

STR One-Year Review Survey

SURVEY RESPONSE REPORT

01 January 2025 - 31 December 2025

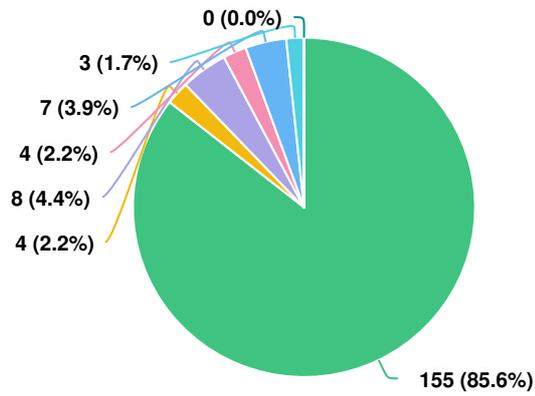
PROJECT NAME:

Short-Term Rentals (STRs) One-Year Review



SURVEY QUESTIONS

Q1 How would you best describe yourself?

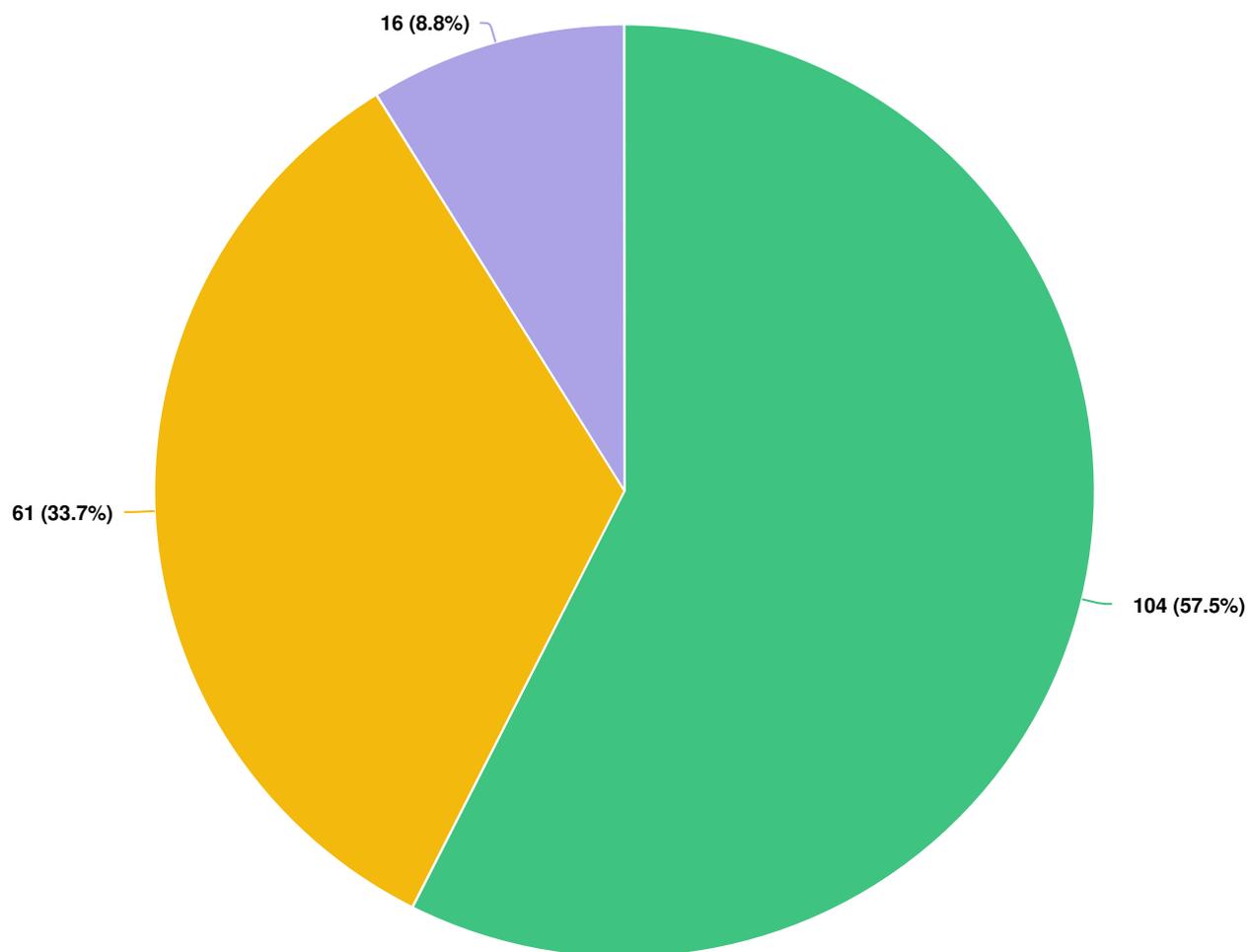


Question options

- Owen Sound (OS) resident, full time
- OS Resident, seasonal
- OS resident, business owner
- Non-resident, OS property owner
- Non-resident, visitor
- Other
- Non-resident, OS business owner

Mandatory Question (181 response(s))
Question type: Radio Button Question

Q2 Are you aware of an STR in your Owen Sound neighbourhood?

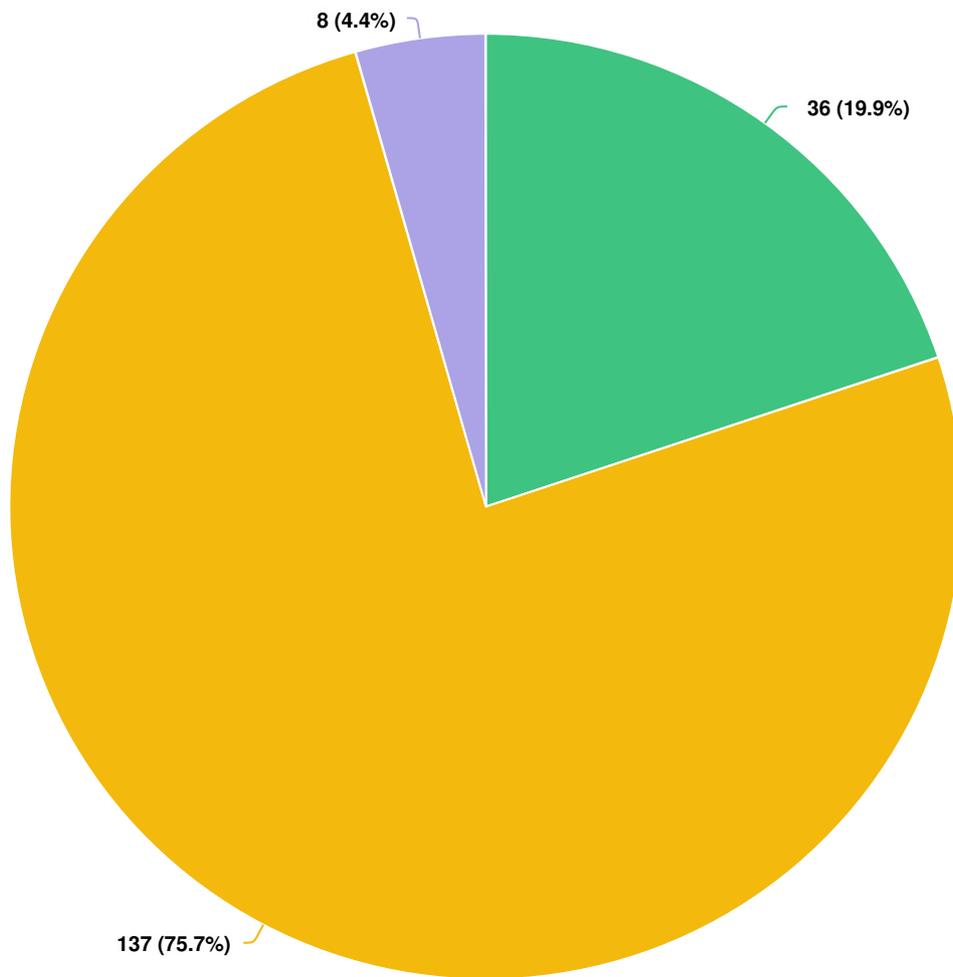


Question options

- Yes
- No
- Unsure

Mandatory Question (181 response(s))
Question type: Radio Button Question

Q3 Have you ever been disrupted by an STR in Owen Sound?

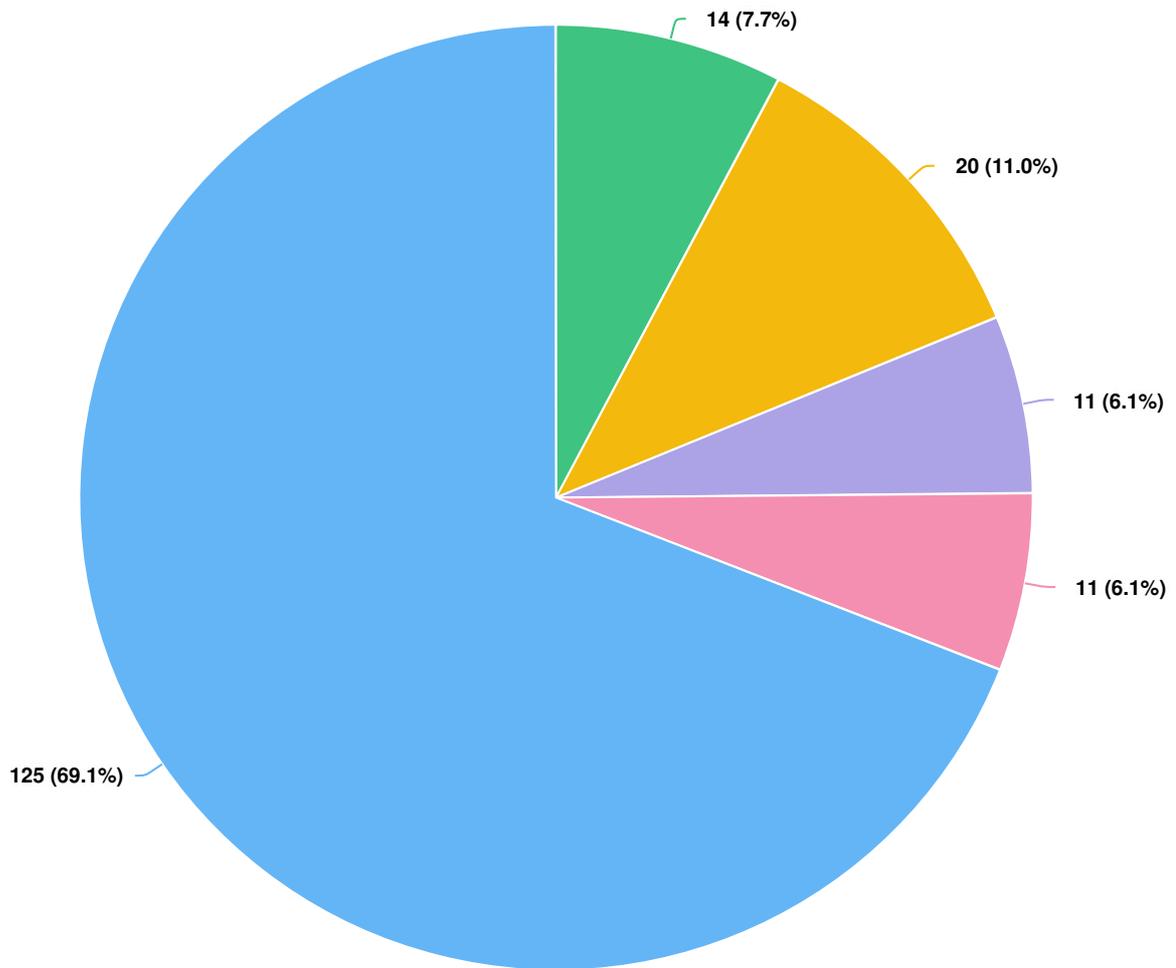


Question options

- Yes
- No
- Unsure

Mandatory Question (181 response(s))
Question type: Radio Button Question

Q4 How frequently are you disrupted by an STR in Owen Sound?

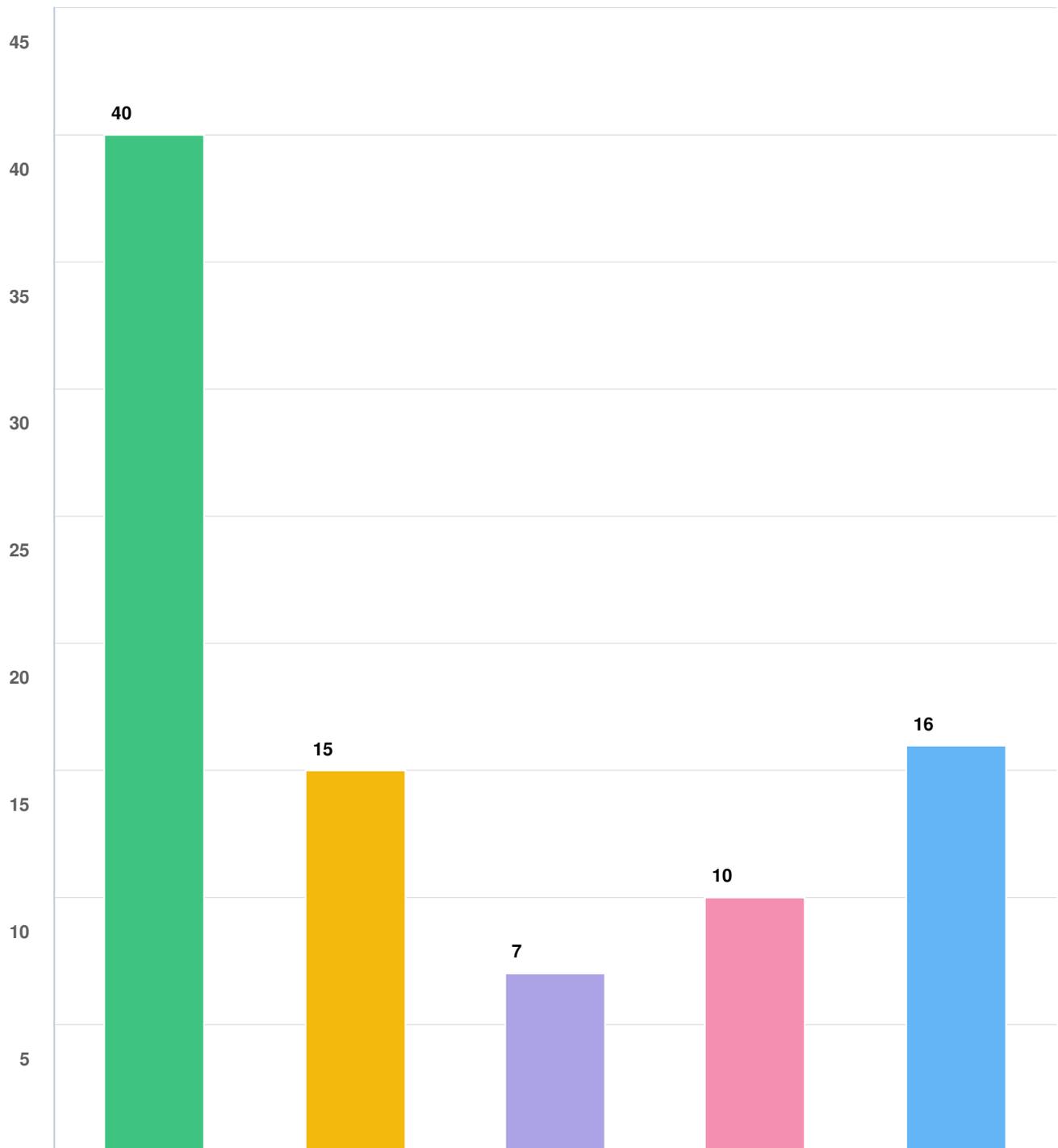


Question options

- Frequently (once a week)
- Sometimes (once a month)
- Rarely (once a year)
- Unsure
- Never

Mandatory Question (181 response(s))
Question type: Radio Button Question

Q5 If you have been disrupted by an STR in Owen Sound, how have you handled these disruptions? (Select all that apply)



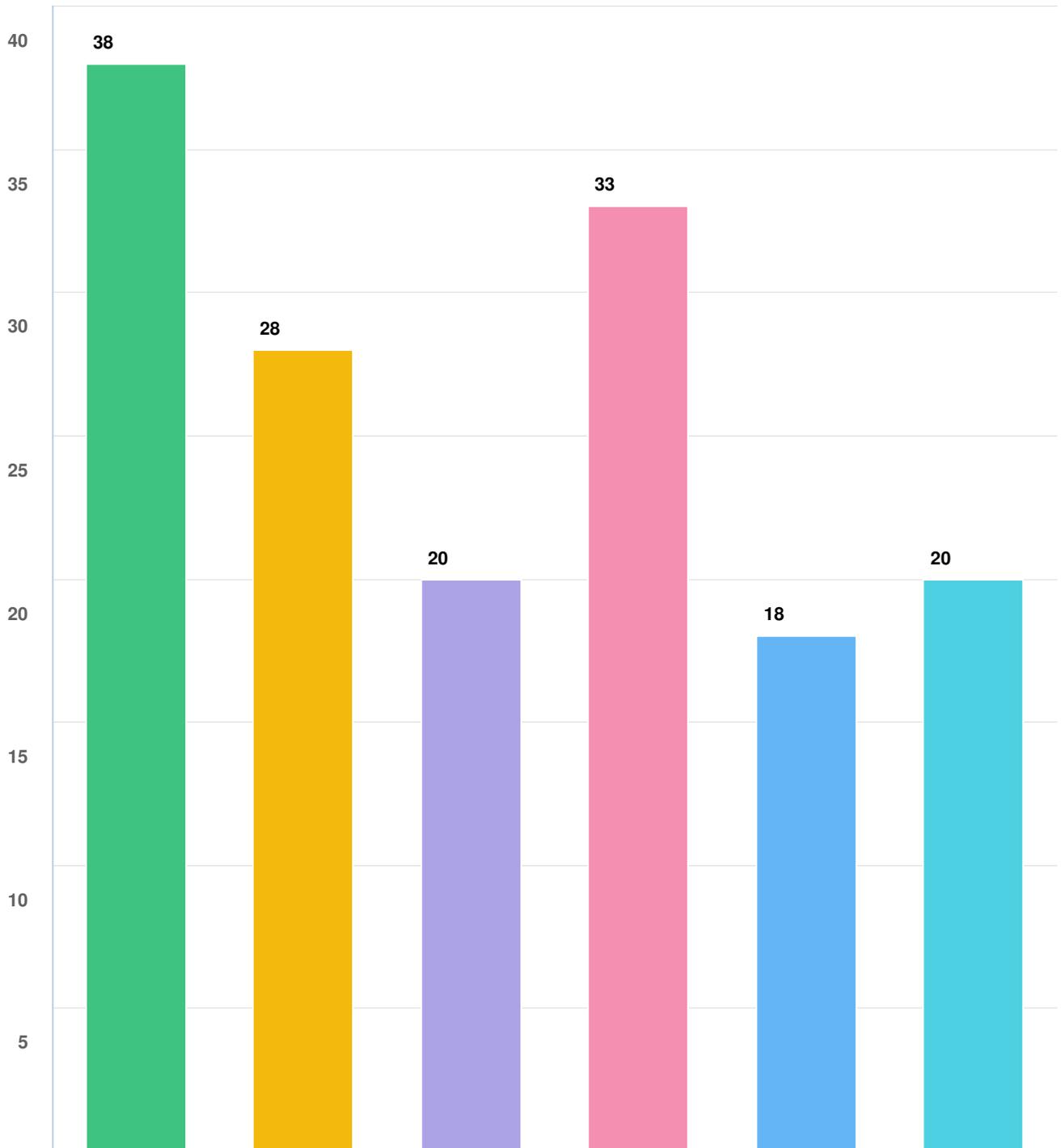
Question options

- Did not do anything
- Talked to the property owner
- Contacted By-law Enforcement
- Contacted Police Services
- Other (please specify)

Optional question (75 response(s), 106 skipped)

Question type: Checkbox Question

Q6 If you have been disrupted by an STR in Owen Sound, what issues have you experienced that are related to STRs? (Select all that apply)



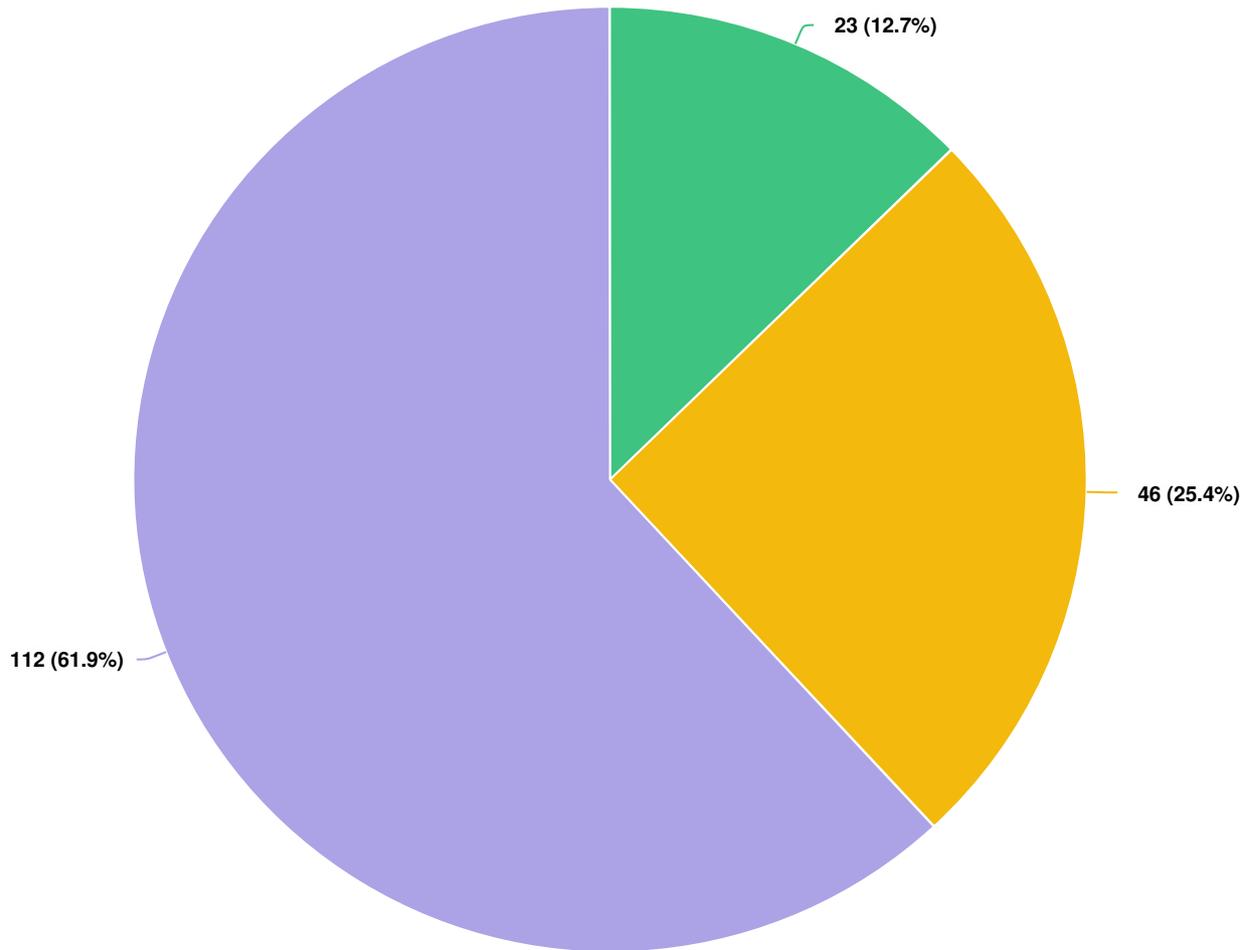
Question options

- Noise
- Number of people at the property
- Garbage
- Parking
- Fear of personal or property safety
- Other (please specify)

Optional question (67 response(s), 114 skipped)

Question type: Checkbox Question

Q7 Now that Owen Sound has an STR By-law, has this helped reduce nuisance concerns?

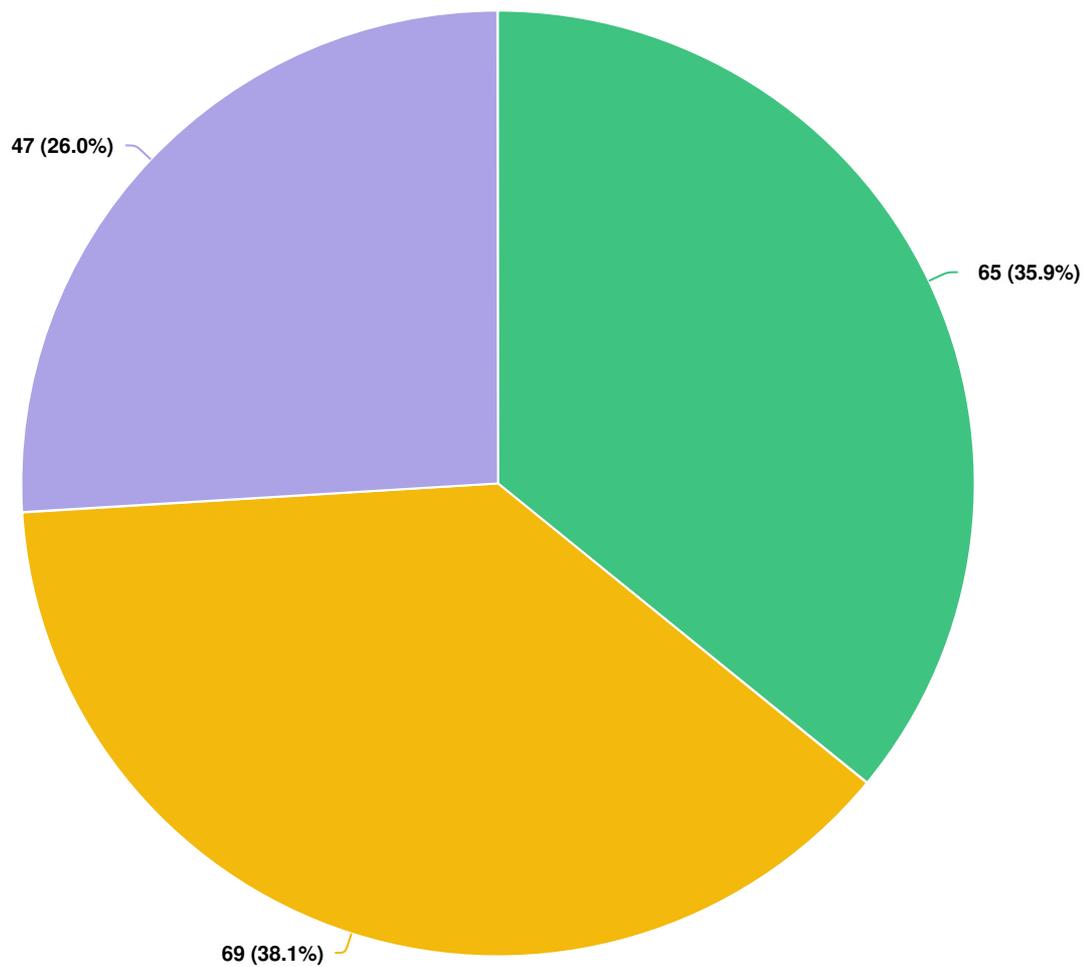


Question options

- Yes
- No
- Unsure

Mandatory Question (181 response(s))
Question type: Radio Button Question

Q8 | Should an exemption to the principal residence requirement be included in the STR By-law for the River District and waterfront areas where hotels, motels and visitor accommodations are permitted?

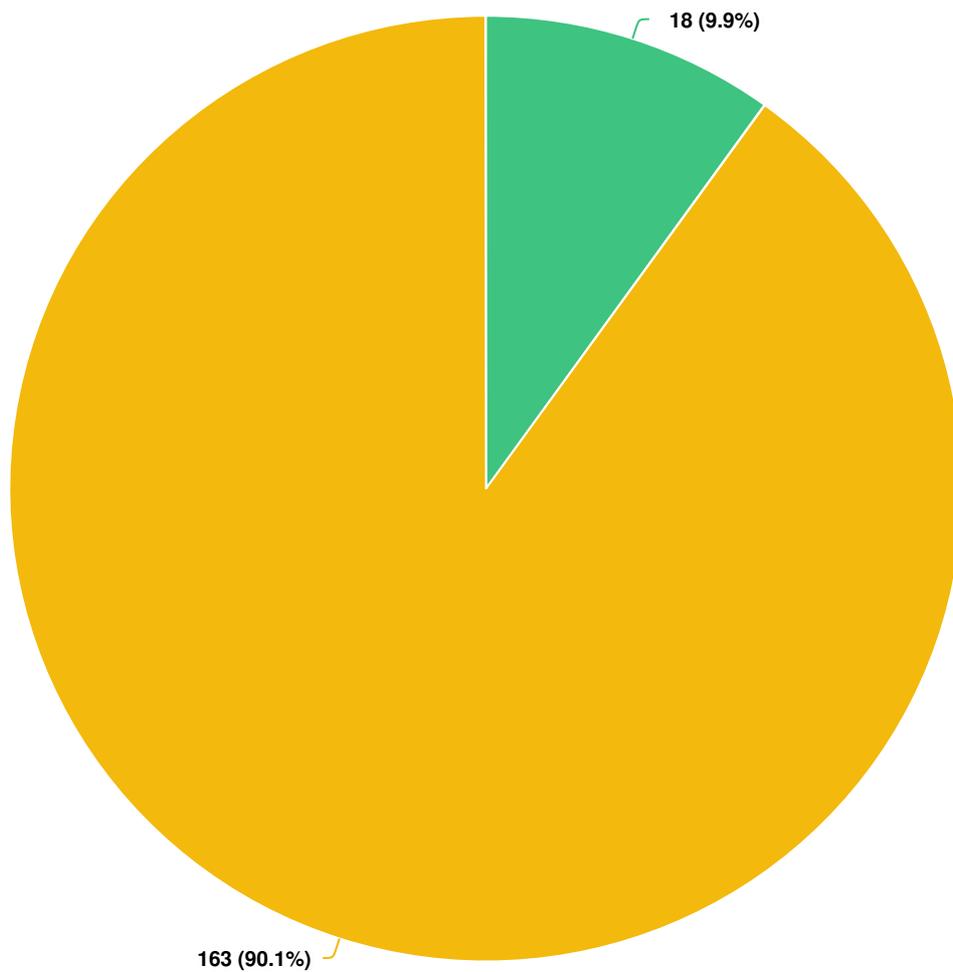


Question options

- Yes
- No
- Unsure

Mandatory Question (181 response(s))
Question type: Radio Button Question

Q9 Are you an STR operator in Owen Sound?

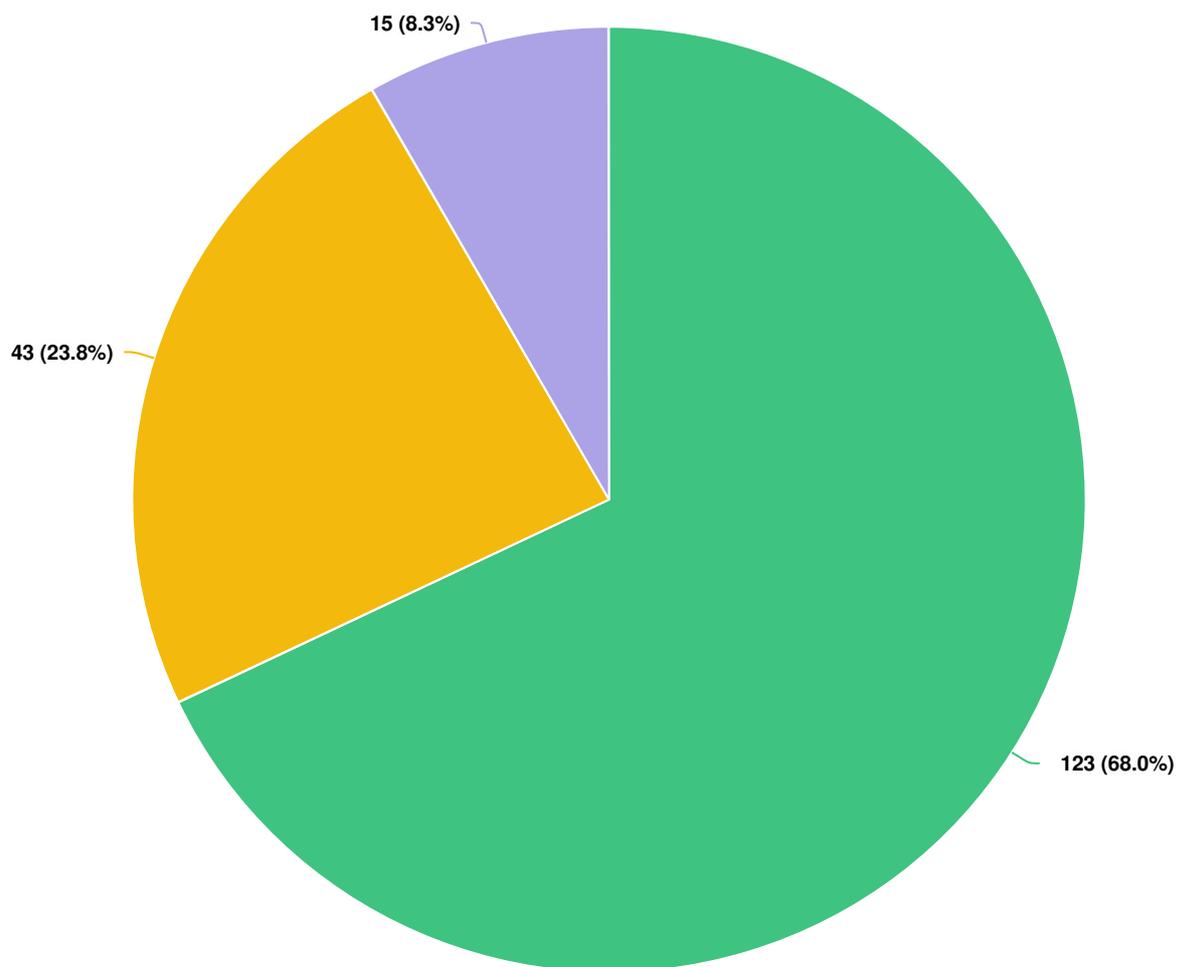


Question options

- Yes
- No

*Mandatory Question (181 response(s))
Question type: Radio Button Question*

Q10 | Do you believe STRs should continue to be regulated/licensed in Owen Sound?

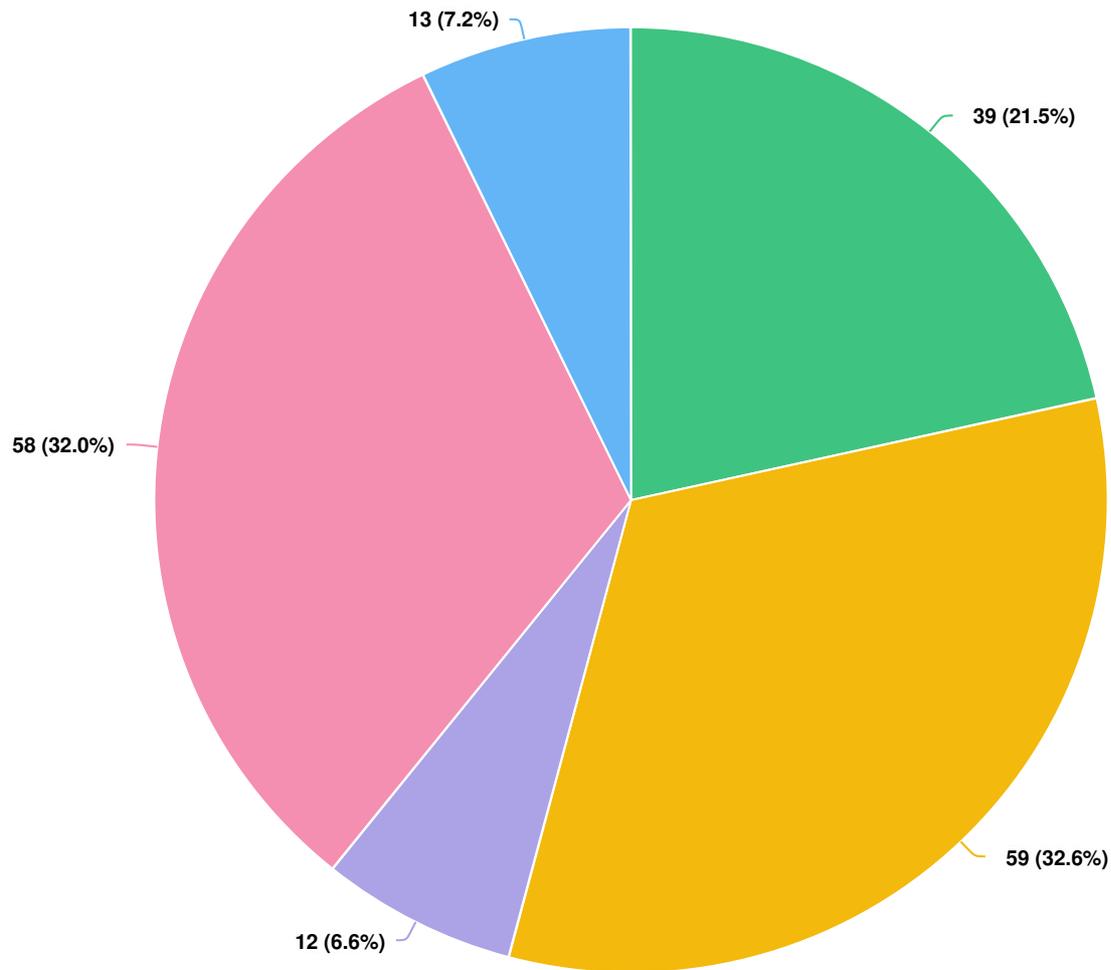


Question options

- Yes
- No
- Unsure

Mandatory Question (181 response(s))
Question type: Radio Button Question

Q11 | What should the number of days per year be for the rental cap (total number of nights the STR can be rented)?

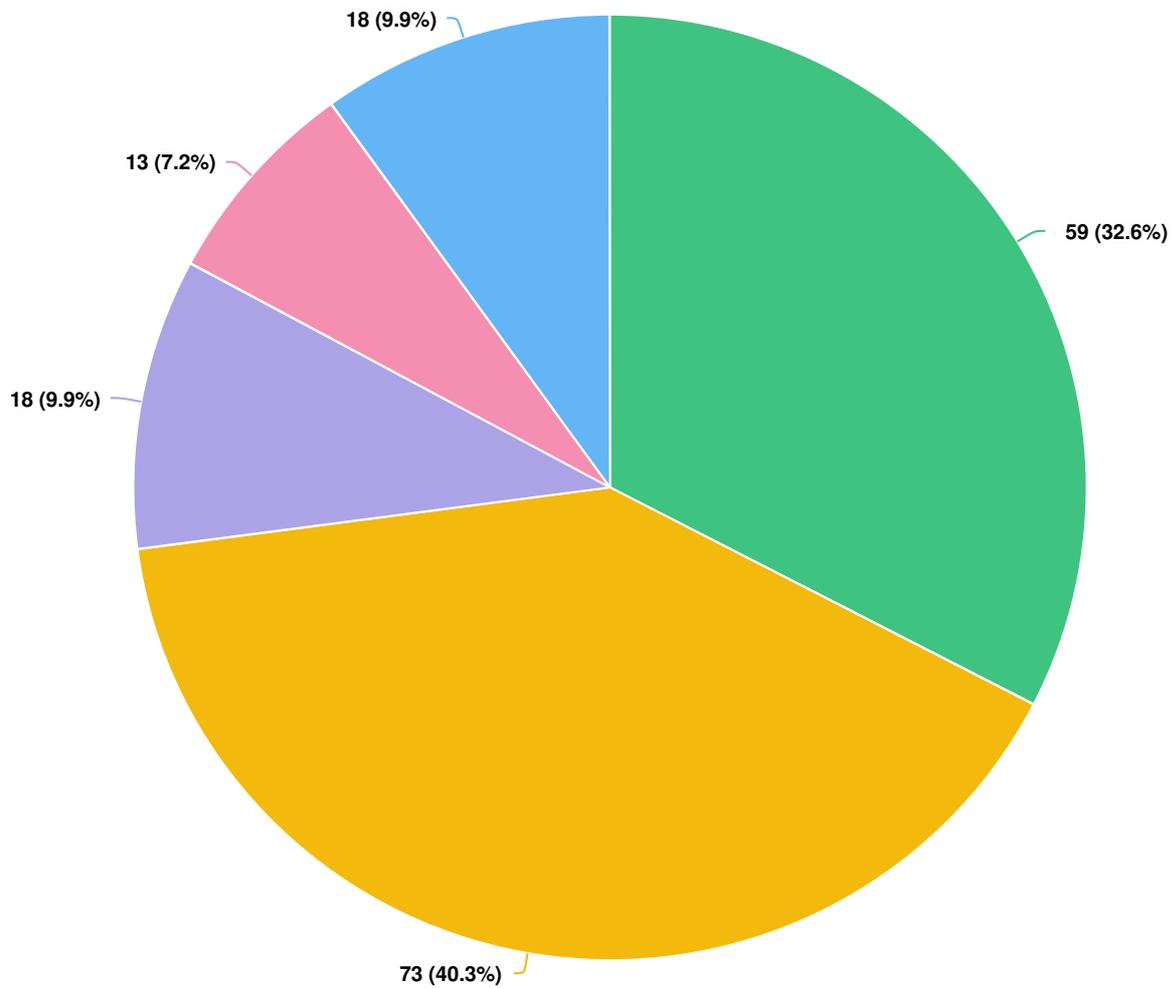


Question options

- 120 days (reduction)
- 180 days (status quo)
- 240 days (increase)
- 365 days (increase)
- Other (please specify)

Mandatory Question (181 response(s))
Question type: Radio Button Question

Q12 | What should the maximum number of guests allowed in an STR be?

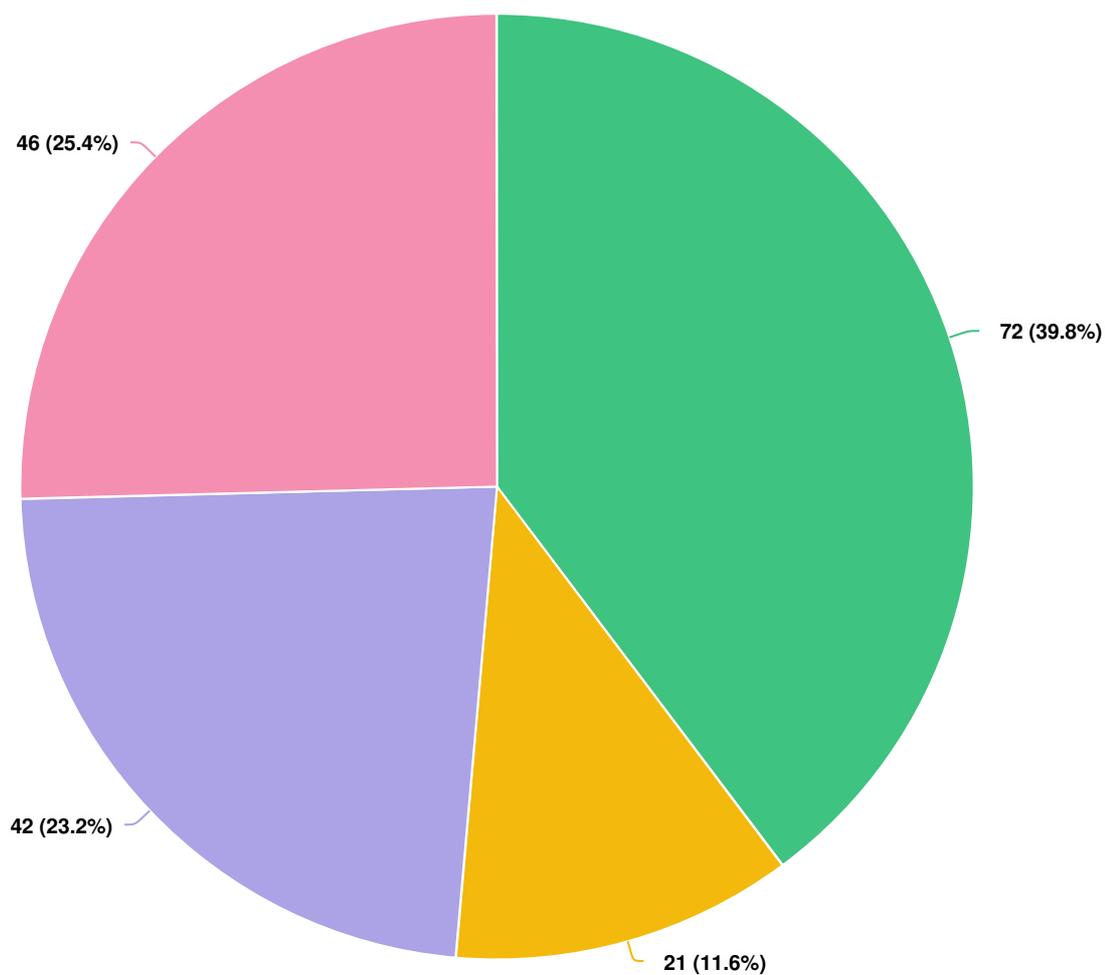


Question options

- 2 people per bedroom + 2 people in common areas to a maximum of 5 people (decrease)
- 2 people per bedroom + 2 people in common areas to a maximum of 8 people (status quo)
- 2 people per bedroom + 2 people in common areas to a maximum of 10 people (increase)
- 2 people per bedroom + 2 people in common areas to a maximum of 12 people (increase)
- No maximum (increase)

Mandatory Question (181 response(s))
Question type: Radio Button Question

Q13 | What should the licensing fee be?



Question options

- \$500 (status quo)
- \$750 (increase)
- \$1000 (increase)
- Other (please specify)

Mandatory Question (181 response(s))
Question type: Radio Button Question

Q14 | Any additional comments on STRs:

Anonymous

2/19/2025 10:00 AM

Find the ones that are not licenced.

Anonymous

2/19/2025 10:43 AM

I strongly feel that the city should have stricter regulations that discourage STRs. Affordable, long-term housing should be the city's priority before catering STRs.

Anonymous

2/19/2025 11:27 AM

We need more convenient places for people to stay downtown! We need tourists! We need business! We need easy places for friends and family to come visit!

Anonymous

2/19/2025 12:17 PM

higher fees, they get paid, we get paid

Josh

2/19/2025 12:26 PM

I think that STR's bring the potential for positive economic impact with increased traffic in our city. I also think maximizing fees associated with the licensing/permits to operate a STR would provide a small revenue stream for the city.

Anonymous

2/19/2025 03:31 PM

My main concern is with parties and noise outside the house. Noise from pool parties and outdoor parties reverberates down the whole river valley, so can be heard quite far away.

Anonymous

2/19/2025 05:32 PM

They should have to pay commercial tax

Anonymous

2/20/2025 09:22 AM

I have contacted by law about a house on our street that is rented on a nightly ,weekly monthly basis. The home has numerous people coming and going , Along with a police presences as well. The drug use in the driveway is not ok ! All neighbours feel same but bylaw informed me that all are long term renters but living next door to this home we absolutely know that to NOT be the case !!

Anonymous

2/21/2025 08:11 AM

The STR properties I am aware of are economic drivers for our community

Anonymous

I think that the city keeps on raising taxes without taking into

2/21/2025 08:20 AM

consideration if people are making more money with their primary business or jobs. This is highly inconsiderate of STRs trying to make extra money to support their lives locally. STRs bring tourists that are a top economic driver to local businesses. However this squeeze as I see it is very low of the city and should not be restrictive and policing but more encouraging as a model. Municipal governance is making Owen Sound a costly prison and not a PLACE YOU WANT TO LIVE. It's become glaringly obvious that local residents are being taken advantage of while the sunshne list and municipal staff give them selves yearly unacceptable raises while stoping people from makign money. And I m not a STL but local residents should be allowed to make more money all year long. Ever hard of the shoulder season for \$ making i tourism? Google it.

Anonymous

2/21/2025 08:35 AM

There should be an active effort from the city to promote the STRs if they wish to license them. Spur a marketing effort to bring stay in Owen Sound options

Anonymous

2/21/2025 09:11 AM

I think there should be different rules for those who rent short term to only 1 guest and the owner lives in the home. There are no parking,garbage or noise issues with 1 guest. These owners should not be penalized for rentals where the owner is not present.

Anonymous

2/21/2025 09:29 AM

I don't qualify for many questions as I am a non resident in Owen Sound, however I was born and raised in Owen Sound and frequently come back to visit family. I myself use STR for my stays. I love that they are in neighbourhoods close to my family, allowing for a quiet relaxing atmosphere to wind down at the end of the day, compared to hotels.

Anonymous

2/21/2025 09:51 AM

Happy the program is in place and I hope it continues. Keep up the great work!

Anonymous

2/21/2025 10:31 AM

There should also be information required to be posted around Human trafficking and safety in general for women posted in the stars.

Anonymous

2/21/2025 10:47 AM

Short-term rentals (STRs) provide a crucial source of income for Owen Sound residents, especially in today's climate of rising costs. Many operators are older individuals on fixed incomes who rely on their STRs to supplement their earnings while staying in their principal residences. This additional income not only improves their quality of

life but also provides them with meaningful work and financial stability. For many, STRs are the key to remaining in their homes, helping to offset soaring mortgage payments, property taxes, and utility costs. Beyond benefiting homeowners, STRs play a vital role in supporting Owen Sound's local economy. Visitors who stay in STRs spend money at local restaurants, shops, and attractions, directly contributing to the success of small businesses. Additionally, STRs accommodate professionals attending workplace training at local colleges, the hospital, and other businesses, further integrating them into the community's economic fabric. By enabling homeowners to thrive and attracting valuable tourism dollars, STRs are not just a convenience—they are a value-added component of Owen Sound's economic and social well-being.

Anonymous

2/21/2025 10:54 AM

STRs are great! We often have friends and family utilize lovely rentals when they come to visit

Anonymous

2/21/2025 10:57 AM

In the current economy, with many retirees in Owen Sound who only have assets and no liquid cash, allowing folks to share their home will ensure a cash flow opportunity for retirees while also boosting tourism in Owen Sound. Don't be afraid of economic opportunity, and please don't cause financial harm to those merely trying to make ends meet. Housing shortages will not be addressed by restricting str opportunities - as many of those who offer str's would never be able to offer a long term housing option to a tenant ... so that's a logically weak argument.

Anonymous

2/21/2025 11:17 AM

Allow more STR days. It promotes tourism to Owen Sound.

Anonymous

2/21/2025 01:20 PM

I'm grateful that the City of Owen Sound is reviewing the licensing of STR's in our city. I am hopeful that they will also help address the HUGE need for affordable long term rentals. AND work with the agencies that are already working with the many people who experience homelessness.

Anonymous

2/21/2025 03:21 PM

This survey is developed in part by the rich people who run this city. No where on this survey does it address the real issues of STRs which are safety/vacant neighborhoods, the city's rental/homelessness crisis, human trafficking. This issue is not just about noise complaints. This council won't do anything about this issue because they are the ones making money of STRs. This survey is pandering. Q12 is faulty , there is no "Other" or "Zero" choice options which I would choose.

Anonymous

2/22/2025 01:55 PM

Licensing fee should be as is - we're paying 4% on top of the fee. That is significant income for the City

Anonymous

2/23/2025 05:53 AM

We operate a small Airbnb in a quiet neighbourhood, on the main floor of our home. I appreciate some of the regulations that help keep longterm rentals available, and hopefully affordable. Limiting the number of guests has never been an issue in my experience, but if it has been elsewhere, I'm glad it's being addressed. Certainly I would hate to have my neighbours negatively impacted by my Airbnb. I am confident that they aren't. As a responsible operator, I don't understand the limit on nights occupied. Both the municipality & the operator benefit. What are the downsides to greater occupancy & earning? Responsible, regulated owners are maintaining their properties appropriately. If others are not, it's unlikely the limit in income will motivate them to do so. Thanks for the feedback opportunity.

Anonymous

2/23/2025 01:01 PM

Bylaw has to be more diligent reviewing these properties to ensure the owners are following bylaw rules.

Anonymous

2/23/2025 02:42 PM

I believe that owner occupied properties should be excepted from this regulation. I'm also happy to chat in person regarding my experience in STR (2 yrs) and renting to students over 30+ years. I know for me the additional regulations did not make sense and why I stopped but I hope the city met its intended goals with it. Terri 705.816.1361.

Anonymous

2/23/2025 05:38 PM

Unnecessary government imposition; same as with restricting ride sharing; both of which would help with much needed economy boosting tourism and desirability for remote workers

megansmyles

2/24/2025 11:13 AM

Owen Sound should consider municipal accommodation tax if it isn't part of STR regs already. Current STR bylaw seems like overkill given the fairly small number of concerns from STRs. From observing council discussions, it seems like the relationship between short and long term rentals is poorly understood by councillors and further study should explore this more comprehensively. Increasing housing supply (specifically promoting ARUs) would be a step in the right direction, similar to Collingwood's incentive program.

Anonymous

They are necessary bc there are not enough quality places for visitors

2/24/2025 05:18 PM

to stay in Owen Sound and STRs are the best ambassadors for the city, recommending stores, restaurants and attractions. That's why I am a frequent user of. STRs as opposed to staying in a hotel where the employees don't really care about one's experience.

Anonymous

2/25/2025 07:07 AM

We should be asking whether there are barriers that made hosts decide to stop offering their place as a str. Did the guest cap make it not worth their time? Was the process intimidating? I'm glad you're doing this review

Anonymous

2/25/2025 07:41 AM

There should be no fee and a higher day threshold for people who rent out their whole or part of their primary residence. This can be a tool for lower and middle class families to supplement their bills. For air b n b as a business or company owned, there should be fees and restrictions akin to status quo or more restriction.

Anonymous

2/25/2025 11:12 AM

I totally enjoy having a STR. I like meeting people from all over the world and feel privileged when they pick my house to stay at.

Anonymous

2/25/2025 12:10 PM

Our downtown STR is an invaluable addition to OS. We host touring musicians, artists and families coming to the area for weddings etc. taking this away was a terrible decision by the comity and greatly affected our ability to afford to improve our recently purchased building downtown.

Anonymous

2/25/2025 05:09 PM

Is there tourism dollars being lost by not being more flexible with STR regulations!?

Anonymous

2/26/2025 07:43 AM

So glad OS implemented regulations for STRs. It should definitely remain for primary residences only. When regulations were brought in so many houses came to the market for sale. It was amazing how many STR were operating in OS and taking livable homes off the market for residents. There is a shortage of homes and many people wanting to purchase a home and no houses should be used primarily as a STR. It must remain as primary residences only.

Anonymous

2/26/2025 10:56 AM

Hopefully the few problem locations and associated negative ripples they created have ceased disrupting those specific and vocal opponents of STR's. Also, the majority of our guests are students and professionals who need a place to stay for several weeks or several months at a time. Tourism is also an important yet small aspect that

STR's help attract. This valuable service should continue without disruption.

Anonymous

2/26/2025 03:48 PM

I've left an apartment empty for 12 months after a 100,000 dollar renovation caused by a tenant's damage and zero help from the landlord tenant tribunal. If this bylaw doesn't change my first floor tenant (affordable rent, under 1000) will have to move and the house will be sold to someone who will rent it out at market rates. I've seen secondary residences listed on Airbnb, one of them even has a license. I sent that information to the mayor and some councilors. But it appears this program just cost Owen Sound residents money. Either ban Airbnbs completely or let people use secondary residences.

Anonymous

2/27/2025 08:45 AM

I don't think STRs need to be regulated/licenced in Owen Sound.

Anonymous

2/27/2025 08:47 AM

Do not feel the city will do any thing as far as enforcement the by law have phone be fore about other concerns and they play judge and jury not worth the effort to report any thing

Anonymous

2/27/2025 08:59 AM

This should never have been regulated. It was not the issue it was made out to be. There were a small number of loud voices that were listened to, but STR was not the issue. If there was an issue it was that guests broke laws/bylaws, which is a police or bylaw issue, not a City issue. The changes did not do anything to impact the housing issue in Owen Sound. Rent prices still remain high and supply seems to have gone unchanged. The only thing that has changed is that the city wants a larger piece of the money. If anything, you have impacted local tourism. Job not well done.

Anonymous

2/27/2025 09:05 AM

There should absolutely not be any fee's if someone wants to use their primary residence as an STR because they vacate the home for any amount of time. It is ridiculous that the city wants to regulate what people can do with their own homes.

Anonymous

2/27/2025 10:55 AM

Every STR takes away someone's homes and thus city is already in crisis.

Anonymous

2/27/2025 11:23 AM

This city sure enjoys helping everyone but those they are actually responsible for helping. Focus on your homeless and your road and sidewalk conditions.

Anonymous

2/27/2025 11:35 AM

Many acquaintances have reached out looking for places to stay in Owen Sound as the number of STR's has dwindled, they do not want to stay in the hotels that Owen Sound has to offer.

Anonymous

2/27/2025 12:24 PM

This blanket bi-law seems to have only helped one certain type of resident. It has been a detriment to downtown and was short sighted. it needs to be altered

Anonymous

2/27/2025 01:03 PM

Tourists don't want to stay in sub-par hotels on the outskirts and deal with Owen Sound's terrible taxis. The decision made a year ago is harming downtown businesses and tourism in Owen Sound.

Anonymous

2/27/2025 01:25 PM

STRs are only problematic when out of towners are buying up properties and taking away from local options for AFFORDABLE long-term housing. But our area also desperately needs short-term rental options for a wide variety of travellers and tourists! Think of weddings, extended family visiting, people coming to see the area as prospective new residents. They need many options besides our terrible, soulless, expensive hotels. I am so disappointed in the city for not thinking this through properly, and actually making changes that are detrimental to our local economy and tourism industry. No vision.

Anonymous

2/27/2025 02:18 PM

Stop crippling the tax payers in this town. Deal with the issues. (if any) as needed by your city police just like you would if was your neighbour.

Anonymous

2/27/2025 05:30 PM

We do not need them in Owen Sound

Anonymous

2/27/2025 10:44 PM

No one should be operating a residential home like a hotel. If that's their business plan, it's a poor one that shows no respect for their neighbours or community. Airbnbs where the guest stays with the owner are one thing, but those who buy up houses to use as unlicensed hotels must be licensed and regulated.

Anonymous

2/28/2025 04:32 AM

I am not a fan of STR. If it continues I am selling my house of 36 years and moving out of Grey County. I will not pay over \$6000 per year taxes and tolerate this

Anonymous

2/28/2025 05:08 AM

These rentals destroy neighbourhoods whether in town or waterfront.

Anonymous

2/28/2025 06:46 AM

Owen sound needs to be more receptive with tourism. We have tried to reach out to the tourism sector with ideas and got no response. We have lots of ideas: Air B&B's, paddle board rentals, kite board lessons/rentals, sailboat charters and guided forest bathing hikes etc. Owen sound needs to stop putting up road blocks on tourism.

Anonymous

2/28/2025 03:01 PM

STRs take away from long term rental housing supply and we are in a housing crisis

Anonymous

2/28/2025 06:11 PM

Your questions lead me to believe you are against STR's and should be revised.

Anonymous

3/03/2025 12:24 PM

Less than 120 days or not at all. Need more Long term rentals, not short term causing problems for neighbors

Anonymous

3/04/2025 06:22 AM

At least with short term rentals similar to long term rentals the mom and pop landlords trys to maintain their buildings and apartments. This City's concern should be the Real Estate Investment Companies. They who intentionally purchase the rundown buildings and run them further in the ground. Ask what's that going to look like in 10 years. Increased homelessness and slums.

Anonymous

3/04/2025 03:40 PM

Double the accommodation tax for STR's as the property owners do not pay commercial taxes.

Anonymous

3/07/2025 09:28 AM

Should be allowed in single dwellings not condos, townhouses etc.

Anonymous

3/07/2025 09:33 AM

I'm not really understanding the reason for this regulations and licensing fees.

Anonymous

3/07/2025 09:37 AM

Keep the principal residence requirement. We can't afford to lose possible rental units to landlords who would rather turn an apartment into a short term rental. Especially downtown. I met a guy who moved into an apartment his boss owns after they couldn't airbnb it anymore which makes me think the new rules worked in at least one case.

Anonymous

3/07/2025 09:45 AM

Report shows 24 str registered. Air bnb show 843 rentals in Owen Sound Obviously no one is enforcing the rules for str. Please make sure the city councillors and mayor see this comment.

Anonymous

3/07/2025 09:51 AM

x

Anonymous

3/07/2025 09:56 AM

.maximum of 5 could be extended if infants or toddlers sharing parents' room or a couple had more than three children who are minors.

Anonymous

3/07/2025 11:00 AM

leave your Mitts out of it, property owners pay their taxes, its their property. enforce noise by laws and occupancy limits, safety etc. per rental. charge a licensing fee sure, potentially charge tax rate to commercial but the municipality is over stepping IMO

Anonymous

3/07/2025 11:25 AM

Personally I believe we need more of year round STRs in and around Owen Sound. People who are looking for this type of accommodation are usually: here to work or go to school, retired & exploring the area & might want to relocate here, vising family or like myself who has recently sold the family estate home & cannot find a STR in or around Owen Sound. It's a win win.

Anonymous

3/07/2025 12:00 PM

I don't believe short term rentals should be permitted in a city where affordable rental homes are essentially non-existent.

Anonymous

3/07/2025 04:00 PM

Some owners have spent tons of money to make every visit a pleasant experience. They should have a good return for their time and maintenance to present Owen Sound to their guests as a good place to visit.

Anonymous

3/07/2025 06:33 PM

8th ave e by Notre Dame Home owner is running a brothel under the STR bylaw

Anonymous

3/08/2025 05:28 PM

If we are going to regulate short term rentals, then they should have the option to rent out the space every day of the year, just like a hotel/motel.

Anonymous

3/08/2025 06:16 PM

I think the STR license should not apply to people who are renting a home in their principal residence. I think it makes sense to have rules in place for residences that are only being used for STR's but for young people who are trying to pay off their mortgage by renting a room in their house, this licensing fee does not make the STR worth it.

Anonymous

3/09/2025 06:08 AM

It seems to better for the city overall since the regulations have been in place.

Anonymous

3/10/2025 03:10 PM

That's it is their what do you do for that money people should be aloud to make money with about a mob like figure taking a cut no I don't own any of these but maybe one day it be nice and when I do I don't need some gangster knocking on my door saying pay the fee

Anonymous

3/10/2025 03:22 PM

The city should have a high fee for initial registration but decrease the fee upto 50% if a property recieved no complains. Have a dedicated 24hr (on call rotation) for bylaw enforcement and hand out fines to owner, have the registration fee increase the following year for license holder who have bylaw infraction given to them. Example 20% increase per bylaw infraction. The fines should be appropriately set to cover bylaws cost of enforcement

Anonymous

3/11/2025 05:08 AM

I would like to see the results from the restrictions on STR's. Have more buildings been made available for longer term rental which was the stated goal? Were the noise complaints from a very few people that resulted in draconian measures? The city needs to build more affordable housing itself, not rely on property owners to do this. Residents would prefer a STR next door than a house converted to a boarding house with longer term tenants who are struggling with multiple issues.

Anonymous

3/11/2025 08:30 AM

Should look at cities like Guelph do for str. For many seniors in Owen Sound this is a way to stay in their homes with this additional income and also a need for str's for people to visit the city that brings in additional income would short sighted to not want to bring this income to the city and for businesses.If we are a city that wants to bring people to this area should we not do everything we can to promote it.For the operators the do a great job it would be a shame for them to be penalized by someone that does not. Thank you for the survey and my personal opinion I have read how other cities have handled str and would recommend implementing same system.

Anonymous

3/13/2025 10:12 AM

Would be nice if renters got informational leaflet explaining the relevant bylaws. And that they should be respectful and kind to each other and the locals while here.

Optional question (76 response(s), 105 skipped)

Question type: Essay Question