

Short-Term Rental Licensing

**VISITOR'S CODE
OF CONDUCT**



Introduction



The Visitor's Code of Conduct (the “Code”) outlines specific requirements for short-term rentals (“STRs”) and the responsibilities of Visitors, which includes any people present during an STR rental.

The purpose of the Code is to:

1. recognize that STRs are permitted in residential neighborhoods where residents have the right to enjoy their properties without nuisance;
2. establish acceptable standards of behaviour for operators and visitors;
3. minimize adverse impacts on the surrounding neighbourhood and protect the health, safety and well-being of all people; and
4. provide operators and visitors with information to avoid penalties, fines and charges.

Guiding Principles

↘ The guiding principles for short-term rental visitors are:

- **Treat the STR with respect as you would your own home;**
- **Respect your neighbours; and**
- **Leave your STR as you find it.**

General

↘ **Maximum occupancy**

The maximum number of people permitted at a STR is 2 people per bedroom, plus 2 additional people, to a maximum of 8 people. This total includes both visitors and operators. The maximum occupancy of the STR must not be exceeded at any time.

Note: Bed and Breakfast maximum occupancy is determined by suite.

↘ **Parking**

Please familiarize yourself with the on-site parking available at the STR to ensure ease of access with minimum disturbance to neighbours.

Be aware that on-street parking may be permitted in your neighbourhood from May through November as determined by the Traffic By-law and roadside signage.

From December to April, overnight on-street parking is not permitted and may result in parking tickets or towed vehicles.

Overnight parking passes for City Lots #5 and #9 can be purchased at City Hall Monday to Friday, 8:30 am to 4:30 pm or the Transit Terminal Monday to Friday 7:00 am to 4:00 pm and Saturday 7:00 am to 2:30 pm.

↘ **Fire and Safety Precautions**

All short-term rentals must have operating smoke and carbon monoxide alarms in accordance with the Ontario Building and Fire Codes. If you discover that any of the alarms are not operational, please immediately notify the operator of the deficiency.

No person shall disable a smoke and/or carbon monoxide alarm.



Fireworks and Paper Lanterns

Please be aware that fireworks in any form and paper lanterns or similar devices are not permitted to be used at short-term rentals. Visitors are welcome to attend public and private events in the City that involve the lawful use of fireworks.



Open-Air Fires

Recreational Fires

If your short-term rental has a device manufactured for recreational fires, as defined in the Open Air Fire By-law, you may burn clean dry wood provided:

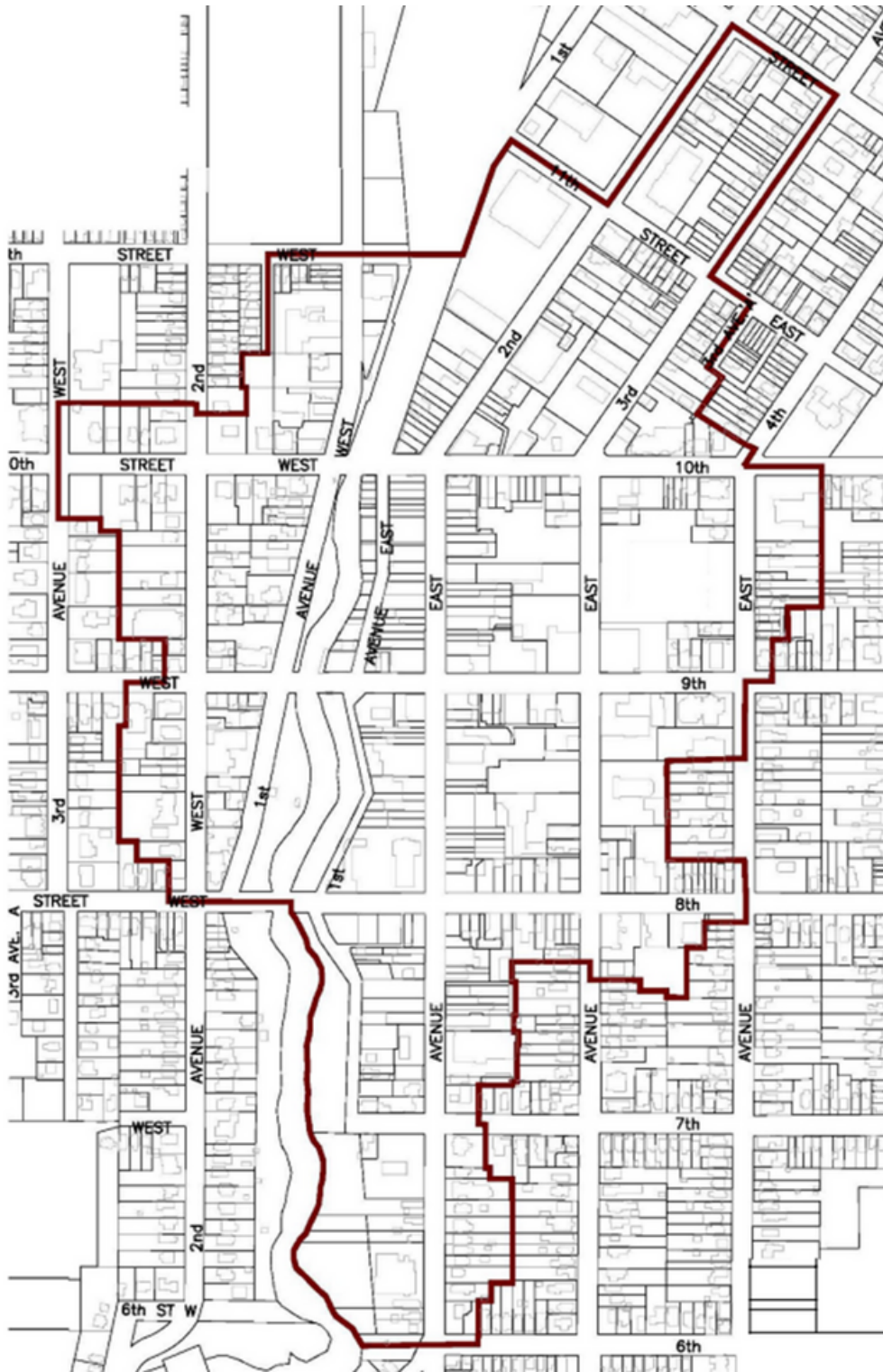
- the device meets the required setbacks of 3m (10') from property lines, and buildings and flammable materials are set back in accordance with the manufacturer's instructions;
- the wind does not endanger a person or structure or cause the fire, ash or cinders to spread beyond the perimeter of the Recreational Fire;
- you provide either a hose connected to a working hose bib that is long enough to reach the device location and/or a bucket(s) of sand sufficient to extinguish the largest fire the pit/device is designed for; and
- the short-term rental is not within the downtown core as shown on the map on the next page.

Cooking Fires

You may use a device manufactured for solid fuel fired cooking fires that uses brickette or charcoal provided:

- the cooking fire meets the required setbacks of 1m (3') from combustible materials, property lines and structures or as required by the manufacturer's instructions;
- you provide a means of extinguishing the cooking fire such as a hose connected to an active hose bib, sand bucket or extinguisher capable of completely extinguishing the fire; and
- the short-term rental is not within the downtown core as shown on the map on the next page.

Open Air Fire By-law map



No open-air fires are permitted within the red boundary.



Garbage and Recycling

Please familiarize yourself with the provisions that have been made for garbage and recycling collection in the short-term rental. If the operator requests, put the garbage and/or recycling out for collection on the noted day and apply the required bag tag to the top garbage bag in a bin.

Note that garbage and recycling should be put out by 8:00 am the day of collection (7:00 am in the Downtown Core) but not before 4:00 pm the evening before. Empty containers or uncollected waste needs to be removed from the curb by 8:00 pm on the day of collection.



Noise and Nuisance

No person may make noise to cause a disturbance or conduct themselves in a way that is likely to disturb others. Examples of noise that is likely to disturb others at any time includes:

- Loud music;
- Outdoor or backyard gatherings or activities involving excessive noise or disruptive behaviour;
- Late evening/early morning disturbances; and
- Yelling, shouting or similar activities.

Visitors cannot disturb neighbours or unreasonably interfere with the enjoyment of their properties, or the public realm, at any time of the day or night. Failure to comply with City laws or by-laws may result in charges or legal action being taken.



Visitor's Acknowledgement

The next page contains an acknowledgement that you have read this document. The acknowledgement needs to be signed and returned to the operator of your short-term rental for their records.

The Visitor's Acknowledgement can also be found as a stand-alone document at [OwenSound.ca/STR](https://www.owensound.ca/STR).

Short-Term Rental Visitor's Acknowledgement

Name of visitor booking the STR: _____

Name of operator: _____

Address of short-term rental: _____

I, _____ having read the City of Owen Sound's Short-Term Rental Visitor's Code of Conduct, acknowledge that I am renting from a licensed operator in the City of Owen Sound and undertake that I, and those visitors occupying this short-term rental, will conduct ourselves in accordance with this Code and all City laws and by-laws.

I understand that the actions of all visitors in my group, if found to be in contravention of applicable law, may result in enforcement measures against one or more visitors and/or the operator, and may count as a contravention against the operator's licence, which may result in their licence being revoked.

Signature of visitor: _____

Date: _____



Contact Information



City Hall:
808 2nd Avenue East, Owen Sound, ON N4K 2H4

Website:
OwenSound.ca/STR

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Phone:
519-376-4440 ext. 1257



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