (not license, use current by-laws to enforce complaints)
- Ban them
- Only allow STRA @ primary residences otherwise they should follow the same rules of a hotel. While licensing can be a good thing it can also just cause red tape issues. So Keep it simple.
- Licensing is so important for safety of guests, property owner and neighbours. The Landlord and Tenant Act only applies to stays over 28 days. What about fire safety, occupancy limits, etc for these short term rentals??? They do not pay commercial property tax, do not have to operate under same rules or regulations as hotels but operate like 'ghost hotels'. Short-term visitors may not be confident where fire extinguishers are, how to leave in an emergency, etc.
- If you consider licensing, then you need to consider all of the issues that go along with that. It is not just a matter of getting money you need enforcement. Facilities need to be inspected by a qualified individual. To do a proper job you may drive a large percentage of potential short-term rental accommodation out of the market.
- If possible do not allow them in the town.
- Principle residence seemed better than income property. Problem still exists though
- I did not buy my home to live next to a hotel with strangers all the time.
- do not licence but control with bylaws around noise and parking etc...
- unsure
- Ban STRA where the homeowner does not live at the property.
- License on a strict basis where needed and severely restrict numbers.
- Best to have a permitting system to know where the STR units are in the community.
- not sure
- I am not sure about this. But if you do it make it easy for people to get the licence.

**16. Do you have additional comments or suggestions regarding the potential implementation of STRA licensing? (N= 128)**

- People who stay at STRAs are on holidays, staying in homes, that are potentially in residential neighbourhoods. The vast majority of neighbours are not on holidays and have to get up for work the next day. People staying in STAs are on holidays, are sitting outside, having bon fires until late into the evening, and conversations getting louder, music gets louder as the evening progresses, causing a conflict with noise. Also, when people rent a STA and pay good money to stay there, they will invite their family members and try to get the most out of their rental. These additional people add to the above noted noise, as well as parking. A licensing program may help to alleviate some of these concerns, if homeowners can ensure their renters comply, but they have no way to enforce or even know. If there was a strike 1, 2, 3 system, then their STA is cancelled, that might assist, provided there is a good enforcement policy if they start up without a Licence (provided the complaint is valid, as a disgruntle neighbour may complain to get it to cease). The licensing program can require they have parking to accommodate the number of people staying at the STA. Also, the people staying at a STA adds to the Town's infrastructure such as the dump, water & sewer, etc. If a renter is responsible to take their garbage with them, most do not, they just dump it at the nearest Town garbage can, on side of the road.
- Do not rezone like Collingwood to permit which buildings can offer STRAs. Should be option of the owner while following municipal by-laws.
- This is an overreach by the MOK. Stop allowing [REDACTED] to buy up all properties in Kincardine and turn them into weekly contractor rentals. Vacation rentals are not

an issue in the MOK. Unaffordable housing and an influx of contracted work via Bruce Power are the issue with short term accommodations, not Airbnbs, etc.

- Many out of town workers are paying between 200-300/week for a room. They are going week to week because they do not know when their work at BP is going to end. Not all of the workers at BP are making a ton of money, and a lot of the money is being sent home to their families. If something like this is going to be implemented, there needs to be a clause regarding these workers. They usually do not stay on the weekends, so they technically are considered short term renters. However, they are also in great need of affordable places to stay. They cannot afford a hotel room! They need a simple room, bathroom, and kitchen. Please do not penalize those landlords who are providing these kind of set ups. The workforce needs it!!
- Would also like to see licensing for long term rentals to ensure landlord compliance. This could also be accompanied by some sort of levy.
- Nothing has been done about this for years and the gross inaction has negatively impacted local housing.
- We are bothered by our neighbours just as much, there is zero by law enforcement in this town. We have neighbours doing fireworks at 1 am, and no one does anything. This also occurs in municipal property such as Bruce Ave soccer fields. Absolutely ridiculous.
- With the economy the way it is, some people do this so they can have a roof over their head. This is a tax grab by the municipality and should not happen
- Again, let's stop taxing everything and deal with a lot of other bigger issues within the municipality. This is just going to cause more money to run than it is to generate income for this municipality. Let's just shut this down here before it gets even more ridiculous!
- The property owner needs to reside on the property as their primary residence if they plan to operate a short term rental. Owners should be fined for any noise complaint (or any other bylaw/legal complaint) that's substantiated. Licenses should be renewable annually with an option to terminate at the town's sole discretion. There needs to be an online registry tied to property street address that allows residents to file complaints for consideration when licence renewal comes around.
- Collect that license fee
- I agree that STRA need to be registered and licensed, but I don't think this will do a lot to solve our housing crisis. Many people own vacation properties unfortunately and aren't necessarily willing to rent them out, so we have properties sitting vacant for long periods and others without shelter, I'm not sure what can be done about that.
- Paid parking to visitors at the beach seems easier to implement. Thank you for getting feedback instead of just going ahead like the beach parking disaster.
- I strongly support measures to discourage this. It has a significant negative impact on housing availability
- I have seen them be successful in current system. More red tape, more govt, more taxing and more policing of the system does not seem wise.
- Unsure about restricting the number of guests. Would hate to see 10 people crash in on a 2 bedroom house, but also wouldn't like to see a rule limiting the number of guests to 6 if a dwelling can comfortably accommodate 10. Owners generally don't want to overfill a house, and there are already several avenues to complain if disruptions occur. I believe rental platforms will delist a property after just a couple of complaints.
- I live by a busy seasonal short-term rental and the visitors there have been fine and don't really impact my household on a day to day basis. I respect having a flexible option for visitors and

use short term rentals when I travel, it's not lost on me that this impacts the housing and longer term rental supply. I myself cannot find an affordable rental in my income bracket in the town. I would suggest that if the funds from the licensing program be used to support affordable and/or attainable housing options in the municipality.

- Short-term rentals bring positive benefits to the community by supporting local businesses and helping residents earn extra income. They can be managed effectively without the need for costly licensing, using clear rules around safety, noise, and neighbour respect. This balanced approach encourages tourism while keeping things fair and simple for everyone.
- Why is this a priority, building the new school needs to be the priority!
- No
- If you can't enforce the current bylaws properly, why license them? It's just a blatant tax grab. Just tax the company directly and leave private folks alone.
- We live in a residential area by Huron Heights school. Currently there is an Airbnb next door to us. A house on the street behind us but have the backyard of their house along the backyard of our house is another Airbnb. We have limited street parking space and in the summer there is usually none. We have had to resort to having any guests we have over park blocking our driveway because no spaces remain. People don't usually care if they are noisy in a STRA since they are usually on recreational time. We have had fireworks set off in the yard behind us that have hit our house and garbage thrown over into our property. I don't believe having a bylaw officer will stop these things on the weekends and after 6pm.
- Where is the extra money coming from to police it? is the license fee going to cover the cost of this or just going to raise taxes again?
- We have motels and hotels, camp grounds that need the tourist dollars. Against Air B and B and short term rentals in residential areas. I did not buy a home to live next to a ST rental or cottage.
- We have bigger problems municipal staff should support trying to help. Like the property tax inflation from Bruce Power.
- I just don't think it's right to tax someone who is bringing in tourists. It's their home to do as they choose. Also it allows families with children and grandparents to travel easily together.
- Should only be allowed to rent 1 or 2 rooms. Not entire house. BP Contract workers should have housing supplied by BP, not take up half the single family housing market being rented by the bedroom.
- With everything going on in this world of uncertainty please don't add to it with this complete money grab. The monies actually collected will never offset the policing of such a policy. Your complaint or appeal department will be very busy! Leave well enough alone...
- Do not make finding and booking AFFORDABLE accommodations here any harder or more expensive. Maybe let some actual commerce into town (big box stores aren't evil like you guys treat them) and for the love of god, fix our roadways. Kincardine is a joke and a mess and only going to cause more road rage and traffic back up. Stop wasting taxpayer dollars whenever you can, and actually allow progress
- The benefits and costs of licensing should be considered relative to the ease of an outright ban. In order to have an STRA, there should be an initial permitting process that strongly discourages turning single family homes into commercial rental property. It's not fair to neighbourhoods (and especially actual neighbours) that a property can be turned into a short term rental at the drop of a hat.

- Licensing feels like a cash grab. Most complaints people have for STRA's (noise, crowds, garbage) won't get solved by a license. If our bylaws aren't able to enforce standards then change the bylaws and enforce them properly.
- I am an owner of an airbnb that only operates in the summer months. My guests comes from all over the world and some cone back every year because they regard my place as their little slice of heaven and because we put in the effort to be good ambassador for Kincardine. I have no kitchen in my Airbnb and my guest spend a tremendous \$\$\$ on downtown restaurants/shops. The income we get from STR helps pays our bills. Our space is not suited for long term rental. Don't do things to hurt the little guys while benefiting the big chain hotels.
- I think the STRA licensing is a good idea. We struggle with accommodating actual residents of Kincardine when there are short term rentals catering to tourists that could be long term rentals.
- Again let's not try to drive what little tourism we get out of our municipality. I don't think there is an issue. There are already mechanisms in place to deal with any issues.
- The people renting are utilizing our services ie hospital, beach and other local service not making these places available to local taxpayers who are paying for this service. The vacant landlords do not always know who they are renting to. Parties a lot of people in one house who park on the street and people coming and going at all hours. Vacant landlords who do not cut there grass ensure garbage is take out and not left at the property attracting rodent and unaware of the tenants at there place and what they are truly doing at there house.
- Don't complicate things. Just provide housing for all
- Whatever you do, don't hire more staff to run this new program. We have way to many municipal employees for this small of a town. Everywhere I go in this town I see waste of my tax dollars.
- Seasonal, family-owned cottages that open for just a few weeks each year have zero impact on Kincardine's long-term housing supply or affordability. These properties sit empty through the winter, are used primarily by their owners in spring and fall, and only generate a handful of bookings to help cover rising taxes and maintenance. Regulating them alongside full-time rentals and urban homes will:
  - Penalize small-scale, three-month hosts who contribute to our summer economy without displacing any residents.
  - Drive a portion of our tourist dollars to neighboring municipalities, making Kincardine less accessible and undermining local businesses.
  - Force many seasonal hosts to delist entirely reducing visitor capacity and harming, not helping, the tourism sector.
 Instead of broad licensing, Council should: Use real data to distinguish true year-round STRAs from seasonal family cottages. Exempt properties renting under a modest threshold of days per year (e.g., 60 days). Reinvest any new enforcement funds into creating affordable units, supporting homeowner maintenance grants, or targeted bylaw responses to actual nuisances. By taking a targeted, data-driven approach, Kincardine can preserve its unique seasonal cottage character, support local families, and maintain affordable housing—without unnecessary red tape.
- I would be more in favour of a slightly higher tax, for example, 6 or 7 percent. I don't think this would discourage people, but would collect more money for community.
- Had one year where weather was bad and couldn't leave town after a game. Parents were able to find Airbnb to stay when not all could get into hotel.
- This should be allowed in kincardine. I think it's time we allow people to rent out properties in this area, not only does it benefit the local economy, but family's that live there can promote it to extended family and have places for them to stay other then hotels. It's time to make this



change. AIRBNB is the new thing, it's time to make things easy for people who would love to visit this beautiful area!

- Off topic, but please charge for parking at the beach for non Kincardine residents
- Rents my cottage 3 weeks/ year to help offset his property tax bill. I want to share that I am quite opposed to MAT and STR licensing. In retirement, I am not certain I would be able to keep the family cottage and my primary residence without renting these 3 weeks. I am worried the MoK will find out i rent my cottage and force licensing. The rest of my street feels the same way.
- In speaking with a council member regarding imposing a parking entrance fee for non residents to Station beach, it was implied that a STRA tax was being considered in place ,due to the parking issues that may arise with beach goers parking on side streets. Do NOT tax the property owner to whome it would be expected to pass the additional cost on to renters. Impose an entrance fee to Station beach for the day trippers who clearly spend \$0 with local businesses and leave massive amounts of waste and stress the resources along the boardwalk. The daily mess on a summer weekend is appalling. Garbage and damage! Overnight campers. Additional revenue would accommodate staffing, waste removal, repairs, more by law officers.
- Find another way to generate revenue from tourists just not from the residents who are working and paying or investing to live in Kincardine.
- These questions are very biased, there was not a single question asking about anything positive about a STRA. I think this is about a few unfortunate bad situations and not taking into account the amount of good/non bothersome situations there is out there. If this goes through we are going to be driving people out of our economy here in the municipality of Kincardine.
- STRA has some small financial benefits for Municipality but many/ most guests bring own food/ drink to town for stay mainly summer! (short season) The Financial arrangements are thru a third party international company and private individual and not contributing to the Municipality, Licence fee required but does not generate a big \$ number in Kincardine like city/ urban centres Could premises be used for long term rental ?
- Stop nickel and diming people trying to get ahead in this world with more taxes and red tape.
- Being a visitor here or a tourist is a privilege these visitors enjoy. Working here and having to commute a long distance is not a healthy situation. Workers should have first priority if there is available housing.
- Just because of a few bad apples why should everyone have to pay. Again, where is this increase money going to go? Will I get a tax break on my permanent resident that I don't rent out?
  - No fire pits allowed - Address parking issues (eg. number of occupants) - Address Noise and Social Responsibilities - No Fireworks
- My wife and I began a STRA(Airbnb) last year out of our home. Being pragmatic, the primary reason for the STRA was for supplementing her income in the advent of my death. A recent cancer care certainly forced us to examine ways to keep this house, and we did a major renovation to satisfy Airbnb requirements. Kinda upsetting to now incur more costs AFTER we've entered the game. My wife is contemplating retirement, so an Airbnb helps replace lost revenue and no pension. and may speed up a job opening for a younger person. Since we are always home when people stay, we maintain control and expectations over the behaviour of our tenants, and maintain the respect and empathy that our neighbours deserve. Our guests are made aware of eateries and restaurants in Kincardine, and thus impact positive tourism revenue. We support individuals from out of town that want a quiet getaway and allow only 1-2

guests Any extra fees and licencing will have to be passed on to clients and decrease visits to Kincardine.

- I believe Short-Term Rental Accommodations offer several important benefits to the community. They support local tourism by providing flexible and often more affordable lodging options for visitors, which helps drive business to restaurants, shops, and attractions in the area. They also allow homeowners to earn supplementary income, which can help with property upkeep and overall investment in the community. In Kincardine specifically, STRs play a key role in providing housing for temporary workers and contractors, especially those working at Bruce Power, who often need short-term accommodations during outages or project work. Hotels are not always available or suitable for longer stays, and STRs help meet this ongoing demand. When managed responsibly, short-term rentals can coexist well with the broader housing market and contribute positively to both the economy and the community.
- I am extremely encouraged by this proposal at council to regulate this industry. Any law abiding citizen of Kincardine should have no objections to these measures.
- Being in a small country town like Kincardine where everyone knows everyone I think neighbourhood communication is effective enough to resolve any noise complaints or safety issues that may arise.
- Any enforcement costs should be covered by the renter/visitor not the tax payer
- Governments at all levels will kill the simple point of regular people trying to make some income by giving up some personal peace to make ends meet. You will regulate, inspect, condemn, tax, make more laws, infringe on people's property to the point that it does not pay to do it. You're becoming a bad HOA nightmare! The fact that you bring up that they must meet Ontario building codes opens up a huge intrusion into the house hold and costs that the owner will not afford.
- Interesting on the take that you have taken with the last questions, which clearly show your bias. By indicating that there are issues you have already made up your mind which is frustrating and wastes people's time. I feel sorry for the area as these actions will simply force more people to either circumvent the transparency of rentals by not registering their properties, financially punish the legal owners who commit to doing it right and definitely will not bring housing values down to make it affordable as suggested.
- Short term rentals bring degradation to our neighborhoods as they are not well maintained. Residents are evicted and/or cannot fund affordable housing
- Concerns need to be addressed re: need and availability of rental housing within our municipality
- Licensing Fee should not be so high that it deters people from getting the license as that would have the opposite effect of compliance, safety etc The municipality would already be receiving the MAT at this time. The MAT compliance would be easier if the STRA co-exists. It would identify those businesses affected. Kincardine is a great community with beautiful beaches and parks. Everyone regardless of their socio-economic status should be able to enjoy a day at the beach without prohibitive costs and enjoy safe accommodation when visiting.
- Don't do it. More taxes are not a reasonable solution to the problem of owners looking for additional short term rental income to deal with increasing property ownership costs such as taxes.
- We should ban these Air bnb and Vbro locations. Housing is increasingly expensive in our community and eliminating these forces tourists and contractors to use our plentiful hotels and motels which give back to our community with taxes. Not restricting or eliminating these is irresponsible and inconsiderate of our community.

- This is already happening? What is the advantage of licensing? Just a money grab?
- I can't see licensing STRA's having a negative impact. Perhaps for the owners (more red tape!), but when it comes right down to the nuts and bolts, what we are really doing is protecting ourselves and our neighborhoods in our municipality.
- Please find other ways to improve housing. We currently have many many houses on the market not selling. Come up with a plan for more multi unit houses instead
- I will not rent rooms if I have to be licensed. And I know several others who feel the same way. Why in the world should the municipality have the right to decide how many people I can have stay in a house I own? Shouldn't that be my choice? Yes, I think there should be a max number allowed to stay, but that should be the property owners choice. And why are the laws/bylaws around renting always aimed at the tenants/occupants? It's the landlords who have the most to loose when renting out property. The #1 reason why I won't just rent my extra property as a whole house is because then I retain all the responsibility but loose all the control over it. The tenants can basically do whatever they want and I have almost no say, and it's a long process to have them removed if need be. I know several people who stopped renting out houses/apartment units because of these things. Just leave things alone. If there are problems in some rentals then address those as can be under current laws/bylaws. But don't make everything harder and more expensive for everyone.
- Biggest complaint is the garbage I find on my walks on the side of the road. People are dumping their garbage after leaving these STRA's because the owners put a garbage restriction in place where they can only have one garbage bag. I don't want to see our beautiful area ruined by this.
- If you are going to add legislation - Keep it Super Simple! Minimize empty houses. Make it difficult for people to own a home that sits empty except for a couple weeks when people rent it. Make it difficult for people to use a house as a tax haven or investment. Make it easy for people to share their home with people that need accommodation - temporary or permanent.
- It seems so unfair that STA's don't pay commercial property tax when they are used exclusively as ghost hotels. They are being used for commercial purposes - it's not a 'home based business' if no one is using it as a primary residence. There also needs to be restrictions in how many are in certain areas / on streets - they can completely ruin a neighbourhood community feel and create social isolation for longer-term residents. Safety is a primary concern after fires etc in STA's in other communities. It's not municipality's job to protect STA operator's 'investments' during a MASSIVE housing crisis - working to grow long-term rental options is better for both lowering demand and increasing supply. STA operators are buying up family sized or otherwise 'affordable' units and removing them from circulation for the very employees needed to serve tourists and visitors while contributing very little to the local economy as STA operators. Beyond that, they don't have to deal with nearly any of the rules or regulations hotels do - it's an unfair playing field and licensing could provide a small revenue stream while also ensuring STA's are managed to support the community instead of only taking.
- Please just leave it as is. We don't need to have tax in everything.
- Historically in this cottage area of the MOK the noisy neighbours are parties hosted by the sons and daughters of the cottage owners NOT STRAs.
- We do not have enough stra in our area to even consider doing anything about it. Waste of time
- If you implement it I will then lease yearly.

- I believe the Mun.of Kincardine has addressed the 'downtown' abuse of extended parking on the main street & thank you. I think STRA managers should have parking set aside for their 'guests', not count on 'street parking' only.
- Completely intrusive for the owner of their property! Which they are already paying property tax for. This is very scary to think we need a license to rent property for a short duration. If there are any disturbances, they should be brought up with bylaw. Does it make sense to think that a license is going to stop potential disruption from the short term tenants? Once again, this is hurting our local entrepreneurs, increasing rent, and scaring off tourism and transient workers. Both very bad ideas
- Again I don't see the benefit of implementing this. Things already cost a lot and adding an additional charge only negatively impacts things. People may opt to rent out, will cost home owners more money so they will charge tenants more money which could hinder people from coming here during summer months. I don't understand why the municipality needs their fingers in this. There's other things that we could be worried about.
- Often when a committee is set up to implement such a program, the members are not familiar enough with the costs and associated work required to license existing venues and instead of implementing a registry system they often try to implement a governance model, which is extremely cumbersome. Knowing who is operating and licensing for a small fee allows the municipality to keep a record. Trying to implement fire standards and exiting and septic, etc. becomes an implementation nightmare and will limit the number of available providers which you need in the area. Don't shoot yourself in the foot for the potential of a few dollars, it's not worth it.
- I think the MOK should put more efforts into running our municipality properly. Retaining employees, and not having [REDACTED] cost the taxpayers insane money due to terminations/lawsuits. And finally I think the MOK should stay in there lane when it comes to peoples houses/income properties
- I would hope that this would encourage owners of multiple properties to offer year rentals to people in need of permanent homes rather than week to week accommodations. Like the ones who only offer rentals for 6 months in the winter then switch to week to week leaving people homeless over the summer and driving up our emergency housing list (to be clear I'm concerned for the people on the list and not the length of the list itself). Also, if property owners do continue to offer week to week at least there are safety standards that must be maintained which is good for the people renting those spaces. Thanks for looking into this option for our municipality!
- People are taxed to death in Canada, why hit them with more. Your time would be better spent controlling access to local beaches, on the weekend crowds of people from surrounding cities invade the beach set camp in the memorial flower beds, set up hibachis barbecue , or dig a hole in the sand for cooking. Most of the Municipal beaches on the lake shore charge to use the beach, local resident get a pass. What is happening here is these folks bring their own food, fuel etc not supporting local business. The revenue raised would go a long way to improve the area, the latest change to Station Beach makes no sense at all.
- The mechanism of action requires people to report. There is no incentive to report yourself out of your weekly stay at air bnb cause you are a BP contractor.
- The City of Waterloo implemented a licensing program, and I witnessed a significant negative effect on all stakeholders, including the city and local residents. Existing bylaws with significant fines for infractions against bad actors are the best solution. Hiring municipal employees to manage good and conscientious property owners is not the solution. I would also have

property safety information available and offer a discounted price on smoke detectors. I feel the municipality should promote Kincardine rather than drive visitors off to Goderich or Port Elgin.

- Minimum one month rental. These rentals are a disaster
- STRA's are being handled by the current guidelines in place. Changing those guidelines will negatively impact tourism, Contractors and STRA owners who are often residents. The municipal tax should fund the amenities provided.
- STRAs are occasionally problematic, with the potential to provide more problems as the numbers increase. So, licensing might provide a reasonable degree of control. (Out of control renters = loss of license.) However, I think that licensing fees should be reasonably low, so as not to discourage accommodation for good folks wanting to visit us.
- They are beneficial! Do not go and do a special tax
- STRA such as Air bnb are very convenient and I myself have used them other places. I can certainly see the benefit and I understand the desire to keep this option prominent. However, we are in a housing crisis and the overall wellness of the community is more important than individual gain. Rental properties in the municipality are low and expensive due to the prominence of STRAs. The argument is that STRAs increase tourism, but what is the point of this increase if the people needed to keep our town running (maintenance workers, servers, grocery store workers etc.) cannot afford housing? A balance needs to be found.
- This tax hits short term visitors and workers while long term visitors and renters pose more disruption of the community. More enforcement of by laws and policing should be used, not more taxes
- Worry about the safety of existing community housing to preserve it.
- there are not problems in my neighbourhood with the rentals. but i am not as concerned about them as i am about the MAT tax. that seems like it will discourage tourism and we want our teams to feel welcome in the community. The tax says you are not welcome and that you are a drain on the community when we in fact bring money to the community when we are here.
- The reported concerns regarding noise, waste management, property condition, etc. are already addressed in various other municipal by-laws. A focus on enforcing those by-laws (and collecting fees for violations of those by-laws) would be a more appropriate solution. While not impacted by STRA with the complaints, or concerns noted in the survey, I have been impacted by seasonal residents who are the primary property owners, but who treat the area as a vacation spot, and contravene by-laws such as noise, fireworks, garbage etc. They are the owners, or family and guests of owners and as such would not be impacted by STRA licensing. This is just to say that the concern is with the behaviour, and not with the length of stay. It is an unnecessary and burdensome decision which will significantly impact staff resources, and property owners. Council should consider collecting fees for violations, and increase by-law enforcement, rather than creating a regulatory system for STRA. STRA provide visitors an opportunity to explore the area, prior to determining if they will permanently locate here to be involved in the local workforce temporarily to meet local needs, and meets a different housing need than would be available from hotels/motels, or long term rentals. Property owners should not be penalized for meeting that need, when other existing Acts, Codes, By-laws and Regulations already exist to deal with the concerns that were raised regarding STRA.
- We're not Grand Bend. We have Bruce Power and dozens of other trades that don't have housing in area without STRs. There are other options for MOK to seek increased revenue. Seek those out.



- Because my cottage is not winterized I don't believe it would have impact on housing shortage .if I were to rent it short term in summer.
- Living across from a house with too many residents, parking is a real problem especially in the winter. Overpopulation of a household needs to be monitored better.
- almost every night the 6 cars front their house so should be 4 people per house and no parking on front lot just like town of Peterborough Ontario that their by law !!!! Thanks hope solves problem soon as possible!!
- We also need short term rental options for people working here on contracts. Hard to find accommodation options for a few months. Use income to employ someone who also ensures fair enforcement.
- This survey is clearly biased against short term rentals, but what council fails to acknowledge is that tourism is not as important to our local economy as Bruce Power's continued growth and prosperity. Don't penalize those who are providing a necessary service for the short term workers who are needed for the MCRs
- Stop taxing us! We are a small town we do not need to implement like large cities
- Stop taxing your residents!!
- They are needed to support needed workers at Bruce Power. Charge for parking at the beach or enhance the current by-law enforcement staffing if you'd like to generate more money.
- Again - implementation of more bureaucracy and taking money from people will only hamper our tourism industry. Housing prices have decreased at present and yet the market is stagnant for sales rentals are having no such issues. The relationship is not there, as the two markets are mutually exclusive. We need to preserve our limited tourism economy and instead focus our efforts on what we can do to grow it! Not to mention, for short term rentals - things like AirBnB are so restrictive when it comes to ratings. If a visitor behaves poorly and is rated below a 5 star, that is crippling to future vacations. I have yet to see an example of bad behaviour at an AirBNB. Let's focus on economic growth, please!
- Make Kincardine great again.
- We love the use of STRA's we use them and Airbnb lots when travelling across Ontario but most places we've been have permits, licensing and additional tax as run by the city we've also noticed that certain ones here without regulations tend to take advantage of guests by charging too much. If there's regulations in place I think it's beneficial for everyone involved.
- Compensation should be afforded to anyone effected by STRA. Being woken up in the middle of the night is dangerous and unhealthy. Should be compensated for loss of enjoyment of the property
- when the site project wraps up landlords will now need a way to rent their properties
- STRA also limit the number of long term housing options available, which drives up apartment prices and prices younger people out of Kincardine. I would prefer it be banned entirely but a licensing system feels like a compromise.
- Friends of ours who were long time residents of Kincardine (40+ years & 60+ years) actually ended up leaving town because of this problem. The house next door became an airbnb and every week was 'party week' for a different group of people. The constant noise and activity drove them to sell and look for a more suitable place in Kincardine for retirement living. The prices were too high but they found better prices in another town 30 mins from Kincardine, which is where they now live. My MIL also has them around her and her issue is with parking. Cars are now parked all along the street now. Another big issue is that every house that becomes an STRA is one less house available for someone to purchase as a home. Read up on what it happening overseas (UK, Portugal for example) small tourist town have been



overwhelmed with Airbnb's such that no locals can afford to buy a house any more and the local 'neighbourhoods' are being wiped out. People who used to be surrounded by neighbours now are surrounded by groups of vacationers and partyers who change every week. A large proportion of these Airbnb's are owned by out of area and out of country landlords. Our own neighbourhood is starting to go that way, but rather than Airbnb's it's houses being rented out room by room to hydro workers. I tried complaining to the town about the area being zoned Residential, but houses are being converted and rented to multiple unrelated tenants as a Business. How is that allowed?

- Owner of resident should live in Kincardine
- None at this time
- There is a serious housing shortage in Ontario. Anything that can be done to minimize the number of homes being bought to use as STRA(s) should help people who are desperately trying to find a house to buy to live in (NOT rent out).
- Stop letting Garneau buy up heritage buildings and turning them into short term rental dumps
- The noisy obnoxious parties in and around the cottage areas are due to parties hosted by the sons and daughters of the cottage owners not the renters.
- DO NOT RECOMMEND
- STRAs do not affect affordable housing as these accommodations would not be available at 'affordable' prices in any case. However, STRAs do offer an important alternative to groups traveling together, something particularly important to the type of vacation experience we offer in Kincardine. Sometimes they produce more noise, but that is already addressed by by-laws. We live in a tourist town. I'm happy they enjoy our town as much as I do.
- Landlord Tenant act is so one sided landlords are more likely to do STR than long term rentals. If Landlord Tenant act could be cleaned up I think you would see more long term than short term rentals!
- Please don't add any more licensing, permits or barriers to housing. The licensing, zoning and permitting regulations currently in place have, at best, not improved housing affordability over the last 20 years, and at worst, actively contributed to making it less affordable. Perhaps, given the fact that we allowed housing affordability to get to crisis levels, it is time to consider getting rid of much of the regulation that got us here instead of trying to "dig our way up" with all sorts of new rules? If there is a business case for short term rentals, then let's make it extremely easy for them to be built instead of investors buying up existing supply. There have always been short term cottages here, and somehow we didn't have a housing crisis 30 years ago, so I suspect the main causes of the problem lie elsewhere.
- No
- Define the purpose of a potential SRTA licensing?
- I enjoyed my residential neighborhood and I believe that issues could arise in a number of ways. By laws are in place to ensure the quiet enjoyment of the property. One owner controlling a large number of str will definitely impact the need for housing for underhoused and homeless people. Thank you
- We all pay enough taxes for our properties, how does a person in a room available in your home cost the town more money. Migrant workers need a short term rental leave it alone. Cottage buildings cost enough money, B&B s help our tourists pay for their bills and we count on our tourism to keep retail owners happy. Don't send them all to Port Elgin we have scared enough retail owners away. Stop the madness.
- Kincardine has been proud of its history of being a cottage town & vacation destination. I hope that all vacation rental properties are being treated fairly in this endeavor, and that airbnb style

rentals are not being targeted. As a STRA owner, I have never had any complaints related to bylaws and I am very respectful of my neighbours. This is my community and I also want the neighbourhood to be peaceful & enjoyable for my neighbours.

- I think anyone who operates a short term rental should already be aware of the legal implications that having an unsafe, unfit housing unit could pose, I hope people realize that one bad lawsuit could essentially take any income ever generated from the property and turn it into dust. On another note, most insurance companies will not insure a stand alone STRA unless it is associated with a reputable third party such as Air BnB or VRBO. These platforms work because there are review systems in place that keep the owners accountable for the state/safety of their home and the guests responsible for acting appropriately during their stay. They also have a route to file official complaints which can result in major penalties or being banned from the platform in the future. I have owned and STRA for approximately 5 yrs, it is strictly used for this purpose (365 days a year). I have never had a neighbour complain, I often check in with my neighbours when I see them to make sure things are going okay or if they have any issues. I have NEVER had a guest get out of hand. While I am against the accommodation tax, I think there should be more awareness to what the proper codes and regulations are for homes used as short term rentals, without penalty for asking and trying to be compliant. The safer these homes are the better. You can only police the compliant. Many folks in this areas are renting under a cash based system out of their own homes. Is this another way to punish the already compliant, and let the non-compliant continue their ways?????
- I do not feel it should apply to commercial property owners as they inherently pay more property taxes and levies.
- There are too many restrictions on sta. Why is there not more camping allowed. Mok allows camping at beach during fishing derby but no other time, why? VRBO passes along their costs/income to pay taxes then Mok wants a piece of that too. I am against this tourism tax.
- Don't make this a cash grab. Make it be for the reasons of safety.
- Does the MAT tax bring in enough revenue to risk tourism in the summer? Can you make money other ways? Tourism is an economic pillar here and we need it to stay afloat all year long. Don't risk our livelihood especially for the amount that is projected. Find the funds in other ways.
- Keep government out of it.