



Staff Report

Report To: Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk

From: **Scott Currie, Manager of Communications and Strategic Initiatives**

Date: May 21 2024

Report: ITSI05-2024

Subject: Short-Term Accommodations 2024 Update

Recommendations:

That South Huron Council receives the report from Scott Currie, Manager of Communications and Strategic Initiatives re: Short-Term Accommodations 2024 Update for information.

Purpose:

Information.

Background and Analysis:

Following an initial staff [report on the topic in June 2023](#), Council has requested a follow-up status report on short-term accommodations (STAs) operating within South Huron.

For the purposes of this report, STAs are defined as homes, cottages or apartments for rent on a short-term basis (less than 30 days). This definition excludes bed & breakfasts, hotels, motels or other commercially zoned accommodations.

During the first week of May, 2024, staff manually scanned multiple listing platforms and identified the following STA listings available for the summer months within the Municipality of South Huron:

Platform	Units Listed
AirDNA (data pulled from Airbnb & VRBO, which are the two most popular listing platforms)	34
CottagesinCanada.com	8
Kijiji.ca	1
Flipkey.com	1
TripAdvisor.ca	6
Expedia.ca	5

Tracking individual STAs across multiple platforms is difficult as most do not provide a civic address and the same STA can be listed on multiple platforms. Therefore, individual platform lists should not be summed together as this will lead to double counting.

It is likely that private STA rentals are occurring in South Huron between owners in direct communication with renters (i.e., no public marketing). However, without public platform listings/active marketing, or bylaw-related complaints to surface them, private rentals have not been captured in this report.

In the previous 18 months of bylaw data, staff are aware of two independent records related to STAs.

- One individual registered several noise complaints throughout 2023 and 2024 against a neighbouring property operating as an STA.
- An individual contacted the municipality in 2023 with an inquiry regarding garbage bins at a neighbouring property operating as an STA.

Operational Considerations:

While the true number of STAs operating within South Huron is not known at this time, the total is likely much lower than neighbouring municipalities where there are larger numbers of seasonal properties. For comparison, there are approximately 470 STA units currently registered in the Lambton Shores STA program. Bluewater currently licenses 206 STA units and estimates there could be as many as 498 STAs operating within their municipality (Municipality of Bluewater [April 15, 2024 report](#)).

The regulatory environment around STAs is rapidly changing in the context of a nation-wide housing shortage. For example, in its 2023 Fall Economic Statement and further referenced in the 2024 budget, the federal government is currently consulting provinces and municipal associations on

proposed new authorities to regulate STAs using the Canada Revenue Agency. More details on this proposal are expected later this year.

At this time, staff recommend that STA numbers in South Huron, related bylaw complaints/inquiries, and senior government initiatives continue to be monitored for significant developments.

Financial Impact:

None.

Legal Impact:

None.

Staffing Impact:

None.

Communication Actions:

None.

Policies/Legislation:

None.

Consultation:

- Alex Wolfe, Clerk

Related Documents:

- [Staff Report FIN13-2023 – Short Term Rentals, Municipal Accommodation Tax and Vacant Home Tax Information](#)

Respectfully submitted,

Scott Currie, Manager of Communications and Strategic Initiatives

Report Approval Details

Document Title:	ITSI05-2024 - Short-Term Accommodations.docx
Attachments:	
Final Approval Date:	May 16, 2024

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - May 16, 2024 - 2:14 PM

Julia Warwick - May 16, 2024 - 2:20 PM

Rebekah Msuya-Collison - May 16, 2024 - 2:32 PM