



# Short-Term Rental Accommodations in Port Colborne

## Engagement Results

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## Introduction

On May 14, 2025, the City of Port Colborne launched a comprehensive public engagement campaign to collect public feedback on a proposed by-law that would license, regulate, and govern short-term rentals across the city.

The campaign included:

1. Online Survey
2. Paper Survey
3. Drop-in style open houses

This document serves as a summary of the results of the engagement activities.

Please note that personal information collected during this public engagement project was collected under the authority of the *Municipal Act, 2001* and will be used to help Council make decisions related to the licensing of short-term rental accommodations in Port Colborne. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act. Questions related to the collection of this information may be directed to the Deputy City Clerk at 905-228-8118 or [deputyclerk@portcolborne.ca](mailto:deputyclerk@portcolborne.ca)

## Survey

### Overview

The draft by-law aimed to address community concerns such as noise, safety, parking, and neighbourhood impacts, while supporting tourism and economic activity. The goal of the draft by-law was to create a balanced approach that protects quality of life for residents and ensures responsible short-term rental operations.

The survey was designed to gather feedback from residents on the proposed by-law, including their thoughts on subjects such as:

- What type of concerns or disruptions residents have experienced related to short-term rental accommodations in Port Colborne
- The number of renters that should be permitted at each short-term rental accommodation property
- The number of guests that should be permitted at each short-term rental accommodation property
- The number of parking spaces that should be required at each short-term rental accommodation property

- Fire safety requirements and inspection conditions
- What other requirements should be in place for a property to be licensed as a short-term rental accommodation

The survey was distributed online and in paper format.

The survey was launched May 14, 2025, and closed June 9, 2025. The survey was promoted through multiple channels to maximize reach and participation. These included the City's website, social media platforms, digital advertising, and media outreach.

Paper surveys were available at City Hall, Vale Health & Wellness Centre and Port Colborne Public Library.

Residents were also invited to two drop-in style open houses, which took place June 4, 2025 from 2 to 6 p.m. and June 5, 2025 from 3 to 7 p.m.

This document summarizes results and feedback gathered from both the surveys and open houses.

### **Quick Facts**

- 311 surveys were completed (284 online and 27 paper)
- 767 open-field comments to analyze and categorize
- Average time to complete the survey: 6:56 minutes (online survey)
- Estimated completion rate: 81% (online survey)

## **In-Person Open Houses**

### **Overview**

Two drop-in style in-person open houses were held at the Vale Health & Wellness Centre in the Golden Puck Room. The sessions were on:

- Wednesday, June 4 from 2 p.m. to 6 p.m.
- Thursday, June 5 from 3 p.m. to 7 p.m.
- A total of 21 people attended the open houses
  - Staff organized an impromptu booth at the Farmers' Market on June 6 and spoke to 46 people about short-term rental accommodations in Port Colborne

A variety of information boards with photos and question prompts were displayed around the room, encouraging conversation and discussion with attendees.

Staff were available to answer questions about the proposed by-law to regulate short-term rental accommodations in Port Colborne and welcomed feedback from residents and short-term rental operators on potential adjustments to the draft regulations.

## Summary of Community Feedback & Suggested Changes to the By-law

The following section of this report aims to summarize the specific feedback received from residents and short-term rental accommodation operators regarding the draft by-law. It includes a chart outlining suggested changes, grouped by key topic areas. Each entry highlights the suggested modification, and any rationale or comments provided by respondents. This register of feedback is intended to support transparency and help inform potential refinements to the by-law based on community input.

### Location of Short-Term Rental Accommodations

- Limit short-term rental accommodations to specific zones or neighbourhoods, especially exclude quiet residential areas or cul-de-sacs.
- Restrict short-term rental accommodations in areas where street parking is limited or infrastructure is insufficient.
- Consider allowing short-term rental accommodations only in owner-occupied or primary residences to reduce absentee management.

### Number of Renters

- Consider maximum rental frequency per year to prevent commercial-scale operations.
- Add a requirement that only one unit per parcel can be rented at a time, even if there are multiple buildings/dwellings.
- Some suggest to specifically state that children are included in renter counts to prevent loopholes. Other suggest allowing additional renters if they are children under 12 years old.

### Number of Guests

- Some survey respondents suggest not allowing guests at all.
- Some suggest to cap total occupancy to 6 to 8 guests per unit, regardless of bedroom count.
- Some suggest to specifically state that children are included in guest counts to prevent loopholes. Other suggest allowing additional guests if they are children under 12 years old.

- Some suggested allowing more leniency for family stays, as long as noise and parking rules are respected.

### **Parking Requirements**

- Mixed views: while many support off-street parking, 1 space per bedroom was seen as too restrictive/excessive.
- Suggestions included:
  - 2 to 3 spaces per unit regardless of bedroom count.
  - Allow use of street parking if safe and permitted in the neighbourhood.
  - Consider lot size and driveway space instead of a fixed per-bedroom rule.

### **Licensing & Inspections**

- Require annual licensing and inspections
- Create a public registry of licensed short-term rental accommodations, so neighbours can confirm legal operators.
- Tie renewal to compliance record (e.g., multiple complaints result in non-renewal).
- Fees should be tied to the number of bedrooms (e.g. a two-bedroom unit would have a lesser fee than a 5-bedroom unit)
- Licensing and inspection fees should be kept affordable so they are not a barrier to entry

### **Noise & Behaviour Management**

- Require posting of guest rules inside the unit (e.g., no parties, quiet hours, garbage rules).
- short-term rental accommodations should have a local contact person available 24/7 to respond to complaints.
- Set and enforce quiet hours (e.g., 10 p.m. to 7 a.m.) in residential areas.
- Include a requirement for clear garbage disposal instructions to prevent litter.

### **Enforcement & Reporting**

- There are a lot of comments voicing concerns about how the City will monitor or enforce this level of detail in the by-law, especially with many of the problems happening late at night or on weekends.
- Create a dedicated complaint line or online reporting system.
- Require short-term rental accommodation owners to post their licence number and contact info publicly (e.g., in listings and on-site).
- Consider working with by-law enforcement officers or security contractors for after-hours enforcement.

- Implement a progressive penalty system: first warning, then fines, then licence suspension.

### **Zoning & Taxation Fairness**

- Limit short-term rental accommodations in zones designated for long-term residential use.
- Consider caps on the number of short-term rental accommodations per neighbourhood to protect housing balance.

### **Housing Availability Impact**

- Prioritize short-term rental accommodation licensing for owner-occupied or accessory dwellings, not full homes.
- Consider a cap on the number of short-term rental accommodations city-wide or in key zones to protect long-term rental availability.

### **Miscellaneous**

- The definition of “owner” should also somehow encompass people who are delegated to do this work/appointed by the owner to manage the short-term rental accommodation i.e. a property manager
- Councillor Bodner was concerned with allowing dumpster-style garbage containers at short-term rental accommodations – this could be hard for properties at restaurants or industrial areas.
- Allow long-term tenants to get a licence so they could run a short-term rental in their rented unit, similar to a sublet.
- Consider requiring owners to educate renters about trespassing or issues related to private beaches (i.e. property limits so renters are not inadvertently trespassing on neighbouring properties or private beaches that are not directly in front of the property)
- Suggestions to review the feasibility of an ESA inspection – a few respondents noted this isn’t realistic, can be onerous and very pricey. It could be more appropriate to rely on the Building Code and a licensed electrician, instead of ESA.
- Some note \$2-million liability insurance is onerous and could be challenging for owners to get.

## Summary of Survey Results by Question

Responses to survey questions are outlined below. Open-ended questions include a summary of the responses received. A full list of open-ended responses received has been posted on [www.portcolborne.ca/shorttermrentals](http://www.portcolborne.ca/shorttermrentals)

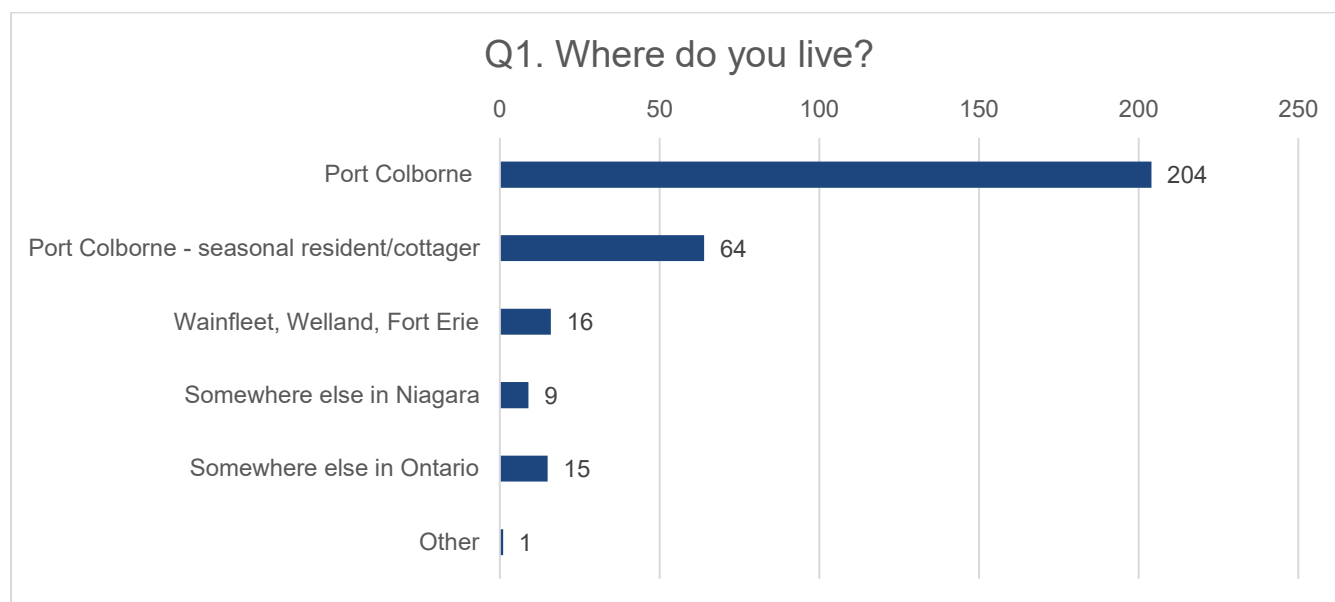
Please note, staff used Microsoft CoPilot to help provide summaries and detect trends in the 534 open-ended responses received

## Q1. Where do you live?

Answer Choices	Responses
Port Colborne	204
Port Colborne - seasonal resident/cottager	64
Wainfleet, Welland, Fort Erie	16
Somewhere else in Niagara	9
Somewhere else in Ontario	15
Other	1
Answered	309
Skipped	2

**66% of respondents were from Port Colborne.**

**21% were seasonal residents or cottagers in Port Colborne.**



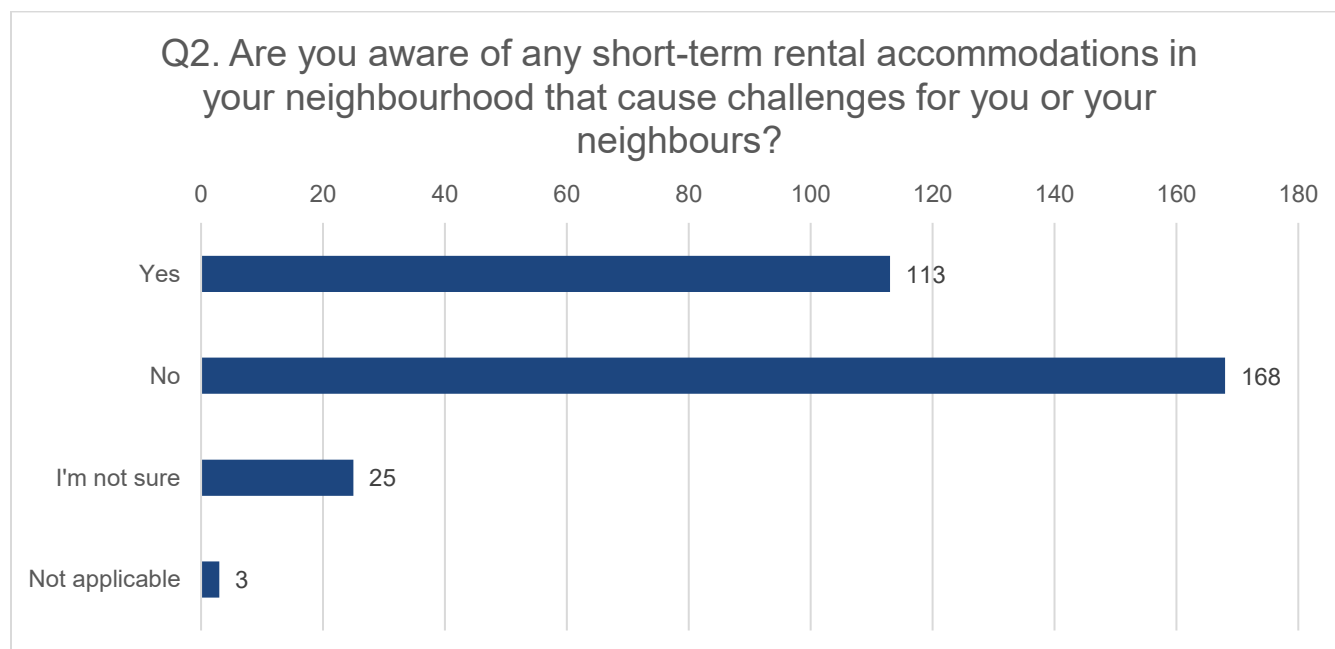


## Q2. Are you aware of any short-term rental accommodations in your neighbourhood that cause challenges for you or your neighbours?

Answer Choices	Responses
Yes	113
No	168
I'm not sure	25
Not applicable	3
Answered	309
Skipped	2

**54% of respondents were not aware of any short-term rental accommodations causing challenges in their neighbourhoods.**

**37% of respondents were aware of short-term rental accommodations causing challenges in their neighbourhoods.**



### Q3. Have you or your neighbours experienced any of the following impacts related to short-term rental accommodations in your area?

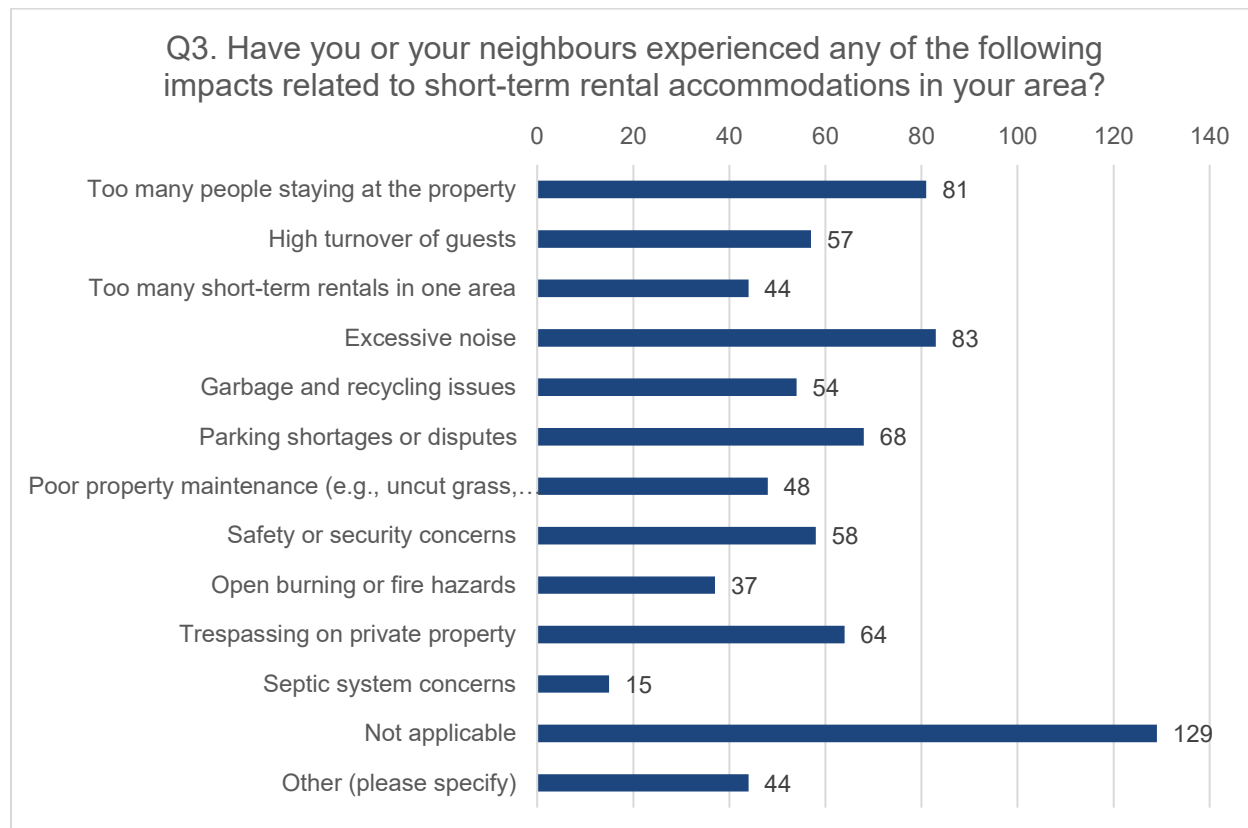
Answer Choices	Responses
Too many people staying at the property	81
High turnover of guests	57
Too many short-term rentals in one area	44
Excessive noise	83
Garbage and recycling issues	54
Parking shortages or disputes	68
Poor property maintenance (e.g., uncut grass, uncleared snow)	48
Safety or security concerns	58
Open burning or fire hazards	37
Trespassing on private property	64
Septic system concerns	15
Not applicable	129
Other (please specify)	44
Answered	283
Skipped	28

43 respondents selected “other” in response to Question 3.

Popular responses received included:

- 19 reinforced their opinion that short-term rental accommodations do not cause issues
- Others reinforced issues with noise and disruptive behaviour, traffic concerns
- Other comments brought up issues such as:
  - Strain on emergency services
  - Pet and animal control
  - Increased traffic in residential neighbourhoods
  - Long-term housing availability concerns
  - Lack of proper toilet facilities
  - Lake safety
  - Irresponsible boating

- Several comments noted issues at Sherkston Shores, including the need for better enforcement of existing rules and too many rentals inside the private resort community



**50% of total survey respondents selected either “not applicable” or skipped this question.**

**30% of question respondents reported they had experienced impacts related to noise.**

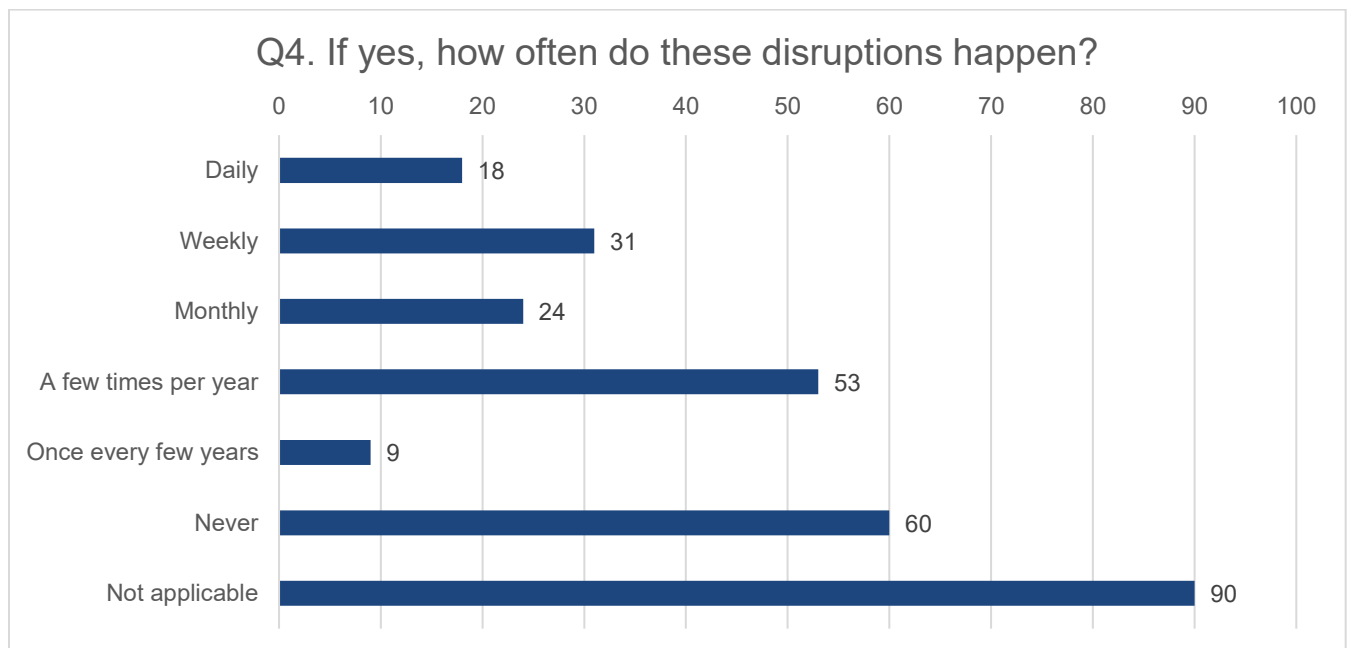
**29% reported they had experienced impacts related to too many guests staying at a property.**

#### Q4. If yes, how often do these disruptions happen?

Answer Choices	Responses
Daily	18
Weekly	31
Monthly	24
A few times per year	53
Once every few years	9
Never	60
Not applicable	90
Answered	285
Skipped	26

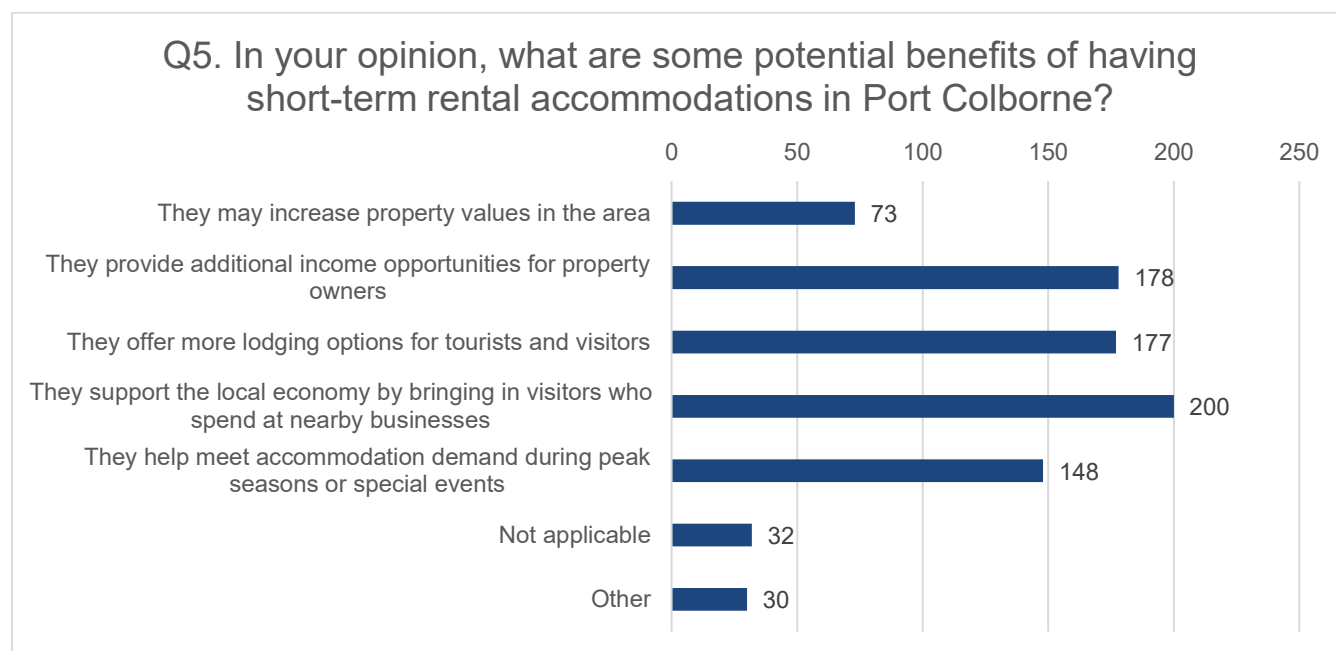
**57% of total survey respondents reported either impacts never happened, weren't applicable or skipped they question.**

**26% of respondents reported challenges occurring either daily, weekly or monthly.**



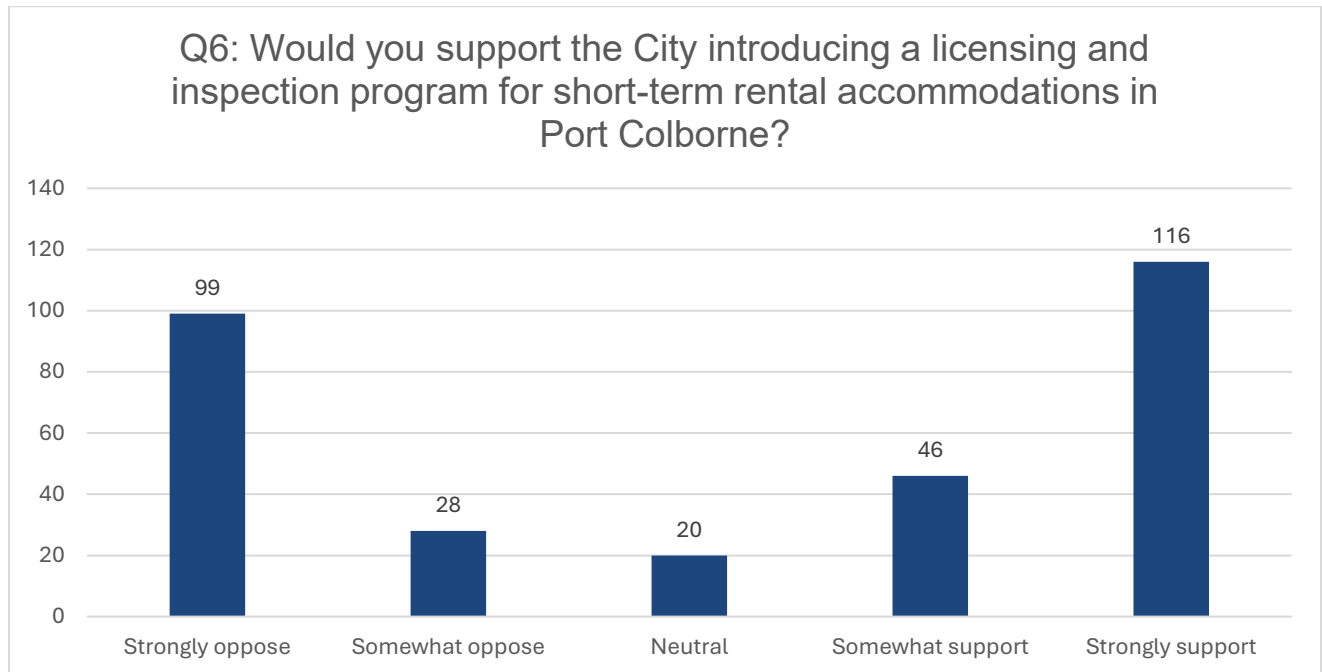
## Q5. In your opinion, what are some potential benefits of having short-term rental accommodations in Port Colborne?

Answer Choices	Responses
They may increase property values in the area	73
They provide additional income opportunities for property owners	178
They offer more lodging options for tourists and visitors	177
They support the local economy by bringing in visitors who spend at nearby businesses	200
They help meet accommodation demand during peak seasons or special events	148
Not applicable	32
Other (please specify)	30
Answered	300
Skipped	11



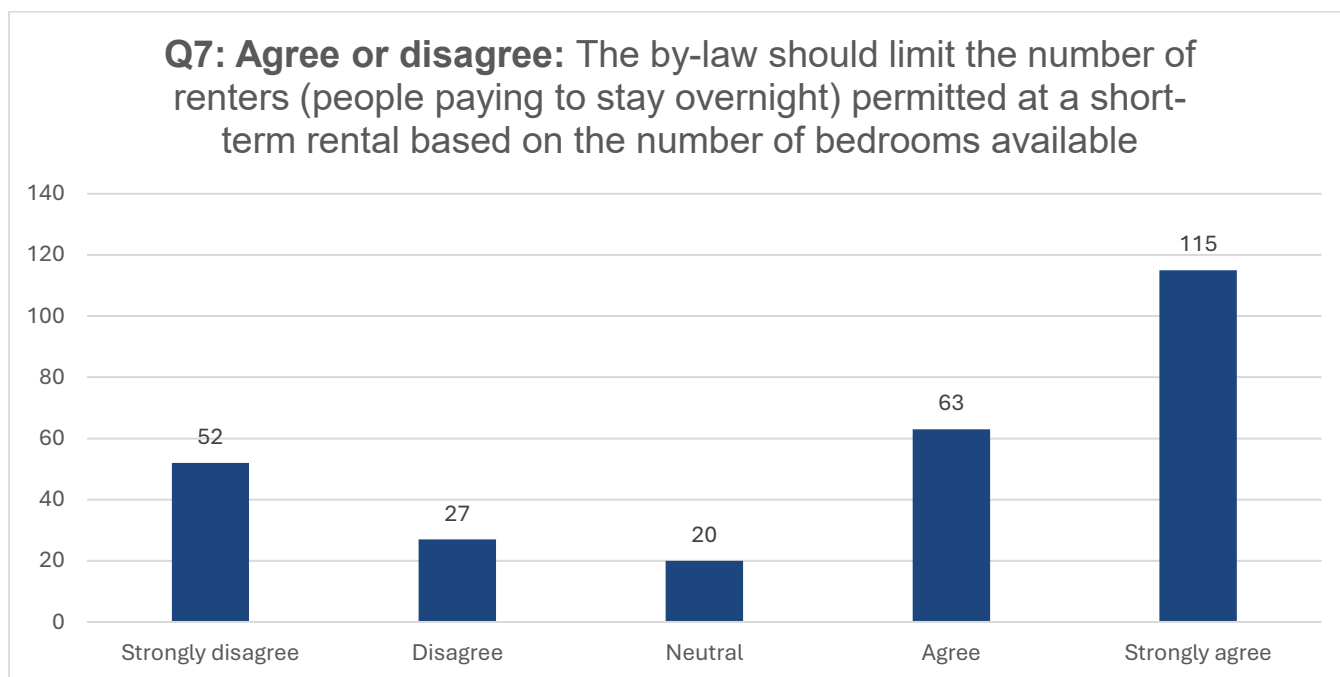
**67% of respondents reported they felt short-term rental accommodations support the local economy by bringing in visitors who spend at nearby businesses**

**Q6. Would you support the City introducing a licensing and inspection program for short-term rental accommodations in Port Colborne?**



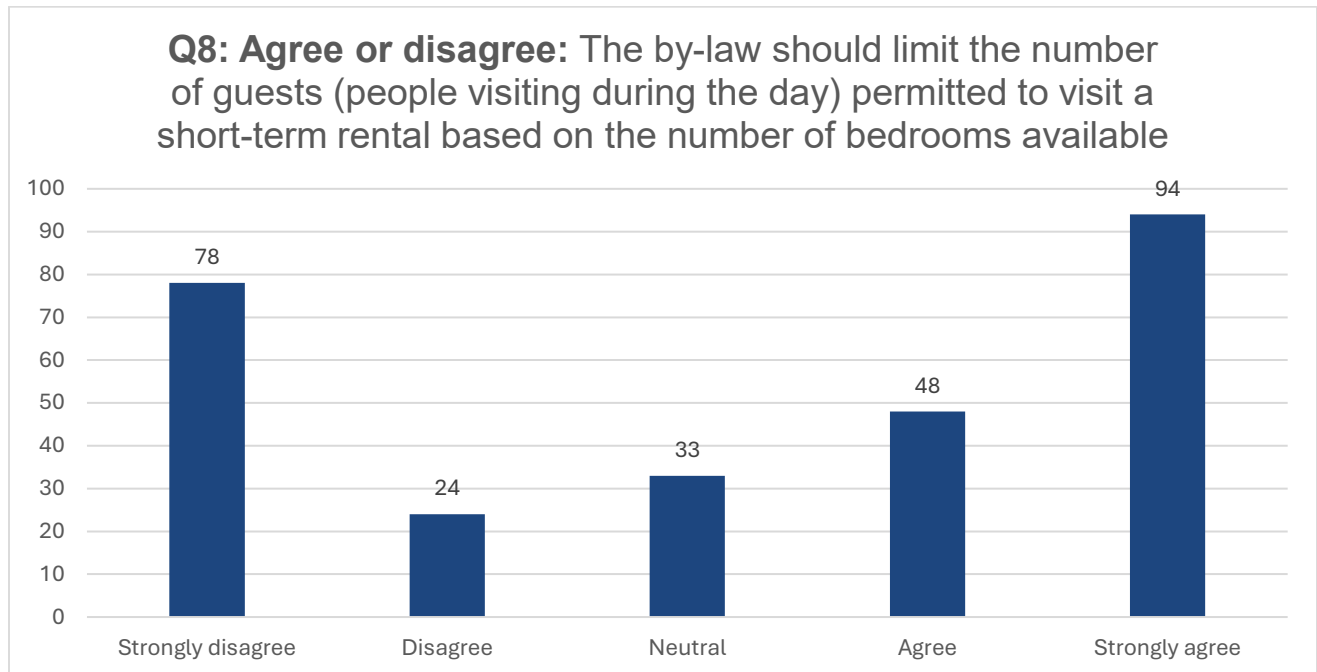
**Feedback received in this question suggests a polarized response: many respondents either strongly oppose or strongly support the licensing program, with limited middle ground.**

**Q7. Agree or disagree:** The by-law should limit the number of renters (people paying to stay overnight) permitted at a short-term rental based on the number of bedrooms available (i.e. if the unit has 3 bedrooms, 6 renters would be permitted). A maximum of 10 renters would be allowed.



**42% of respondents said they strongly agreed that the by-law should limit the number of renters.**

**Q8. Agree or disagree:** The by-law should limit the number guests (people visiting during the day) permitted to visit a short-term rental based on the number of bedrooms available (i.e. if the unit has 3 bedrooms, 3 guests may visit, but cannot stay overnight). A maximum of 10 guests would be allowed.

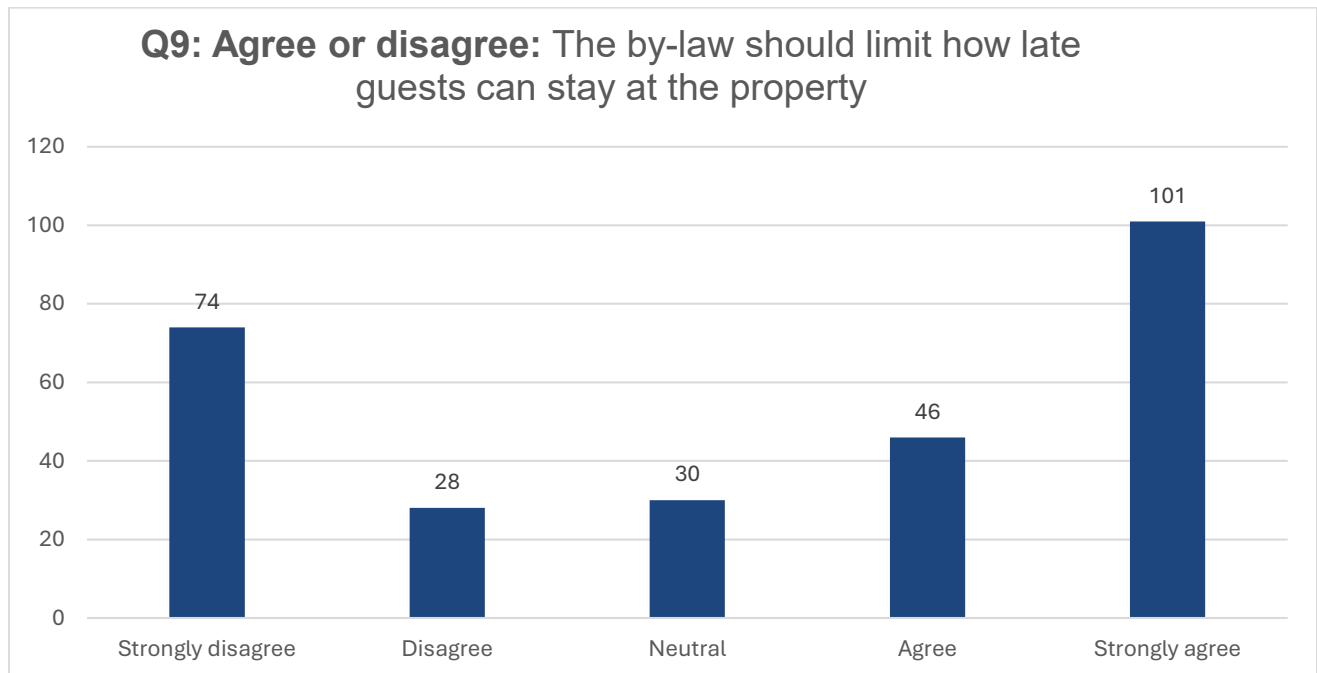


**28% of respondents strongly disagreed that the number of guests should be limited based on the number of bedrooms available.**

**34% of respondents strongly agreed that the number of guests should be limited based on the number of bedrooms available.**



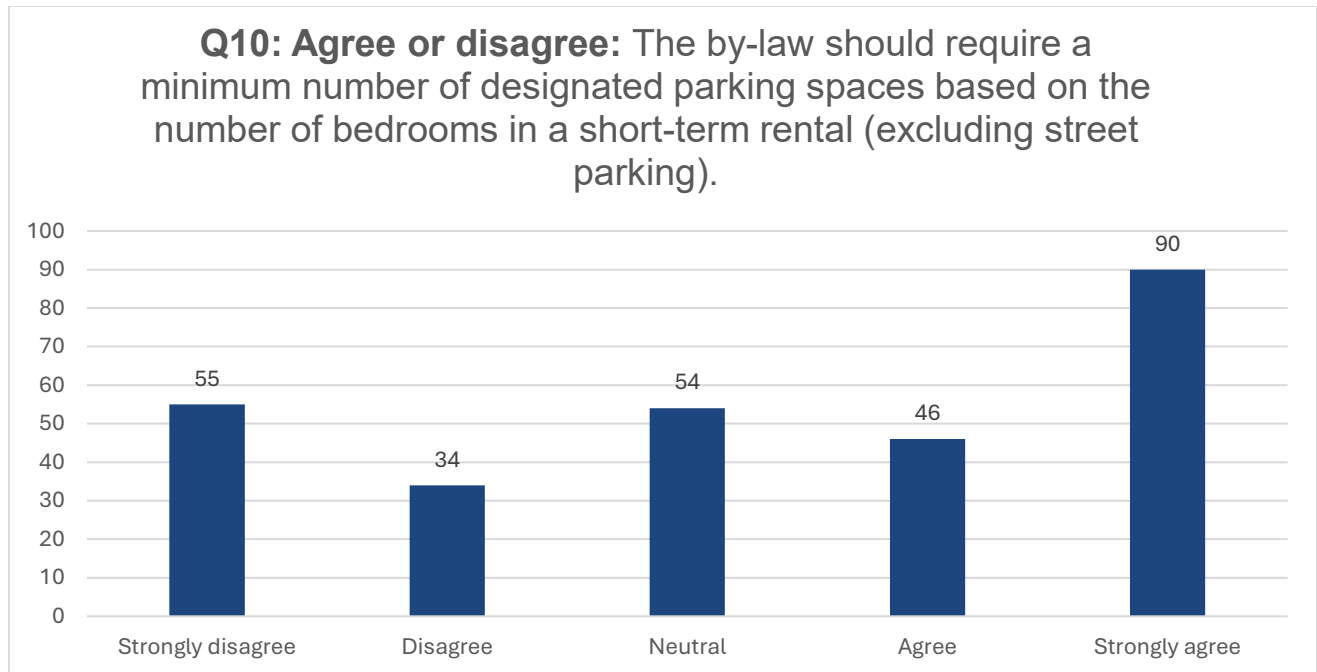
**Q9. Agree or disagree:** The by-law should limit how late guests can stay at the property (i.e. guests would not be permitted at the property after 11 p.m.)



**27% of respondents strongly disagreed that the by-law should limit how late guests can stay at the property.**

**36% of respondents strongly agreed that the by-law should limit how late guests can stay at the property.**

**Q10. Agree or disagree:** The by-law should require a minimum number of designated parking spaces based on the number of bedrooms in a short-term rental (excluding street parking). One designated parking space would be required for each bedroom available in the unit.

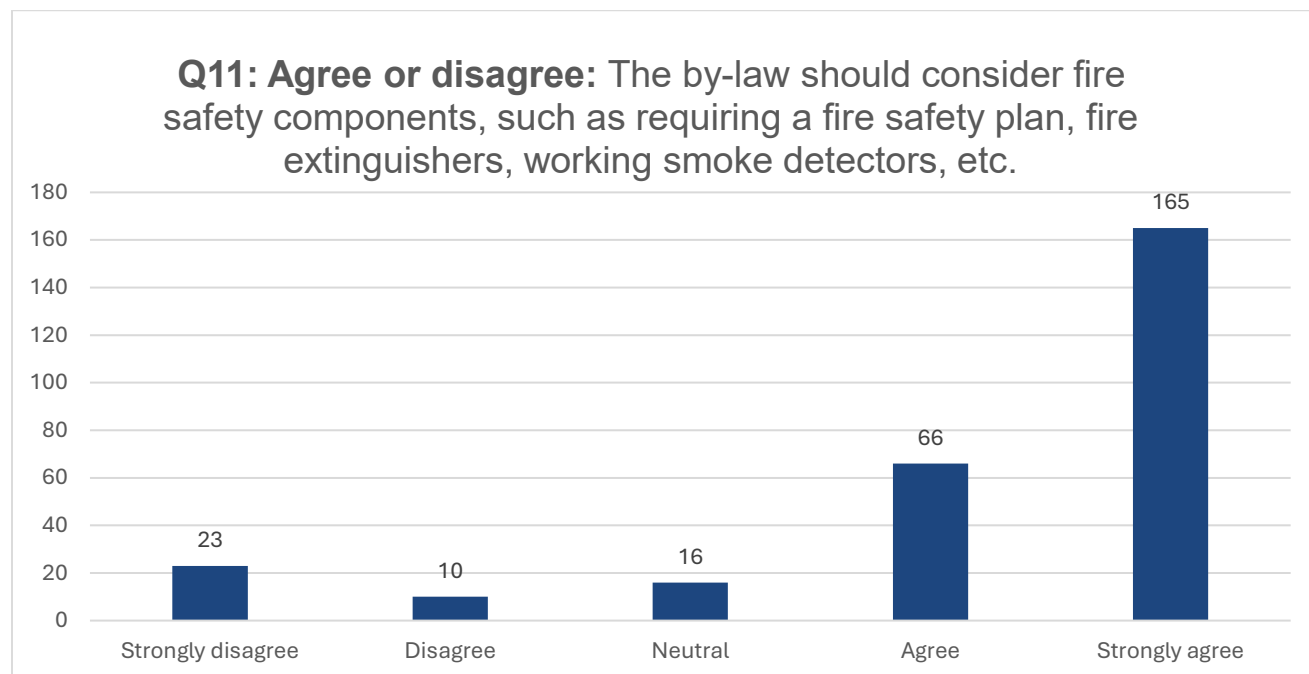


**23% of respondents strongly disagreed that the by-law should require a minimum number of parking spaces based on the number of bedrooms.**

**19% of respondents were neutral or did not share an opinion about if the by-law should require a minimum number of parking spaces based on the number of bedrooms.**

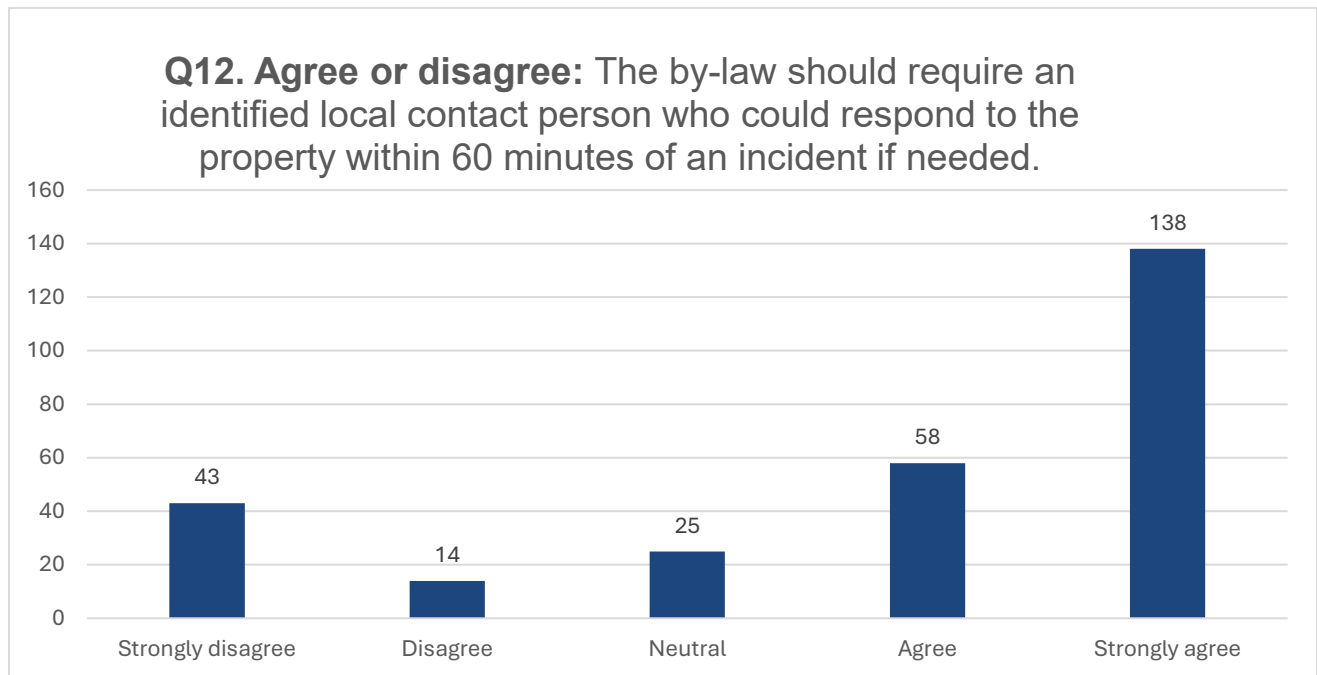
**32% of respondents strongly agreed that the by-law should require a minimum number of parking spaces based on the number of bedrooms.**

**Q11. Agree or disagree:** The by-law should consider fire safety components, such as requiring a fire safety plan, fire extinguishers, working smoke detectors, etc.



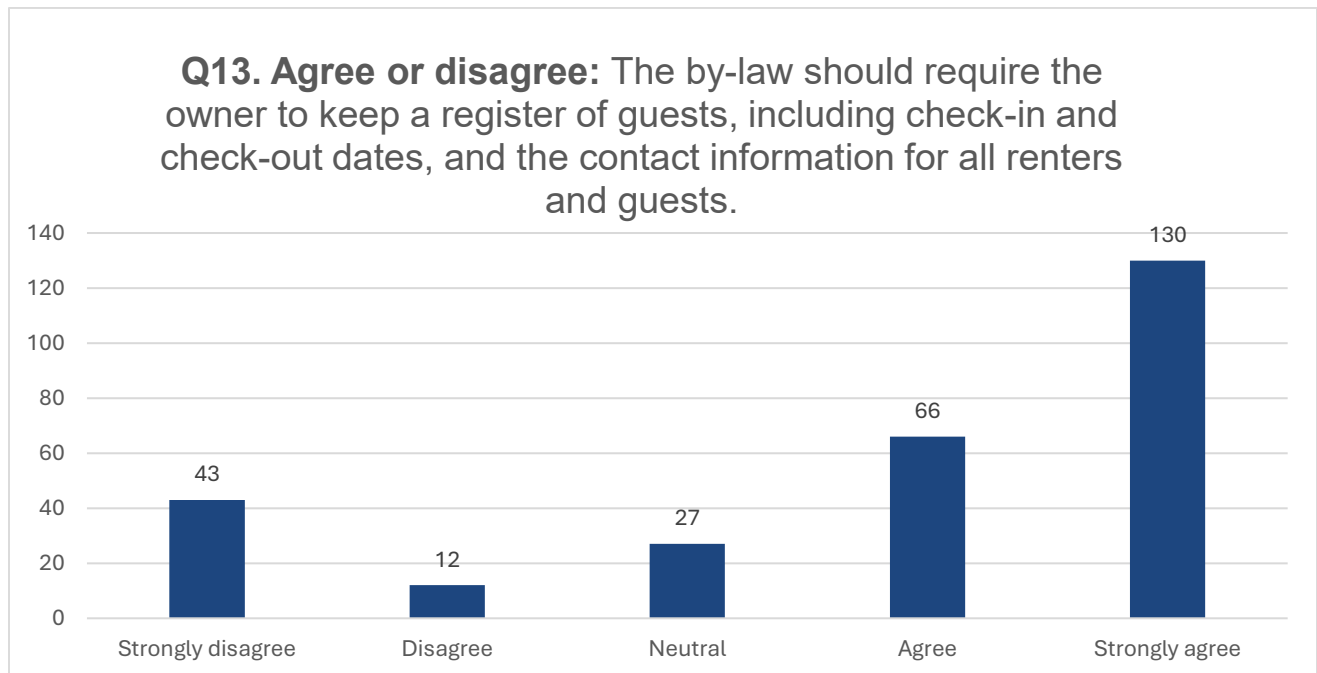
**83% of respondents either agreed or strongly agreed that the by-law should consider fire safety requirements.**

**Q12. Agree or disagree:** The by-law should require an identified local contact person who could respond to the property within 60 minutes of an incident if needed.



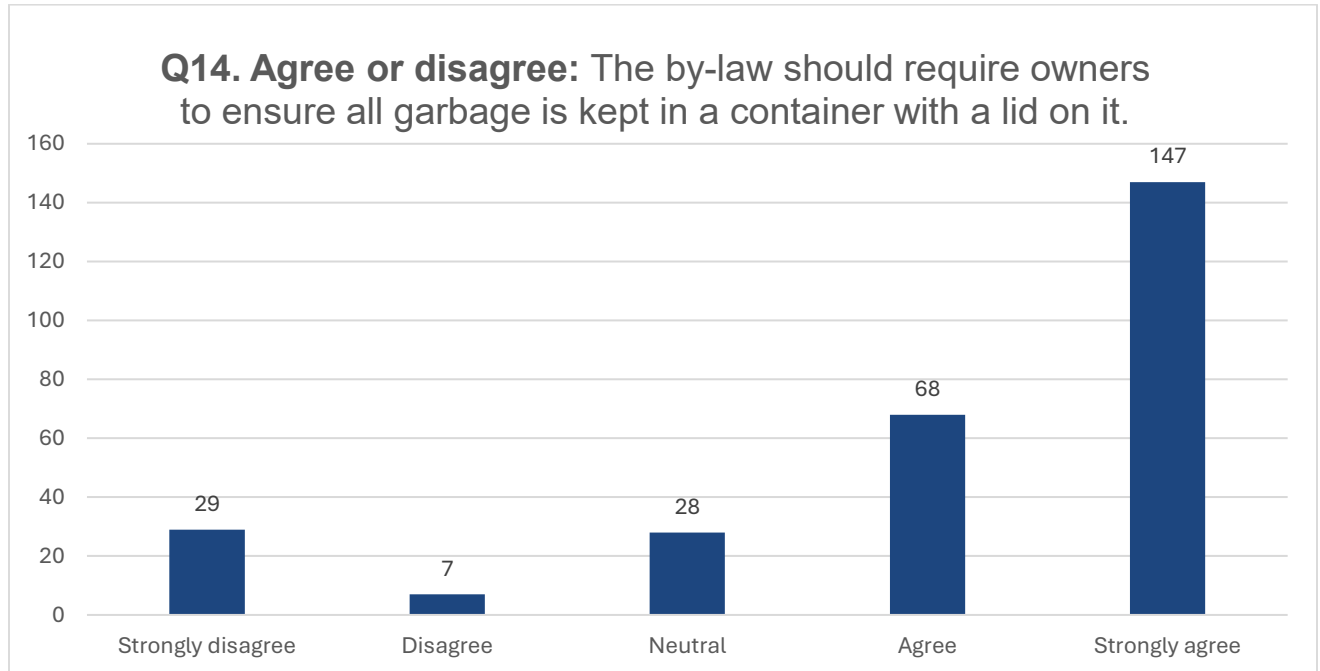
**70% of respondents either agreed or strongly agreed that the by-law should require a local contact person who could respond to the property within 60 minutes of an incident.**

**Q13. Agree or disagree:** The by-law should require the owner to keep a register of guests, including check-in and check-out dates, and the contact information for all renters and guests.



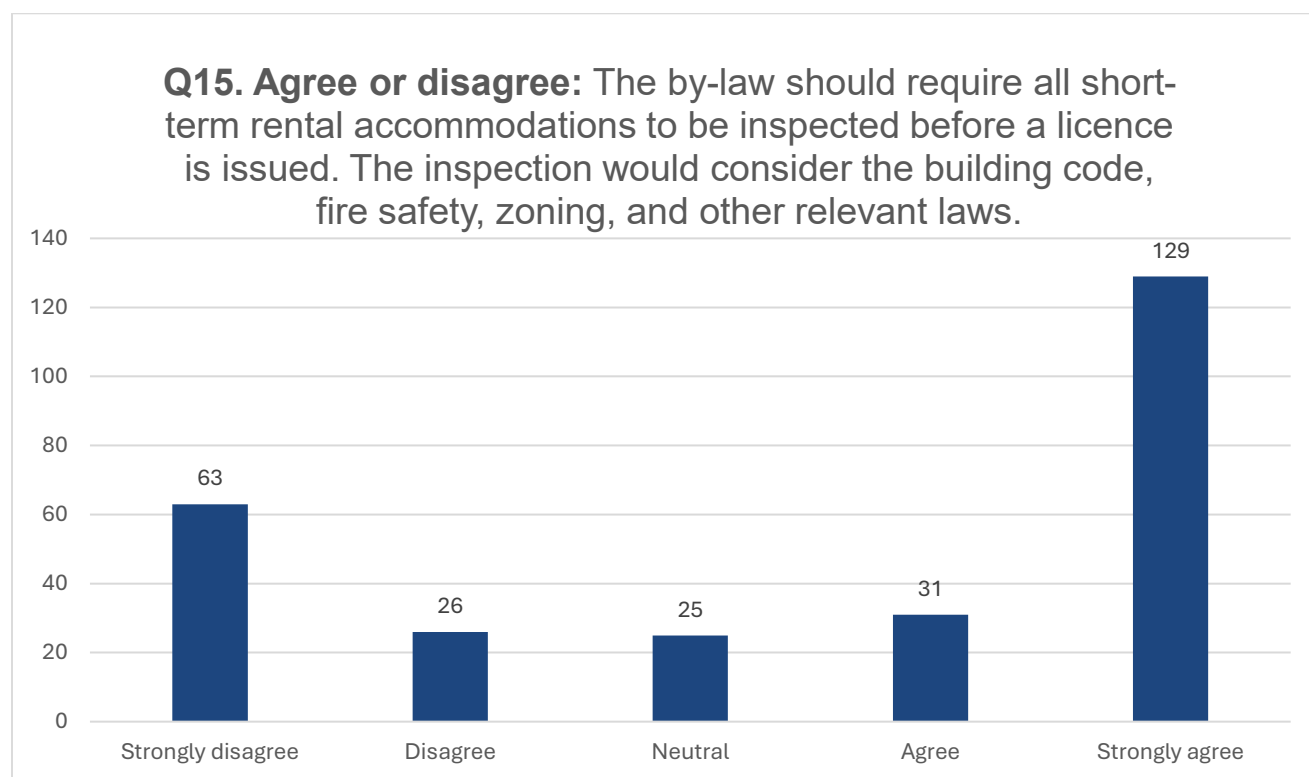
**70% of respondents either agreed or strongly agreed that the by-law should require the owner to keep a register of guests, including check-in and check-out dates, and the contact information for all renters and guests.**

**Q14. Agree or disagree:** The by-law should require owners to ensure all garbage is kept in a container with a lid on it.



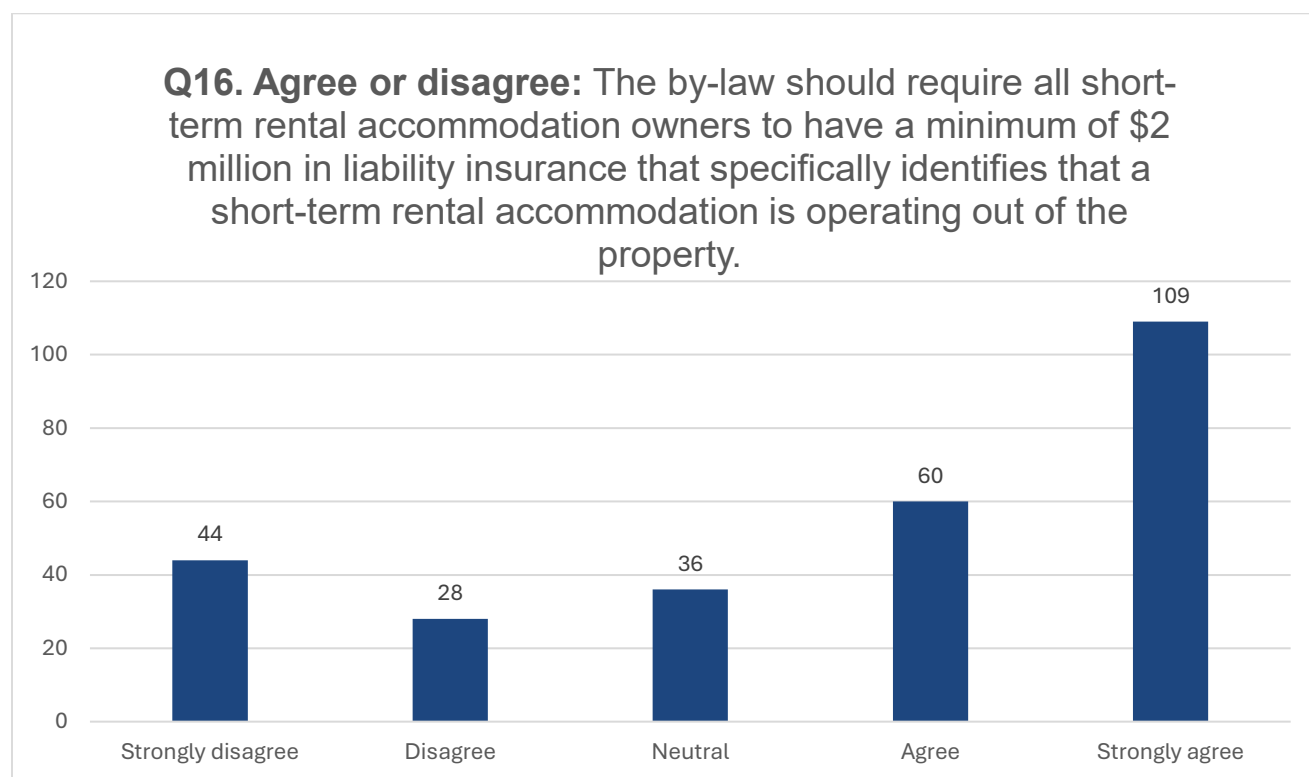
**77% of respondents either agreed or strongly agreed that the by-law should require owners to ensure all garbage is kept in a container with a lid on it.**

**Q15. Agree or disagree:** The by-law should require all short-term rental accommodations to be inspected before a licence is issued. The inspection would consider the building code, fire safety, zoning, and other relevant laws.



**58% of respondents either agreed or strongly agreed that the by-law should require all short-term rental accommodations to be inspected before a licence is issued.**

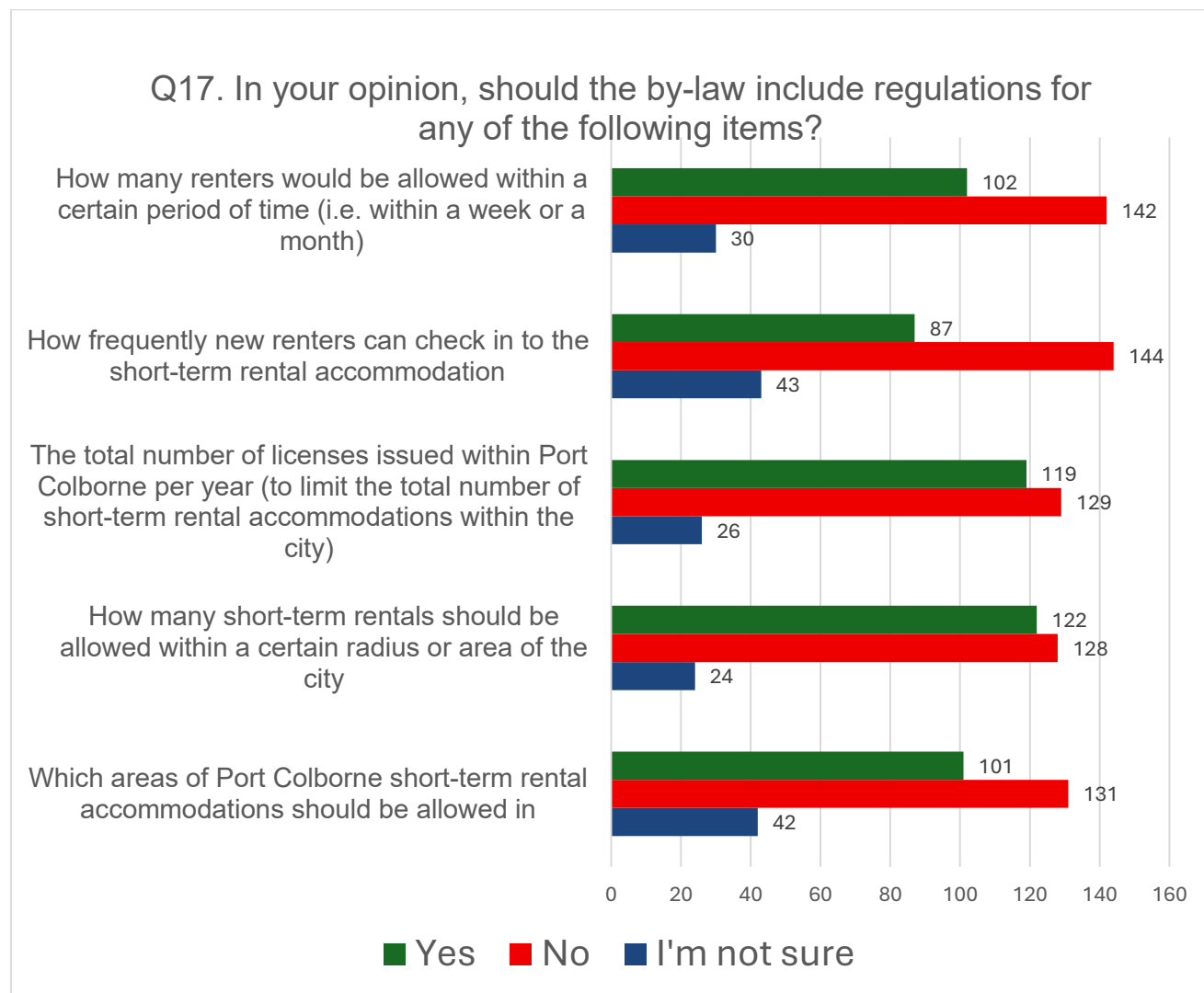
**Q16. Agree or disagree:** The by-law should require all short-term rental accommodation owners to have a minimum of \$2 million in liability insurance that specifically identifies that a short-term rental accommodation is operating out of the property.



**61% of respondents either agreed or strongly agreed that the by-law should require all short-term rental accommodation owners to have a minimum of \$2 million in liability insurance that specifically identifies that a short-term rental accommodation is operating out of the property.**



**Q17. In your opinion, should the by-law include regulations for any of the following items?** (Please note: These items are not currently part of the proposed by-law.)



**Q18. While fees for licensing and inspections are not currently included in the proposed by-law, the City would introduce them to cover administration and enforcement costs. What do you think would be a fair and reasonable annual fee for a short-term rental accommodation licence?**

Answer Choices	Responses
Less than \$250	36
\$250-\$500	36
\$500-\$750	21
\$750-\$1,000	23
\$1,000-\$1,200	50
I don't think there should be a licensing fee	102
I'm not sure	9
Answered	277
Skipped	34

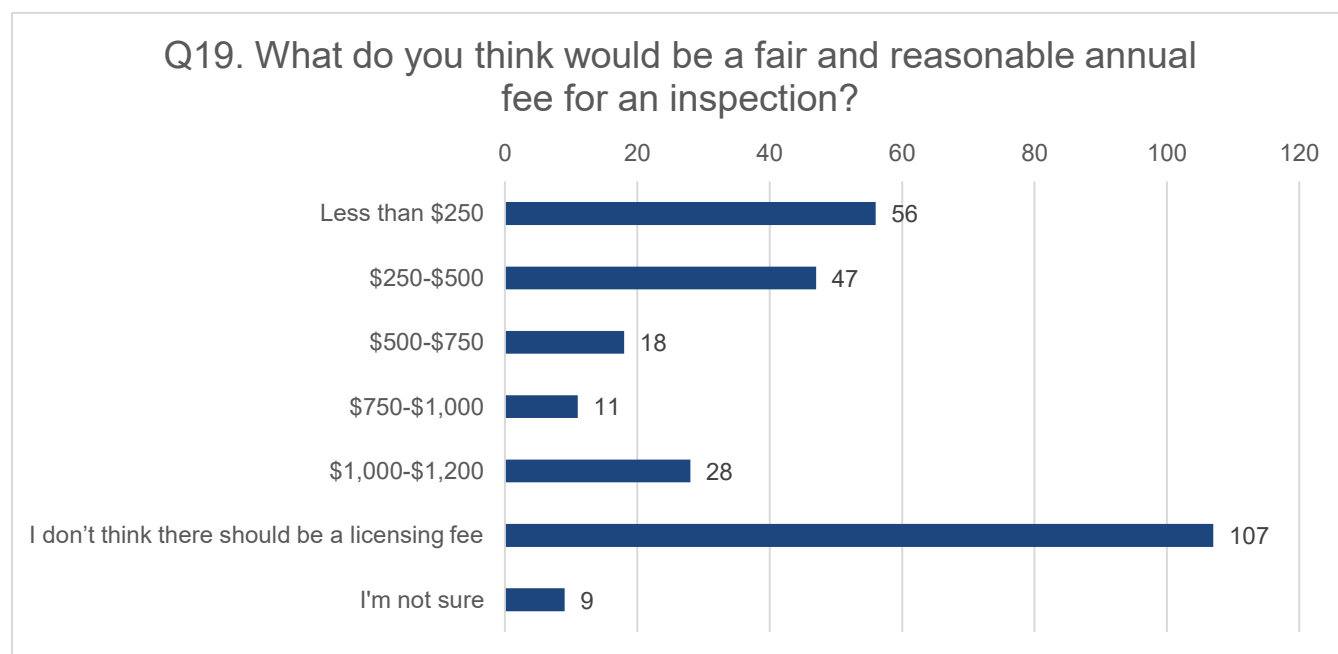


**26% of respondents thought the licensing fee should be less than \$500.**

**37% of respondents did not think there should be a licensing fee.**

### Q19. What do you think would be a fair and reasonable annual fee for an inspection?

Answer Choices	Responses
Less than \$250	56
\$250-\$500	47
\$500-\$750	18
\$750-\$1,000	11
\$1,000-\$1,200	28
I don't think there should be an inspection fee	107
I'm not sure	9
Answered	276
Skipped	35



**37% of respondents thought the inspection fee should be less than \$500.**

**39% of respondents did not think there should be an inspection fee.**

**Q20. If approved, the by-law would limit the number of renters and guests permitted at a short-term rental accommodation. The number of renters would be limited to two per bedroom (to a maximum of 10) and the number of guests would be limited to one per bedroom (to a maximum of 10). What do you think about these proposed parameters?**

Answered: 227

Skipped: 84

This was an open-ended question which allowed respondents to fill in comments. 223 comments were provided.

A full list of comments is available at [www.portcolborne.ca/shorttermrentals](http://www.portcolborne.ca/shorttermrentals)

A summary of the answers received is below.

Q20. Open-Ended Response Summary	
<b>Support for Limits (Fair or Reasonable)</b>	<ul style="list-style-type: none"> <li>Many respondents agreed with the proposed limits, calling them “fair,” “reasonable,” “logical,” or a way to prevent overcrowding and party houses.</li> <li>Several noted it would help reduce noise, protect neighbourhood character, and maintain safety.</li> </ul>
<b>Opposition to Limits (Overreach or Too Strict)</b>	<ul style="list-style-type: none"> <li>A large portion of responses viewed the limits as government overreach or unnecessary micromanagement.</li> <li>Some compared the limits unfavourably to other municipalities.</li> <li>Many viewed it as punitive toward responsible hosts and small-scale operators, or as a “money grab.”</li> </ul>
<b>Flexibility Based on Property Size or Type</b>	<ul style="list-style-type: none"> <li>Numerous suggestions were made to consider: <ul style="list-style-type: none"> <li>Lot size or square footage</li> <li>Rural vs. urban location</li> <li>Permanent structures vs. trailers or RVs\</li> <li>Shared living spaces (pull-out couches, bunk beds, Murphy beds)</li> <li>Sherkston Shores as a separate, self-governing area</li> </ul> </li> </ul>

Q20. Open-Ended Response Summary	
<b>Children and Family Accommodation</b>	<ul style="list-style-type: none"> <li>• Many noted that the rules could unfairly restrict families, especially multi-generational groups.</li> <li>• Suggested exemptions or separate counting for children under certain ages (e.g., under 10).</li> <li>• Recommendations included counting children as “half a person” or excluding them altogether.</li> </ul>
<b>Renter vs. Guest Definitions Confusing</b>	<ul style="list-style-type: none"> <li>• Multiple responses found the distinction between “renters” and “guests” unclear or illogical.</li> <li>• Questions raised about: <ul style="list-style-type: none"> <li>○ Day visitors vs. overnight guests</li> <li>○ Whether renters could also host guests during their stay</li> <li>○ How enforcement would be practical or respectful of privacy</li> </ul> </li> </ul>
<b>Focus Should Be on Behaviour, Not Numbers</b>	<ul style="list-style-type: none"> <li>• Many argued that issues stem from <i>behaviour</i> (noise, parking, garbage), not headcounts.</li> <li>• Some recommended relying on existing bylaws to address problem rentals rather than creating new limits.</li> </ul>
<b>Need for Case-by-Case Flexibility</b>	<ul style="list-style-type: none"> <li>• Calls for limits to be based on actual sleeping arrangements or bed count, not strict bedroom-based caps.</li> <li>• Several referenced using AirBNB or VRBO standards, which are more flexible.</li> </ul>
<b>Sherkston Shores as an Exception</b>	<ul style="list-style-type: none"> <li>• Many respondents from Sherkston Shores said the by-law should not apply there, citing existing internal rules (e.g., max 8 guests per unit).</li> <li>• Noted that Sherkston was marketed for rental use and should remain self-regulated.</li> </ul>

**Q21. If approved, the by-law would require one designated parking space per bedroom (i.e. if the unit has 4 bedrooms, it requires 4 designated hard-surface parking spaces, not including street parking). What do you think about these proposed parameters?**

Answered: 232

Skipped: 79

This was an open-ended question which allowed respondents to fill in comments. 233 comments were provided.

A full list of comments is available at [www.portcolborne.ca/shorttermrentals](http://www.portcolborne.ca/shorttermrentals)

A summary of the answers received is below.

<b>Q21. Open-Ended Response Summary</b>	
<b>General Support for Parking Requirements</b>	<ul style="list-style-type: none"> <li>Many respondents agreed that parking should be required and saw value in managing on-street congestion.</li> <li>Several supported the “1 space per bedroom” approach, citing fairness, consistency, and the need to prevent street crowding, especially during busy seasons.</li> <li>Some recommended an extra space for guests or flexibility around surface material (e.g., gravel or permeable pavers).</li> </ul>
<b>Concerns Over Practicality or Feasibility</b>	<ul style="list-style-type: none"> <li>A significant number of respondents argued that many properties—especially older homes, urban lots, or properties in Firelanes and Sherkston Shores—cannot physically accommodate that many parking spots.</li> <li>Some said the requirement could lead to the paving over of green space and front lawns, detracting from neighborhood aesthetics.</li> <li>Others noted it could unfairly penalize properties that had previously been approved or were built before such standards.</li> </ul>
<b>Alternative Suggestions</b>	<ul style="list-style-type: none"> <li><b>Lower Ratios:</b> Several suggested 1 space per 2 bedrooms, or simply a minimum of 2 spaces per unit.</li> </ul>

<b>Q21. Open-Ended Response Summary</b>	
	<ul style="list-style-type: none"> <li>Consider Property Use: Some proposed setting parking requirements based on occupancy or guest vehicles rather than bedrooms.</li> <li>Seasonal or Site-Specific Rules: Sherkston Shores was frequently cited as having its own established rules (often 2 vehicles per site), with calls for it to be exempt from this by-law.</li> </ul>
<b>Equity and Family Travel Considerations</b>	<ul style="list-style-type: none"> <li>Many pointed out that families often travel in a single vehicle regardless of how many bedrooms they rent, making 1 space per room excessive.</li> <li>Comments emphasized that children and infants don't require cars, and multi-bedroom rentals shouldn't automatically mean multiple vehicles.</li> </ul>
<b>Opposition to the Proposal (Too Restrictive or Overreach)</b>	<ul style="list-style-type: none"> <li>Numerous respondents felt the proposal was unnecessarily rigid and burdensome.</li> <li>Strong opposition expressed concern about overregulation, municipal overreach, and added costs for owners who may need to reconfigure driveways.</li> <li>Some viewed it as a "money grab" or said it unfairly targets short-term rentals in ways traditional residential homes are not.</li> </ul>
<b>Enforcement and Fairness</b>	<ul style="list-style-type: none"> <li>Multiple people questioned how this would be enforced fairly and consistently.</li> <li>Some noted that permanent residents already park on the street without repercussions and asked why different rules should apply to rentals.</li> </ul>

## Q22. Do you own a short-term rental accommodation in Port Colborne?

### Answer Choices

Yes

No

### Responses

54

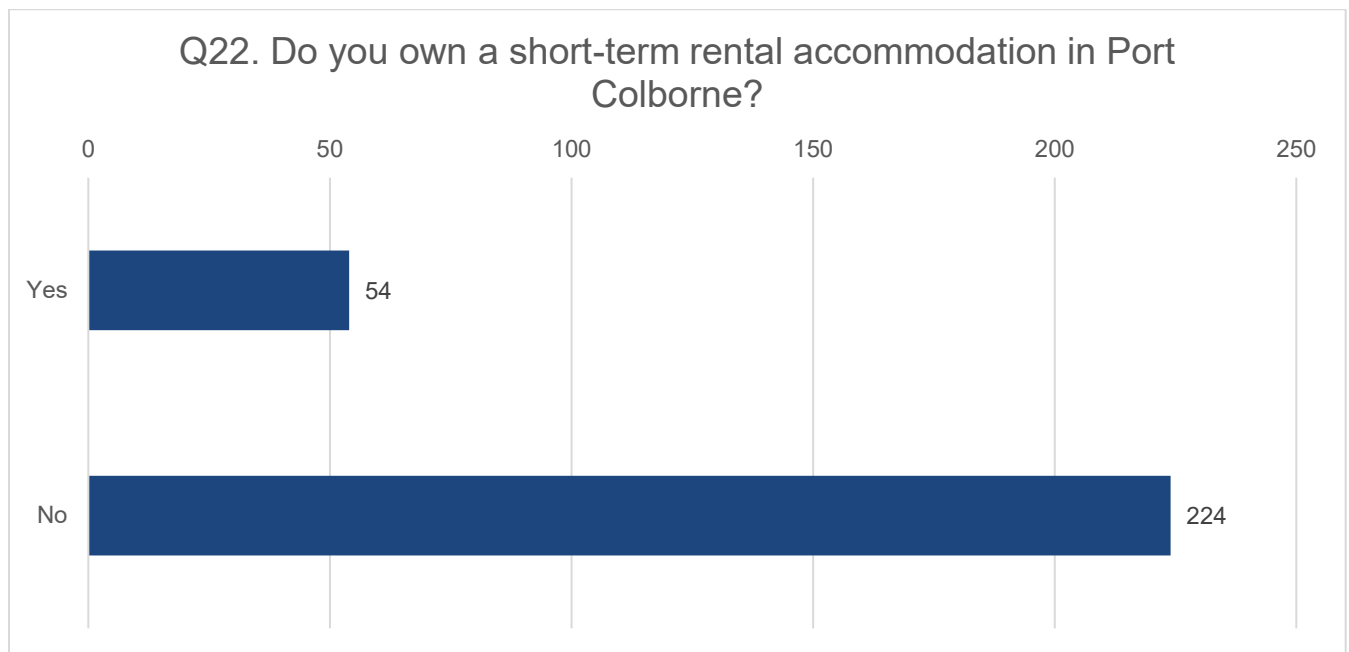
224

Answered

278

Skipped

33



**81% of respondents did not own a short-term rental accommodation**



### **Q23. How many short-term rental accommodations do you own?**

Answered: 53

Skipped: 258

This was an open-ended question.

Of the 54 responses received

- 40 people said they owned one short-term rental accommodations
- 4 people said they owned 2 short-term rental accommodations

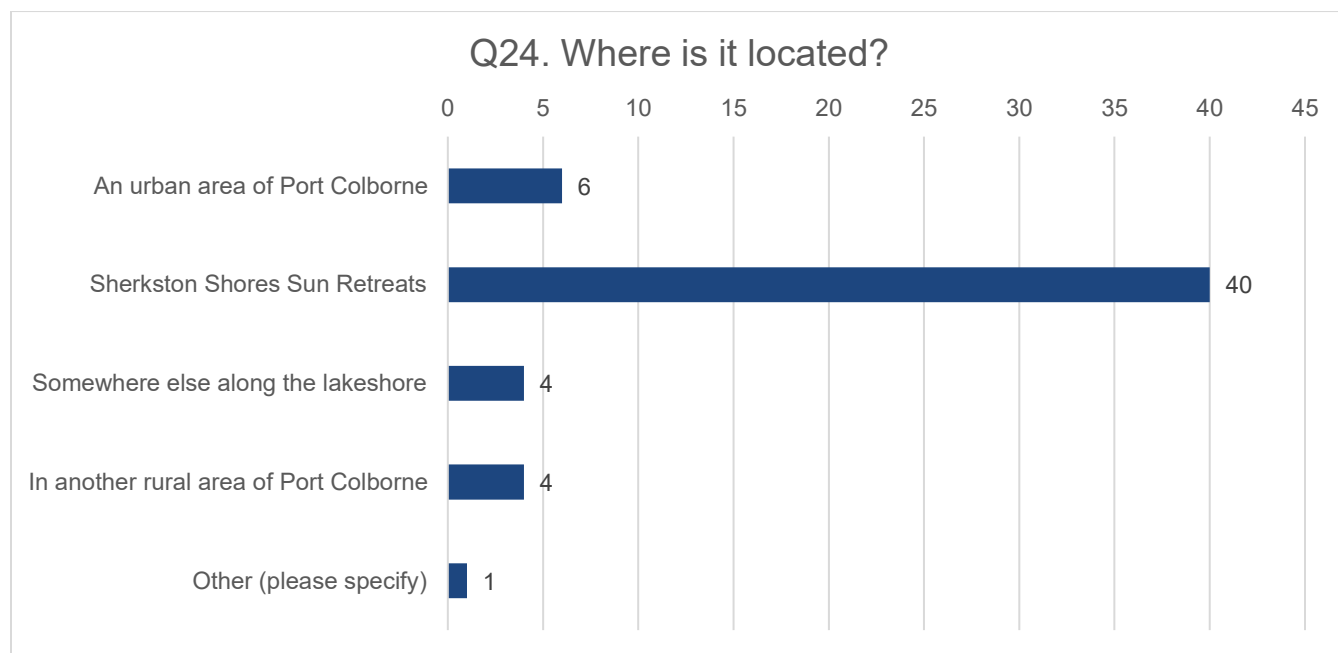
A full list of comments is available at [www.portcolborne.ca/shorttermrentals](http://www.portcolborne.ca/shorttermrentals)

## Q24. Where is it located?

### Answer Choices

### Responses

An urban area of Port Colborne	6
Sherkston Shores Sun Retreats	40
Somewhere else along the lakeshore	4
In another rural area of Port Colborne	4
Other (please specify)	1
Answered	55
Skipped	256



**Of those respondents who reported they owned a short-term rental, 73% were located within Sherkston Shores Sun Retreats.**

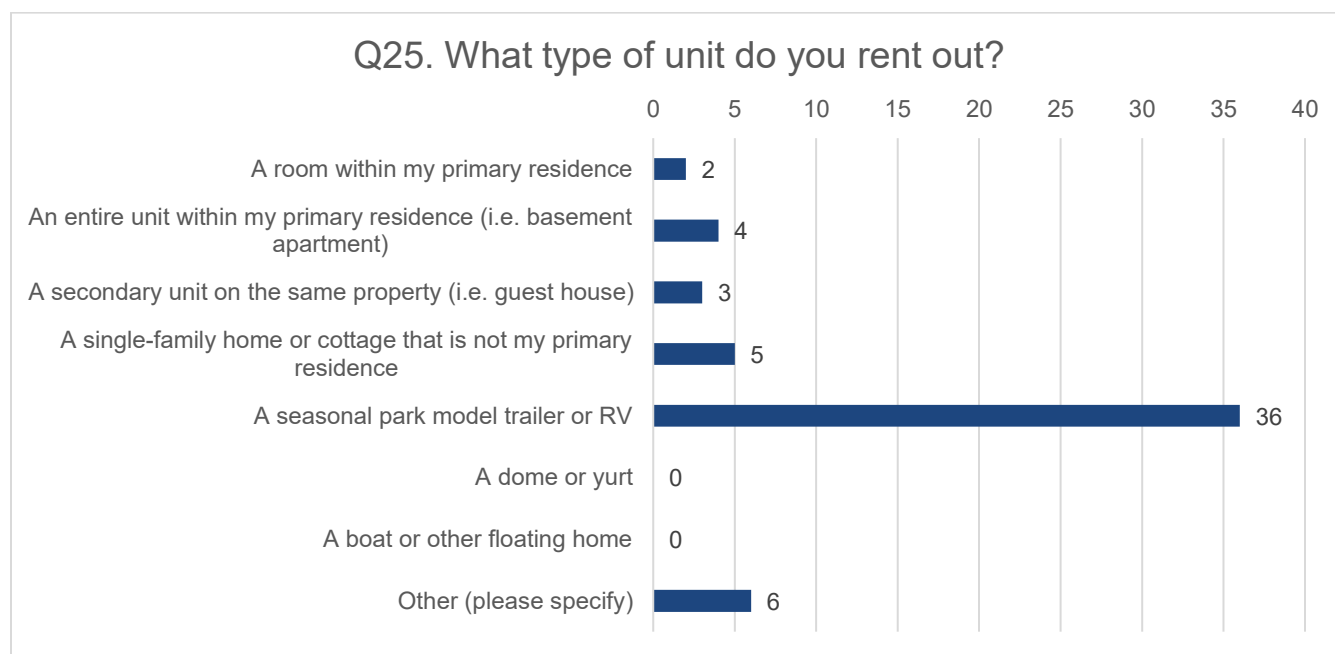
## Q25. What type of unit do you rent out?

### Answer Choices

### Responses

A room within my primary residence	2
An entire unit within my primary residence (i.e. basement apartment)	4
A secondary unit on the same property (i.e. guest house)	3
A single-family home or cottage that is not my primary residence	5
A seasonal park model trailer or RV	36
A dome or yurt	0
A boat or other floating home	0
Other (please specify)	6

Answered 52  
Skipped 259



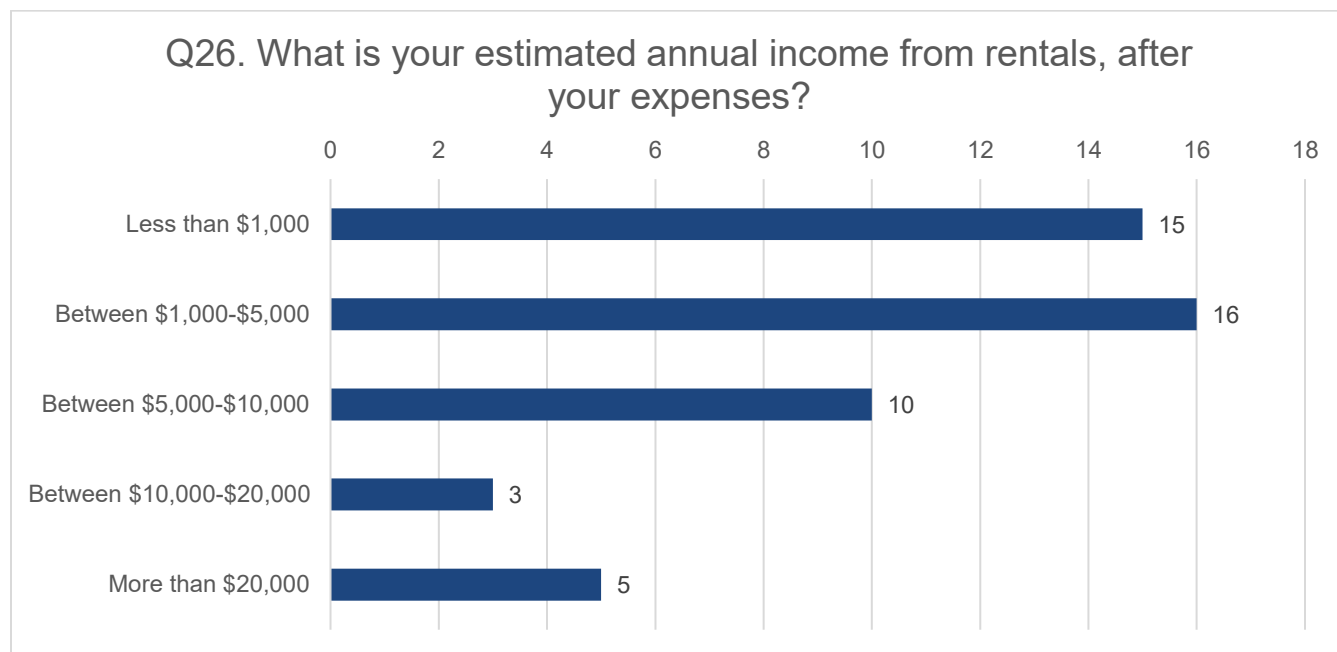
**Of respondents who reported they had a short-term rental accommodation, 69% said they rented out a seasonal park model trailer or RV.**

## Q26. What is your estimated annual income from rentals, after your expenses?

### Answer Choices

### Responses

Less than \$1,000	15
Between \$1,000-\$5,000	16
Between \$5,000-\$10,000	10
Between \$10,000-\$20,000	3
More than \$20,000	5
Answered	49
Skipped	262



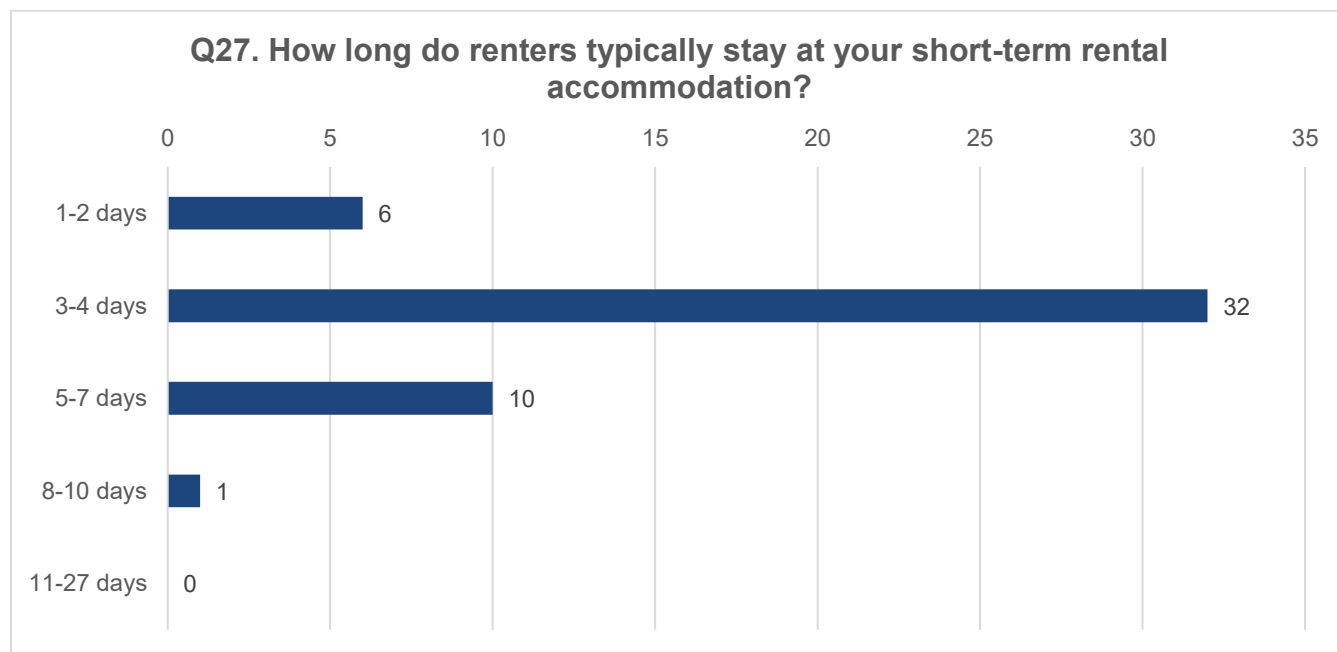
**Of those who reported they owned a short-term rental accommodation, 63% reported they make less than \$5,000 per year after their expenses.**

## Q27. How long do renters typically stay at your short-term rental accommodation?

### Answer Choices

### Responses

1-2 days	6
3-4 days	32
5-7 days	10
8-10 days	1
11-27 days	0
Answered	49
Skipped	262



**Of those who reported they owned a short-term rental accommodation, 65% reported their renters typically stay for between 3-4 days.**

## Q28. Is there anything else you want to share about the City's proposed by-law to license short-term rental accommodations in Port Colborne?

Answered: 183

Skipped: 128

This was an open-ended question which allowed respondents to fill in comments. 180 comments were provided.

A full list of comments is available at [www.portcolborne.ca/shorttermrentals](http://www.portcolborne.ca/shorttermrentals)

A summary of the answers received is below.

Q28. Open-Ended Response Summary	
<b>Support for Regulation (With Conditions)</b>	<ul style="list-style-type: none"> <li>Many residents support licensing short-term rental accommodations to address noise, safety, parking, and guest limits.</li> <li>Common recommendations included: <ul style="list-style-type: none"> <li>Reasonable licensing fees that reflect cost-recovery, not profit.</li> <li>Clear enforcement mechanisms, including regular inspections and fines for repeat issues.</li> <li>Guest registration, limits on occupancy, and fire safety measures (e.g., banning fire pits).</li> <li>Notifying neighbours of applications and decisions.</li> </ul> </li> </ul>
<b>Concerns About Overregulation or Financial Burden</b>	<ul style="list-style-type: none"> <li>A large number of respondents expressed strong opposition to the proposed by-law, viewing it as:</li> <li>Government overreach or unnecessary duplication of existing rules.</li> <li>A "money grab" that unfairly targets responsible property owners.</li> <li>Harmful to small-scale owners using rentals to cover rising costs, taxes, and fees.</li> <li>Excessively bureaucratic and potentially harmful to the local economy.</li> </ul>
<b>Sherkston Shores-Specific Concerns</b>	<ul style="list-style-type: none"> <li>Many residents and owners at Sherkston Shores requested that the proposed by-law not apply to their community, citing:</li> </ul>

<b>Q28. Open-Ended Response Summary</b>	
	<ul style="list-style-type: none"> <li>Existing park rules already in place for guests, parking, capacity, insurance, and conduct.</li> <li>Rising park fees, operating costs, and the new Municipal Accommodation Tax, all of which strain owners' finances.</li> <li>Fears that further regulation will force owners to sell, reduce tourism, and harm local small businesses.</li> <li>A sense that Sherkston is being unfairly blamed for isolated incidents</li> </ul>
<b>Tourism, Housing, and Economic Impacts</b>	<ul style="list-style-type: none"> <li>Respondents emphasized the importance of short-term rentals in: <ul style="list-style-type: none"> <li>Supporting the tourism economy, especially during events like Canal Days.</li> <li>Filling the accommodation gap left by limited hotel or motel options.</li> <li>Providing income for residents trying to afford rising living costs.</li> </ul> </li> <li>Others expressed concern that short-term rentals reduce the supply of long-term housing and drive up rents, calling for licensing caps or limits by area.</li> </ul>
<b>Property Rights and Fairness</b>	<ul style="list-style-type: none"> <li>Many expressed frustration that the by-law would: <ul style="list-style-type: none"> <li>Infringe on property rights, especially for local homeowners.</li> <li>Create inequity between long-term and short-term rental regulations.</li> <li>Penalize local, responsible operators while doing little to address absentee or corporate-owned properties.</li> </ul> </li> <li>Some suggested prioritizing licences for Port Colborne or Niagara residents and holding corporate or absentee owners to stricter standards.</li> </ul>
<b>Desire for Fair Implementation and Communication</b>	<ul style="list-style-type: none"> <li>Several respondents asked the City to: <ul style="list-style-type: none"> <li>Share the survey results and consultation outcomes transparently.</li> <li>Notify adjacent property owners of licensing applications.</li> </ul> </li> </ul>

Q28. Open-Ended Response Summary	
	<ul style="list-style-type: none"><li>• Apply consistent enforcement to all rental types and neighborhoods.</li><li>• Avoid one-size-fits-all rules that don't reflect different property types or locations.</li></ul>