



Report to Council

Department: Development Services
Division: Planning
Date: December 6, 2021
Prepared by: Rita Jabbour, RPP, Manager, Planning Services
Report Number: Planning 2021-29
Subject: Short Term Rental (STR) Update
Number of Pages: 3 including attachments

Recommendation(s)

That Planning-2021-29 report entitled Short Term Rental (STR) Update prepared by Rita Jabbour, RPP, Manager, Planning Services dated December 6, 2021 be received;

That administration be directed to prepare a zoning bylaw amendment as outlined in Option 3 of the attached presentation to permit one (1) Short Term Rental in a main single detached dwelling in any Residential and Agricultural zoning district, and in a dwelling unit in any commercial district; and

That administration be directed to prepare a licensing bylaw for short term rentals.

Purpose

To provide Council with an update on the Short-Term Rental (STR) project and with proposed recommendations for the regulation of STRs in specific zoning districts.

Background and Discussion

Please refer to the attached presentation.

Financial Impact

Notwithstanding an appeal, all costs associated with the development of a zoning bylaw amendment and a licensing bylaw will be absorbed by operating cost centres for the Planning Division and Legal and Legislative Services, as this is a municipally initiated Zoning Amendment.

Consultations

Kate Giurissevich, Director, Corporate Services/Treasurer

Robert Auger, Town Solicitor/Clerk

Kevin Girard, Director, Infrastructure Services

Kevin Carter, Chief Building Official/Manager, Building Services

Link to Strategic Priorities

- Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- Improve the Town's capacity to meet the ongoing and future service needs of its citizens while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

Report Approval Details

Document Title:	Short Term Rental (STR) Update - PLANNING2021-29.docx
Attachments:	- Short Term Rental Update - LMC review.pptx - Short Term Rental Update (Revised).pdf
Final Approval Date:	Dec 1, 2021

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



Lori Chadwick, Director, Development Services - Nov 29, 2021 - 9:15 AM



Doug Sweet, Chief Administrative Officer - Dec 1, 2021 - 9:45 AM