

*The Town Of*  
**PLYMPTON-WYOMING**



# **Short Term Rentals Open House**

**July 18, 2023**

## Purpose And Open House Format

We are looking for public feedback on Short Term Rentals (STR) in Plympton-Wyoming.

There are **no presentations**.

Please walk around, look at the boards and feel free to speak with staff.

The boards have several proposed regulations. The regulations are outcomes from the previous open houses on June 20, 2023.

The Town is gathering public opinion on STR regulations. **Any regulations or by-laws have yet to be completed.**

Please use the sticky dots and sticky notes that have been provided to share your comments and priorities for STRs in the Town.

In general terms, a Short-Term Rental is:

All or part of a legally established Dwelling that operates or offers a place of temporary residence, lodging or occupancy by way of a rental agreement or similar commercial transaction for a period of less than thirty (30) consecutive nights throughout all or any part of a calendar year.

Short-term rentals (ie. Airbnb's or VRBO's) are currently not licenced, regulated, or restricted within the Town of Plympton-Wyoming.

The Town have been reviewing policies to see if current regulations should remain, or if restrictions should be placed on short-term rentals.

Thus far the Town have completed several public participation opportunities including:

- Online Survey from April 3 to May 31, 2023.
- Open Houses on June 20, 2023.

## Overview of June 20 STR Open House

Several residents came to provide feedback on STR regulations in The Town.

- The majority stated that STR should be regulated in the Town of Plympton-Wyoming.

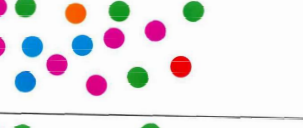
### Key Takeaways:

- Most participants felt it was very important to limit the number of people a STR can host.
- Most participants felt it was important to regulate how long a STR can be rented in a calendar year.
- The majority agreed with the statements that parking and noise were negative impacts of an STR on the community.
- The majority agreed with the statement that tourism was a positive impact of STR on a community.

All **PROPOSED** regulations address key takeaways and give staff a general idea of what is desired and needed for the Town.

# Focus of Regulation: General Requirements

The general requirements include information that would be required from Short Term Rental Owner and Operators to provide to Staff to be registered and licensed in the Town of Plympton-Wyoming.

Requirements	Yes	No
Contact Information.		
Proof of Ownership.		
Building inspection/ Building permit(s).		
Fire inspection.		
Site Plan <ul style="list-style-type: none"> <li>A drawing that depicts the existing outside the conditions of a STR (i.e., parking).</li> </ul>		
Floor Plan <ul style="list-style-type: none"> <li>A drawing of the inside of the STR including bedrooms etc.</li> </ul>		
Parking Management Plan.		
Payment of Annual fees <ul style="list-style-type: none"> <li>To be determined.</li> </ul>		

## Focus of Regulation (Board 2): General requirements

If you selected no for any of the above, please use the sticky notes provided to explain what **general requirements** you would like to see for STR.

- If rented either short term or long term, existing residential rules would still apply.
- If property conforms to existing building by-laws, why the needs for additional inspections/regulations?
- There needs to be a clear outlined map so renters know what is public beach.
- Guide book required.
  - Owners contact
  - Internet password
  - Community expectations, speed limit, beach fires
  - By-laws noise, parking, fireworks use
- Initial fee for license seems adequate. Not annual fee.
- I don't agree with STR owner info being posted publicly
  - Privacy act
  - Opportunity for harassment to occur
- Buildings are inspected when built. Why would STR need additional inspections (both building and fire) when other buildings do not require this.
- If there are 10 rooms & 20 people there needs to be parking. If all of that is there then it should be allowed.
- I think an annual fee is appropriate there is wear & tear on community roads, admin.
- All property owners are already registered with the Town. A second registry is not required.
- Fees? Seriously? Taxes are already charged.

## Focus of Regulation: Response Methods

Regulation	Yes	No
All licensed STR in the Town must provide contact information. That contact must be: <ul style="list-style-type: none"> <li>Readily available within thirty (30) minutes of a notification.</li> </ul>		
<ul style="list-style-type: none"> <li>If required, be in attendance on site of the STR within sixty (60) minutes of being notified.</li> </ul>		
Notifications may include: <ul style="list-style-type: none"> <li>Phone call,</li> <li>Voicemail,</li> <li>Text Message,</li> <li>Email.</li> </ul>		

If you selected no for any of the above, please use the sticky notes provided to explain why and how you would like to see **response methods** regulated.

- What if owner is at work? 60 minutes is site is not possible.
- 24 hour response time (1 business day)
- Phone only
- Less than 30 minutes
- No specific response time is required. If a problem is reported, police/ services will respond and act accordingly. Existing rules should govern for all.
- Phone call only



## Focus of Regulation: STR Occupancy

Regulation	Yes	No
No STR shall rent out more than four (4) bedrooms.		
The maximum occupancy shall not exceed (2) persons per bedroom plus a total of two (2) to a maximum of ten (10) persons per STR.		
When a renter has children under the age of twelve (12), an exception to the max capacity will be made, and the Town will permit no more than three (3) persons per guest room.		

If you selected no for any of the above, please use the sticky notes provided to explain why and how you would like to see **STR occupancy** regulated.

- 4 bedrooms are too many. 10 people = party = too many
- We have 2 STR on one property max. Max 6 people per property. Max 1 STR per property
- Reasonable measures of occupancy must be respected. Arbitrary max occupancy is no a solution and could likely cause additional conflict by complainants trying to enforce rules.
- Less than 10 people
- Max total in house of 10 or 12 seems adequate not count by bedroom.
- I say no to the max 10 people/STR. It should be less. MAX of 6.
- Less than 12 people
- Do the # of bedrooms. Four is too many. No more than three.
- Less than 4 bedrooms



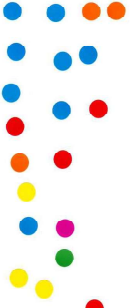

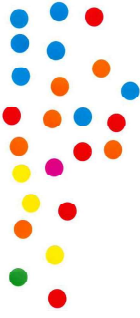

## Focus of Regulation: Zoning and Timeframe

Regulation	Yes	No
Be owner operated. <ul style="list-style-type: none"> <li>Must be registered owner of the property.</li> </ul>		
STR only be permitted in residential uses.		
A STR can only be available to rent for a maximum of 180 days per calendar year.		
An Additional Dwelling Unit cannot be an STR.		

If you selected no for any of the above, please use the sticky notes provided to explain why and how you would like to see **Zoning and Timeframe** regulated.

- <180 days not that many days. Commercial activity in residential areas
- Owner can hire a property manager to operate the rental
- I understand that 180 days were used from other communities-where is 180 days restricted. Is this flexible?
- I think additional dwelling can be rented as an STR
- Commercial activities do not belong in residential neighbourhoods.
- Put them all in industrial areas
- Make STR a minimum of 30 days stays. I didn't choose to live next to a resort/campground.

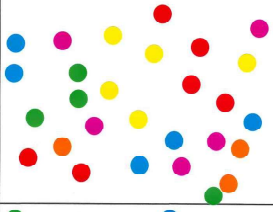
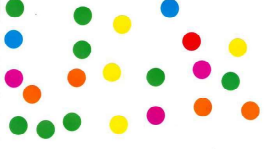

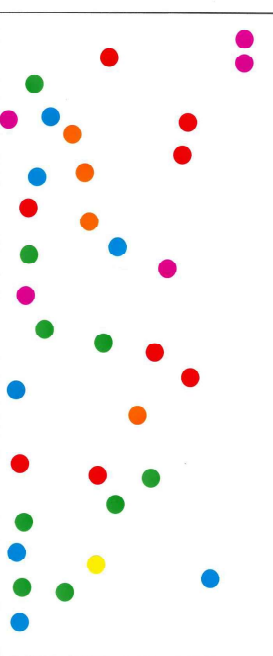
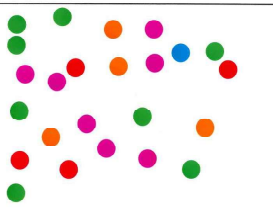

## Focus of Regulation: Parking

Regulation	Yes	No
Amount of Parking spaces determined by number of bedrooms: <ul style="list-style-type: none"> <li>One parking space per two guest rooms.</li> </ul>		
Parking spaces must comply with the Town of Plympton-Wyoming Zoning By-Law. (size, parking surface, location, etc.)		

If you selected no for any of the above, please use the sticky notes provided to explain why and how you would like to see **parking** regulated.

- Along lake, roads are being blocked from emergency vehicles. Parking on road
- With the additional people STR bring in every week, that puts additional strain on all utilities. Hydro, water, sewer, gas.
- Homeowners, tax payers bought their place long before STR existed. We now have to change our lifestyle to satisfy people who are only looking to make a profit
- Parking max per available on property (multi STR block on the street)
- We're on a dirt road. The parking is on each drive. Many times parking overflows onto other resident's property. Who regulates that?
- A new build (residential) only requires 1 parking spot-regardless of # of bedroom. Why would a cottage, rented out for part of the summer, be regulated to have 1 parking spot per bedroom?
- Arbitrary # of parking spots does not work, Suggest that all vehicle parking be on property land or available street parking adjacent to the property.

## Focus of Regulation: Noise

Regulation	Yes	No
No STR may not produce a level of noise that will cause disturbance to the surrounding neighborhoods and residents.		
Noise level must be to the satisfaction of the Town at all times.		
Examples of noise that is likely to disturb include: <ul style="list-style-type: none"> <li>• Loud music</li> <li>• Outdoor or backyard gathering or activities involving excessive noise or disruptive behavior.</li> <li>• Late evening or early morning disturbance</li> <li>• Yelling or shouting</li> <li>• Revving of engines or racing vehicles</li> <li>• Fireworks</li> <li>• Exceeding Occupancy Limits.</li> </ul>		
Noise level is to be limited to the satisfaction of the Town between 11 p.m. and 7 a.m. (or 9 a.m. on Weekends and statutory holidays).		

## Focus of Regulation: Noise (Board #2)

If you selected no for any of the above, please use the sticky notes provided to explain why and how you would like to see **noise** regulated.

- Fireworks noise, parking by-laws etc, can be regulated by the municipality without having specific by-laws for STR, these things can fall under the regular by-law.

## Any additional comments?

If you feel that we missed any regulations or have any other feedback on STRs, please use a sticky note and leave comments here.

- Minimum Rental Period 1 week
- Who deals with trespassers?
- If you're a beach owner who is responsible if someone gets hurt on their property
- Noise by-law. Noise by-law officer. Available evenings and weekends. HIRE STAFF, STR licensing and taxes to pay for staff.
- Can you put the boards on display online and ask residents for more feedback?
- Short term rental allows me to:
  - Upgrade my home
  - Improve the exterior and curb appeal
  - Maintain a beautiful home in a beautiful neighbourhood.
- Caledon similar makeup vs Lambton shores – party town. Collingwood! Tiny
- The STR rental(s) in our complex tend to have renters that drive in and out multiple times daily at a higher speed on a gravel road tossing up dust on my parked car.
- There needs to be clear markings on what beach is public.
- There are no hotels/motels in the area. STR's are necessary.
- The 2 ABnB's in one subdivision are owned by a company commercial – not residential
- By the looks of the questions, STR's are here to stay. The affected communities do not want them. They add nothing to the community. We used to have a nice quiet subdivision. Not any longer.
- Take into consideration Plympton-Wyoming offers no hotels, motels to house people who would like to travel to this area.
- Ontario rental laws make it very difficult to kick out bad tenants. – STR is a safe way to rent and protect your property and help generate \$ to pay bills.
- Keep in mind not all owners are in it for the \$. Mine is my first home and my circumstances have changed and had to move, but I want to hold onto my asset and simply pay the bills. Also my children will live here one day most likely with how much houses cost anymore.
- I use a local property management company and keep in good communication with my neighbors.
- Bed and Breakfasts exist today. There is NO need to add commercial activities in residential areas

## Additional Comments: Page 2

- Types of renters
  - Shutdown work
  - People in transition waiting for homes to be built
  - Family that have passed
  - People wanting to discover the area
  - Weddings
  - Family reunions
- No commercial owned homes should be allowed in residential areas zones.
- My taxes are high enough and I do not want renters on my waterfront beach as it is private. People across the street who rent are for profit, they did not pay what we pay for houses, taxes or break wall upkeep.
- Five houses next to each other that have STR is like a resort. This is too much commercial for residential area.
- Reference to Lambton Shores as a comparable is not a community most residents was us to mimic.
  - That is a party town
  - We are not.
  - And majority, I would think do not want this to become Lambton Shores.
- STRS bring in some great tourists that shop here, eat here, and spend & here. Continue to provide for these visitors.
- Sample size of 100 people is a very poor response and is not a valid subject response for such an issue
  - Mail out the survey link or put in the monthly tax statement.
- Weekly STR's shop in our grocery store, eat in our restaurants, go to local concerts, wineries etc., so tourism dollars bring money into our local businesses.
- Hard to believe the last meeting. People agreed STR's benefit tourism. Renters bring their provisions and stay + party. They generally don't go shopping.
- Noise by-law needs.
- Fine property owners when complaints are filed against property.
- STR detract from neighbors' property value
- If any restrictions to only STR if principal residence type by-law should grandfather in any existing prior to change. No issue to bringing in safety measures/licenses.
- If this is truly a democracy, take a vote among the people who are affected most by the STRS, the people who live in the community and see if they truly accept STRS
- Control of pets. Leach's, pick up messes.
- Respect of beach owner privacy required.
- STRs are one thing. A party house, plain and simple. People rent them for a good time not looking to blend in with the community. Have a good time, get the heck out.
- In any STR facility all attending individuals must be named and numbers must not exceed capacity limits.
- Limit STR on street. Maybe certain distance between STRS
- Introduce a municipal accommodation tax. Too much garbage and recycling left behind.
- I know of many people who are not aware of these public meetings or have not had a chance to provide feedback.
- As we see an increase in STR renters from out of town we see garbage and glass bottles on our lakeshore and zero respect for what residents take pride in.
- Tourism?? There are no STR's that are spending money at local grocery stores or restaurants. Camlachie does not have any and this was brought up at election time and prided on.
- No STR's within 1,000 feet if another STR
- STR cost for license. \$\$ Not low expensive to remove speculators.
- Multi STR's on same property require separate licensing.
- Any short term or long-term rental agreement should address noise, occupancy, parking, access and other items specific to the property. How the municipality would enforce rules may be in a direct conflict to an already signed legal agreement.

## Additional Comments: Page 3

- Noise by-law for all.
- Enforcement? How? Sarnia only has 12 licensed STRs but there are 500 properties listed on Airbnb
- It appears the township already has a focus with limited input from residents. This meeting had zero social media attention or information. There needs to be a better format to communicate.
- Some STR people tend to make messes and leave messes on property and beaches! Parking on street blocks emergency vehicles in our area.
- Daily tax should be added for municipality to offset by-law enforcement. Annual taxes are for residential purposes.
- Waterfront owners keep up the beaches which include break wall maintenance at a huge cost. Who is responsible when they get hurt on our property.
- There are many many many good STRS. Target the party houses, not the responsible STR owners.
- Beachfront owners have not been addressed. They are being ignored and there should be rules enforced by STR owners of beaches being privately owned.
- No STR;s on unassumed lanes with only 1 traffic lane.
- No STR's on narrow 50' wide lots unless proper privacy fencing provided.



## How You Can Help/Participate

Your feedback is important. Please write down your comments on the sticky board and place the notes on the Feedback board. If you have any questions, just ask!

To stay informed – please add your contact information to the signup sheet provided.

You can also reach the Town of Plympton-Wyoming Planning Team by:

Email	<a href="mailto:randi.burke@county-lambton.on.ca">randi.burke@county-lambton.on.ca</a>
Phone (Town office)	(519) 845-3939
Plympton-Wyoming Planning Office Hours	8:30 am to 4:30 pm

**THANK YOU FOR ATTENDING!**