



COMMITTEE OF THE WHOLE
REVISED AGENDA

Monday, May 13, 2024, 6:00 PM

Unico Community Centre

37 Beech Street

Kingsville, ON N9Y 1A9

Pages

- A. CALL TO ORDER
- B. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF
- C. DELEGATIONS
- D. ITEMS

- *1. Short Term Rental Survey Results 1

Clerk's Note: Redactions have been applied to personal and identifying information contained in the Short Term Rental Survey Results.

- *2. Customer Service Statistics and Review 65
- *3. Discussion on Strategic Plan Priorities 76
- 4. Discussion on Council Expenses and Policy
- 5. Discussion on Council Remuneration

- E. COMMITTEE QUESTIONS FOR STAFF

- F. COMMITTEE MEMBER UPDATES

- 1. Update from Councillor Neufeld on Communities in Bloom Cemeteries Project

- G. UNFINISHED BUSINESS

- H. ADJOURNMENT



Kingsville Short Term Rental Survey

SURVEY RESPONSE REPORT

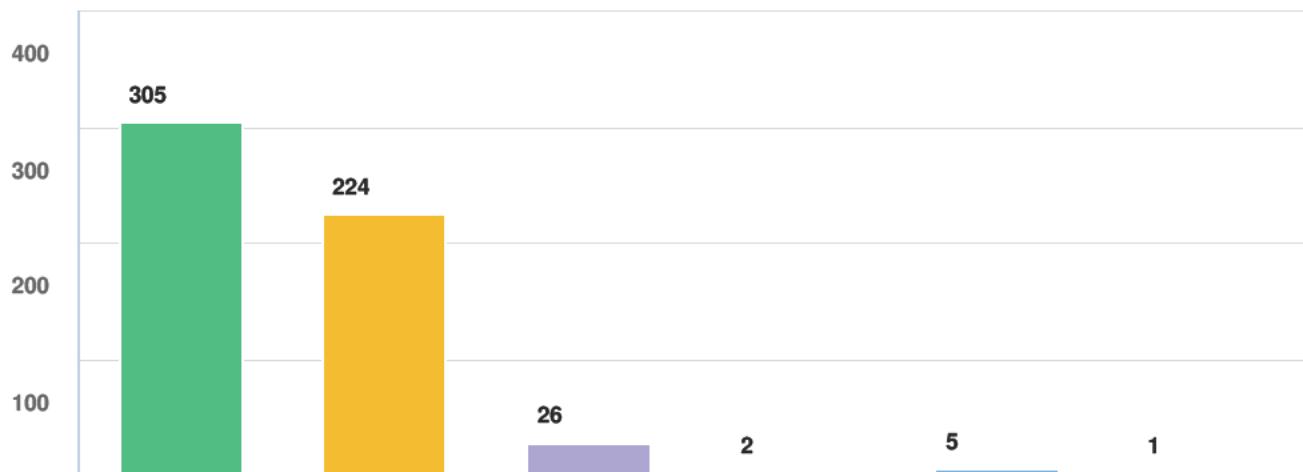
16 June 2023 - 08 May 2024

PROJECT NAME:

Short Term Rental (STR) Survey



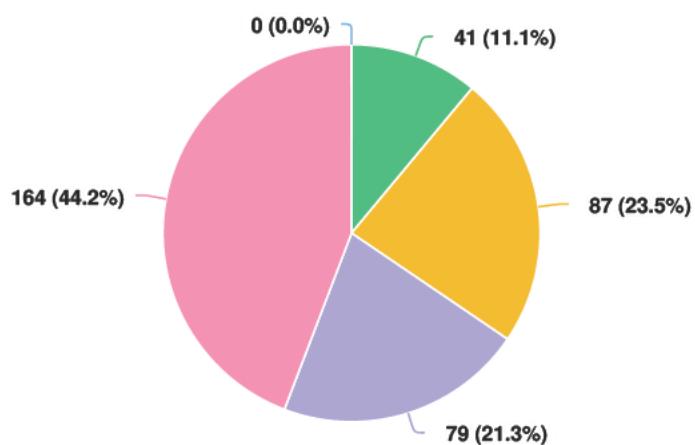
REGISTRATION QUESTIONS

Q1 | How are you connected to the Town of Kingsville?**Question options**

● Resident ● Property Owner ● Business Owner ● Visitor ● Former Resident ● Other

Optional question (376 response(s), 2 skipped)

Question type: Checkbox Question

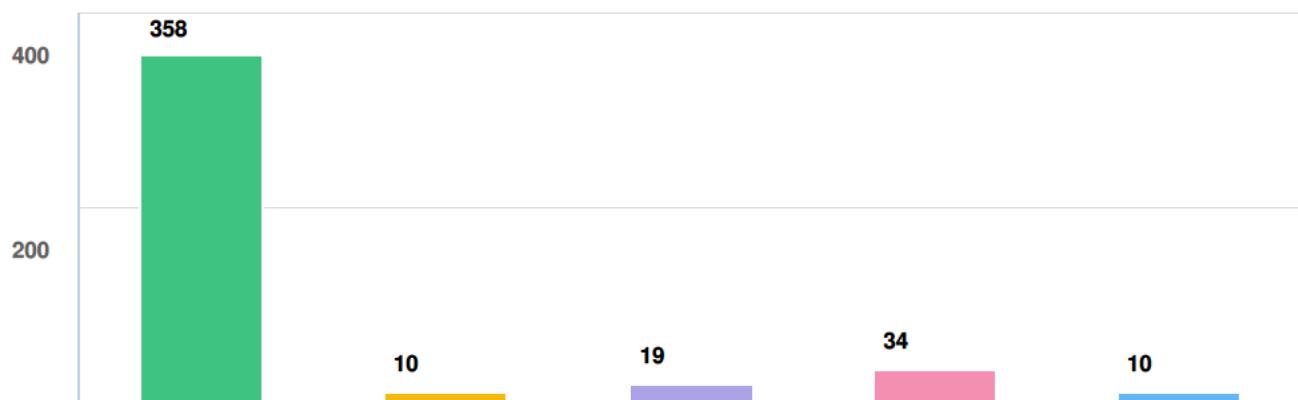
Q2 | What is your age range?**Question options**

● 20 - 34 ● 35 - 49 ● 50 - 59 ● 60 + ● Under 19

Optional question (371 response(s), 7 skipped)

Question type: Dropdown Question

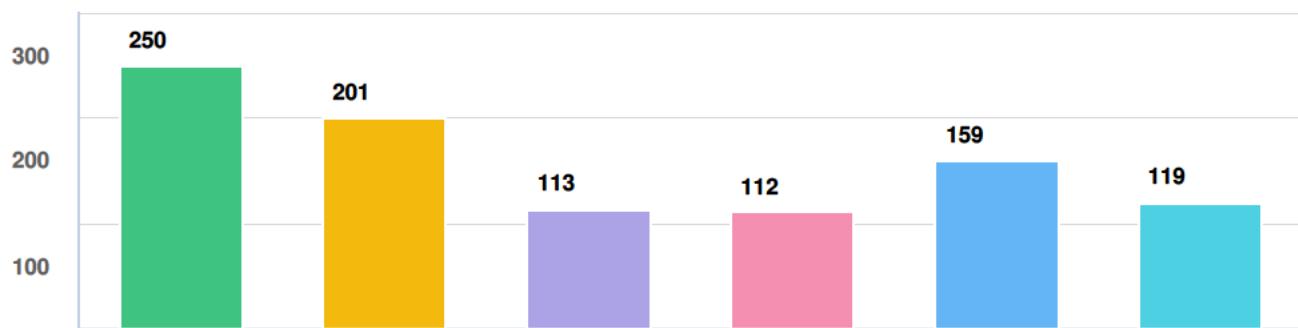
SURVEY QUESTIONS

Q1 | How would you describe yourself? (Select all that apply)

Question options

- Full time year-round resident of Kingsville
- Seasonal resident of Kingsville
- Owner of a Kingsville business
- Owner of a Kingsville Short Term Rental (cottage, holiday home, whole home or room rental, B&B, hotel or motel)
- Other (please specify)

Optional question (378 response(s), 2 skipped)

Question type: Checkbox Question

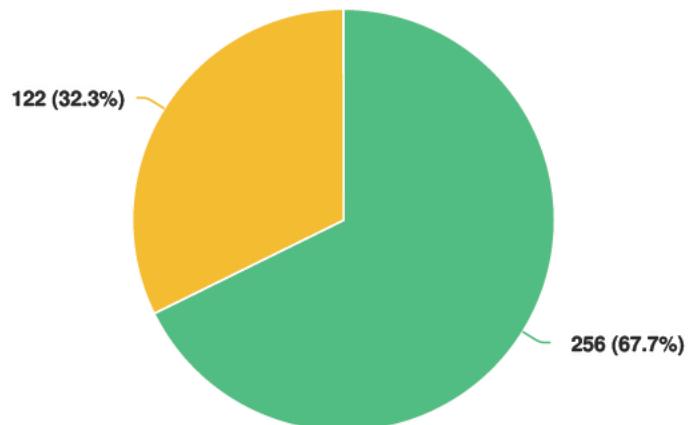
Q2 | What do you think of Short Term Rentals in Kingsville? (Select all that apply)

Question options

- They bring Tourism spending to neighbouring shops and restaurants
- They make it harder for residents to find quality, affordable housing that is available to rent long term
- They are an important source of income for business owners
- They reduce safety in buildings and neighbourhoods
- They increase noise, on-street parking, and property damage
- They play a positive role in increasing investment and business growth

Optional question (379 response(s), 1 skipped)

Question type: Checkbox Question

Q3 | When you travel, have you stayed in a Short-Term Rental?



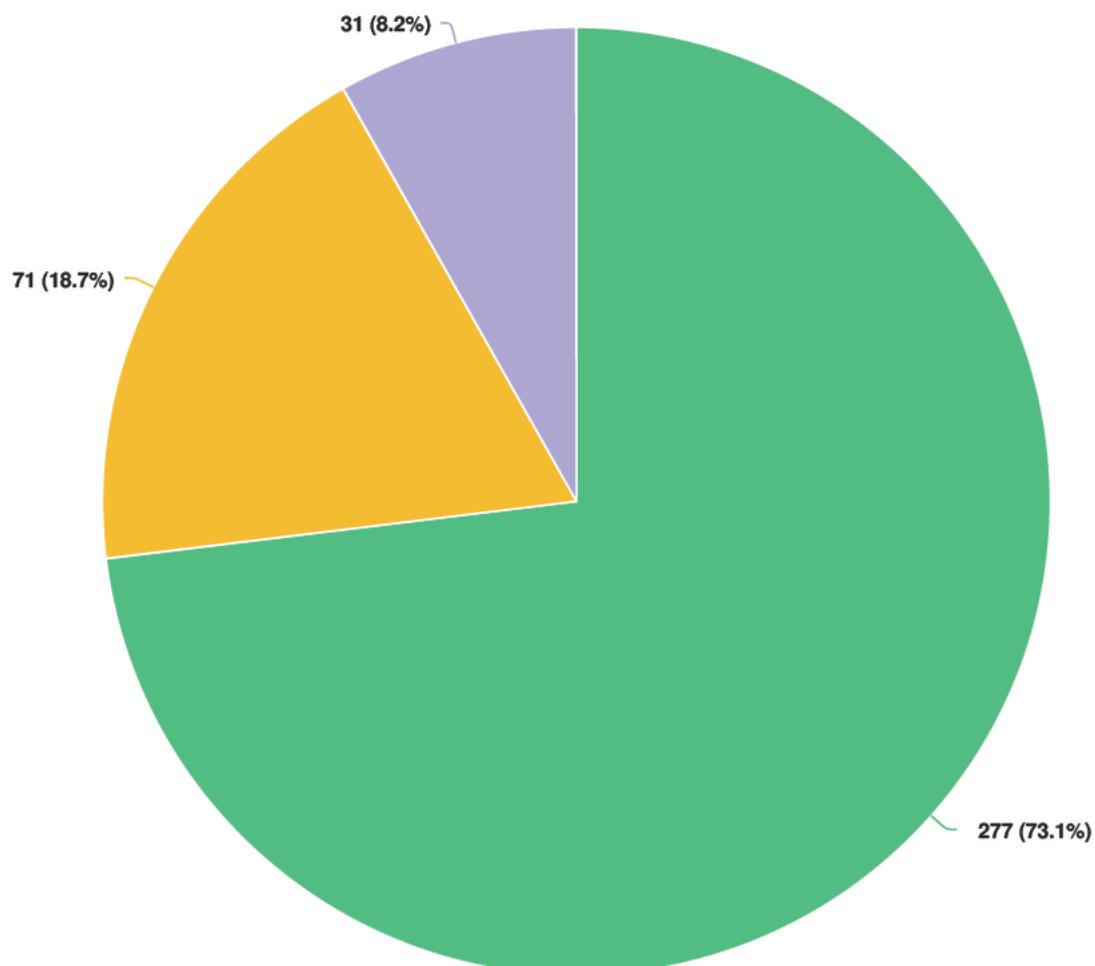
Question options

● Yes ● No

Optional question (378 response(s), 2 skipped)

Question type: Radio Button Question

Q4 | Are you aware of a Short Term Rental in your Kingsville neighbourhood?



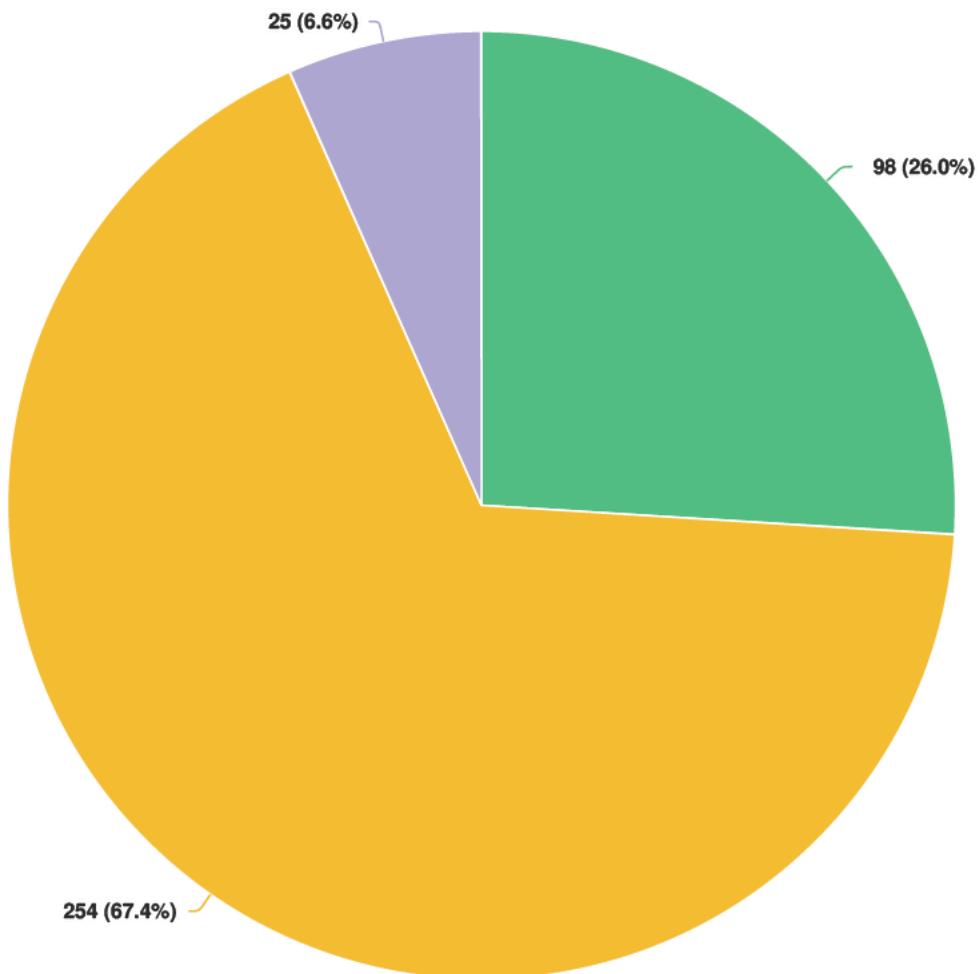
Question options

 Yes  No  Unsure

Optional question (379 response(s), 1 skipped)

Question type: Radio Button Question

Q5 | Have you ever been disrupted by a Short Term Rental in Kingsville?



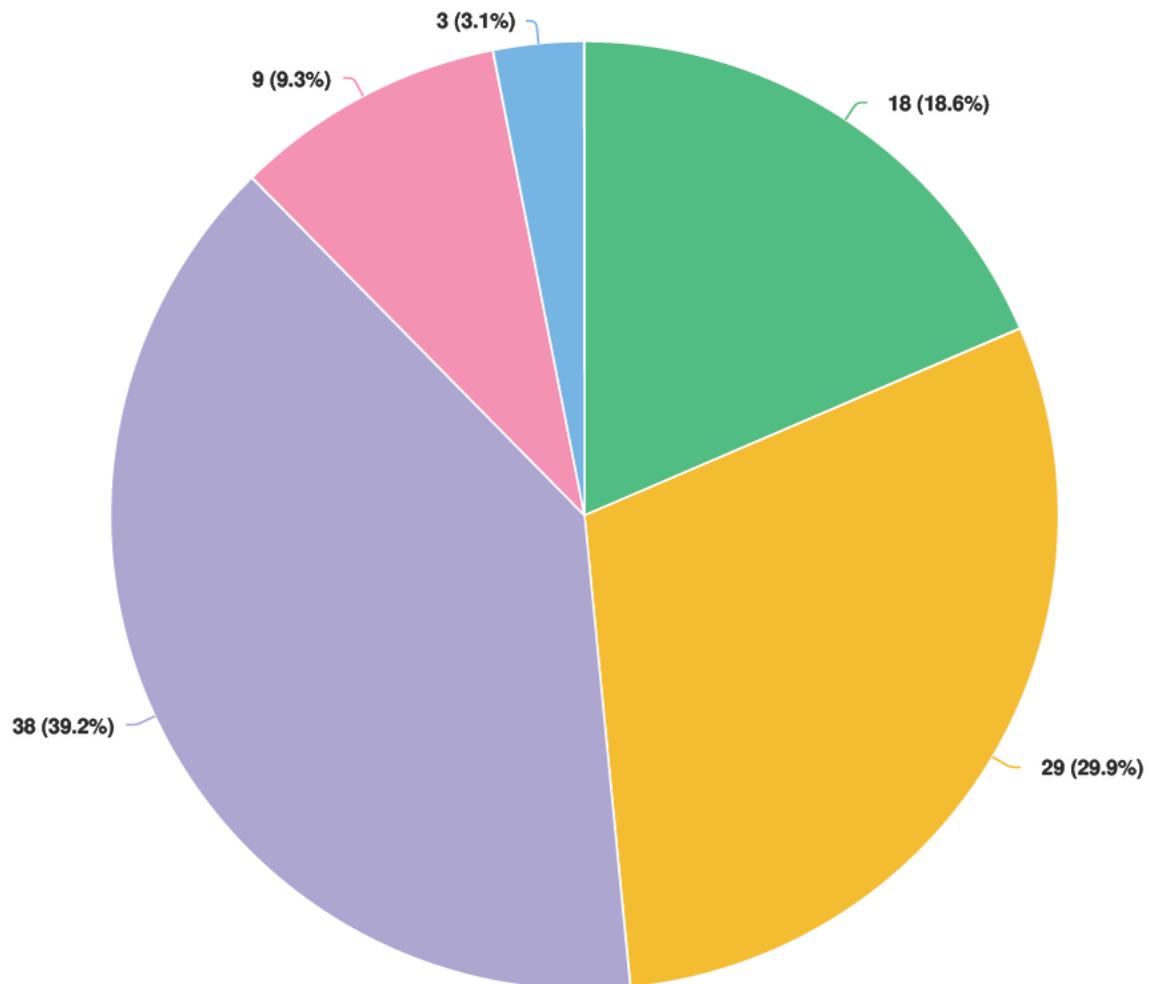
Question options

● Yes ● No ● Unsure

Optional question (377 response(s), 3 skipped)

Question type: Radio Button Question

Q6 | If you have been disrupted by a Short Term Rental in Kingsville, how frequently does it occur?



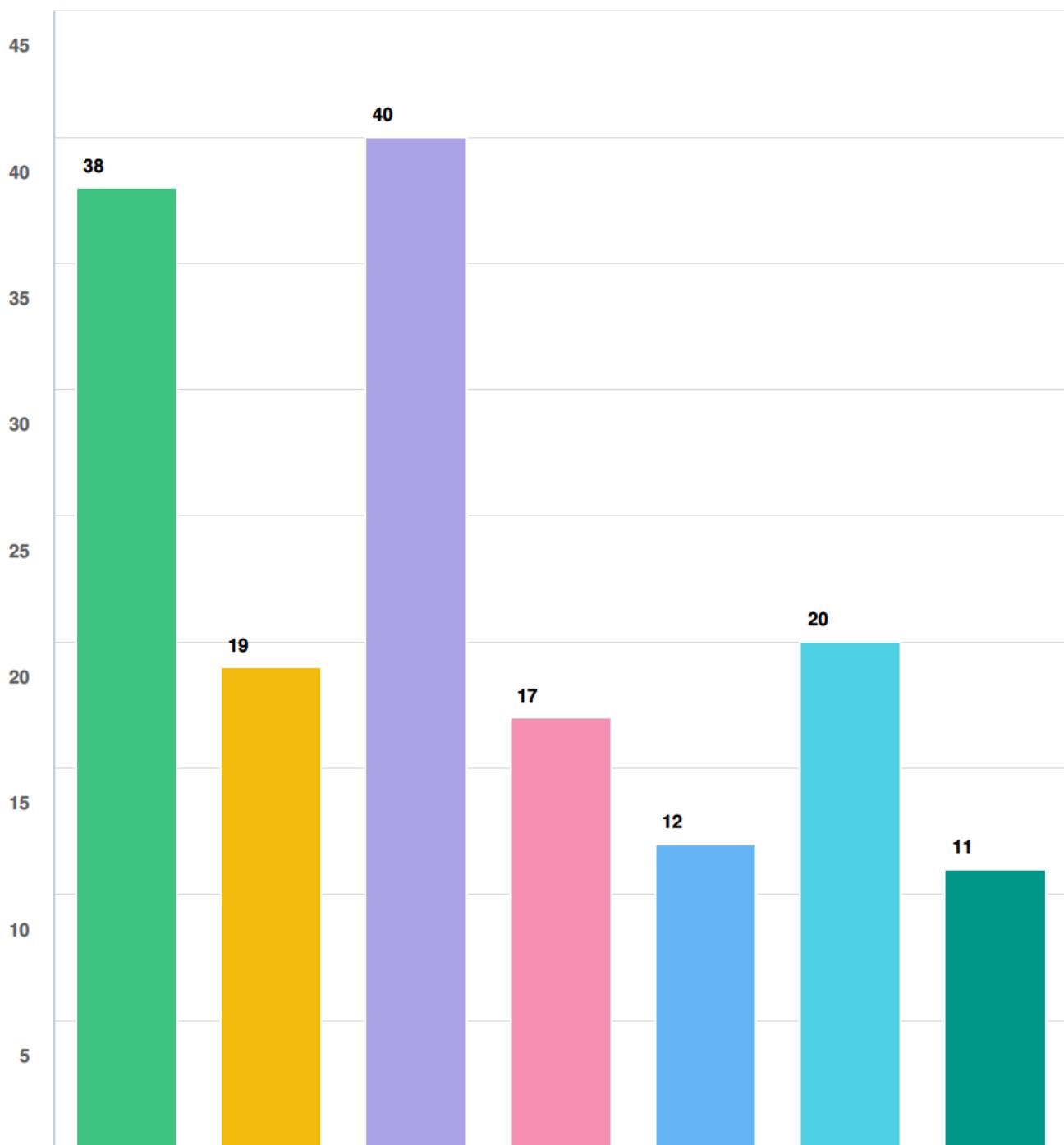
Question options

● More than once per week ● More than once per month ● A few times per year ● Rarely ● Unsure

Optional question (97 response(s), 283 skipped)

Question type: Radio Button Question

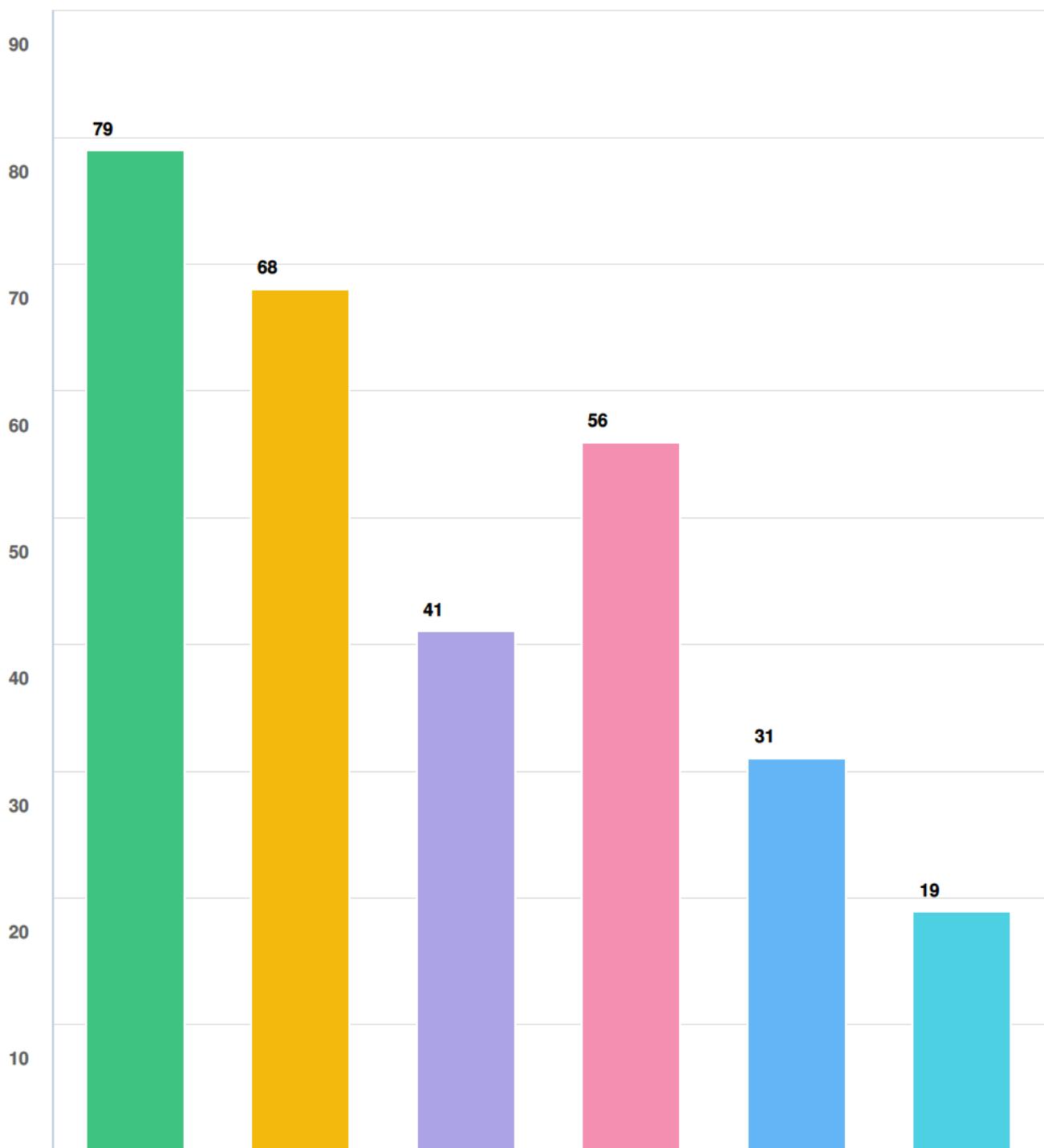
Q7 | How have you handled these disruptions? (Select all that apply)

**Question options**

- Did not do anything
- Talked to the persons causing the disruption
- Talked to the property owner
- Contacted the Town (e.g. Municipal By-law enforcement, fire services)
- Contacted the Mayor or a Council member
- Contacted OPP
- Other (please specify)

*Optional question (96 response(s), 284 skipped)**Question type: Checkbox Question*

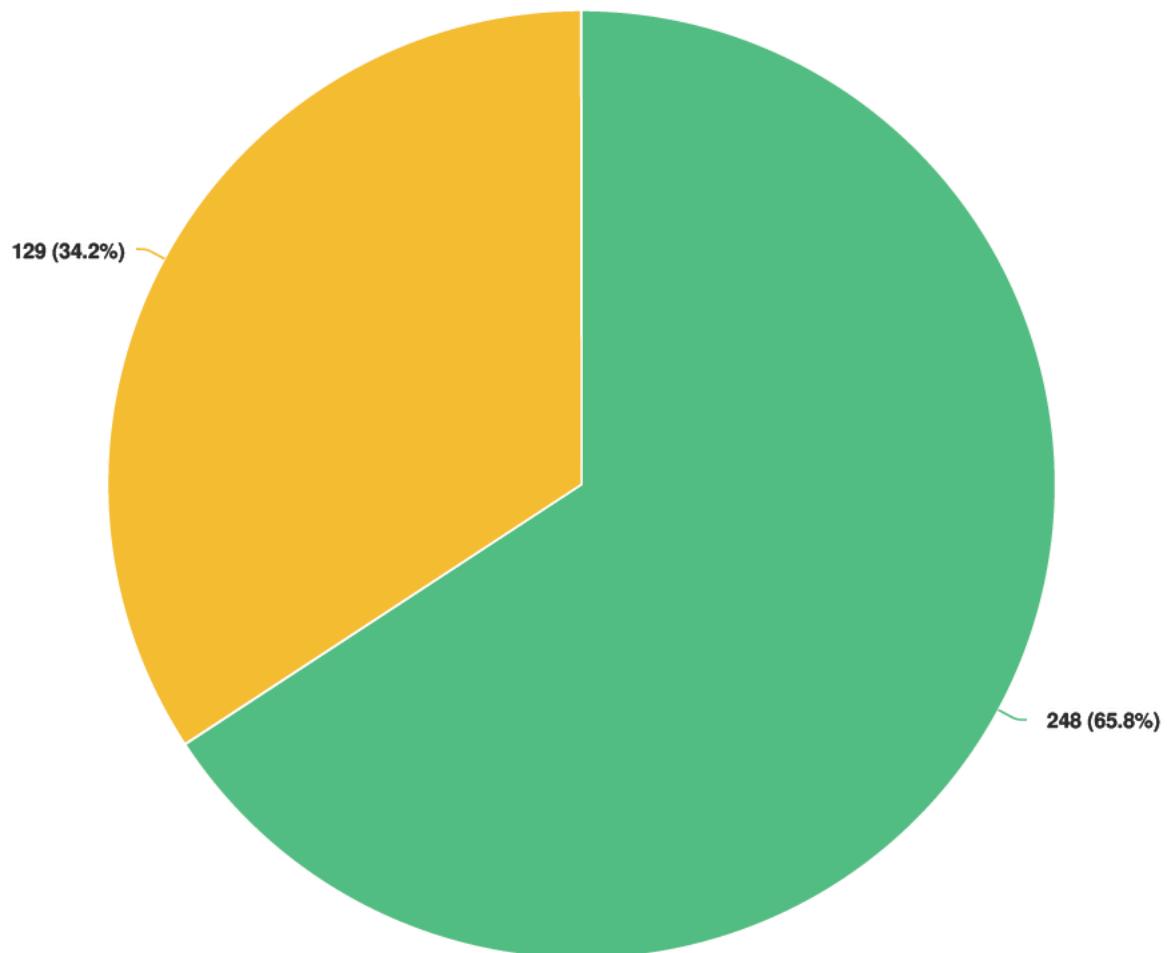
Q8 | What issues have you experienced that are related to STRs? (Select all that apply)

**Question options**

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

*Optional question (97 response(s), 283 skipped)**Question type: Checkbox Question*

Q9 | Do you think the Town of Kingsville should implement a licensing program for Short Term Rentals?

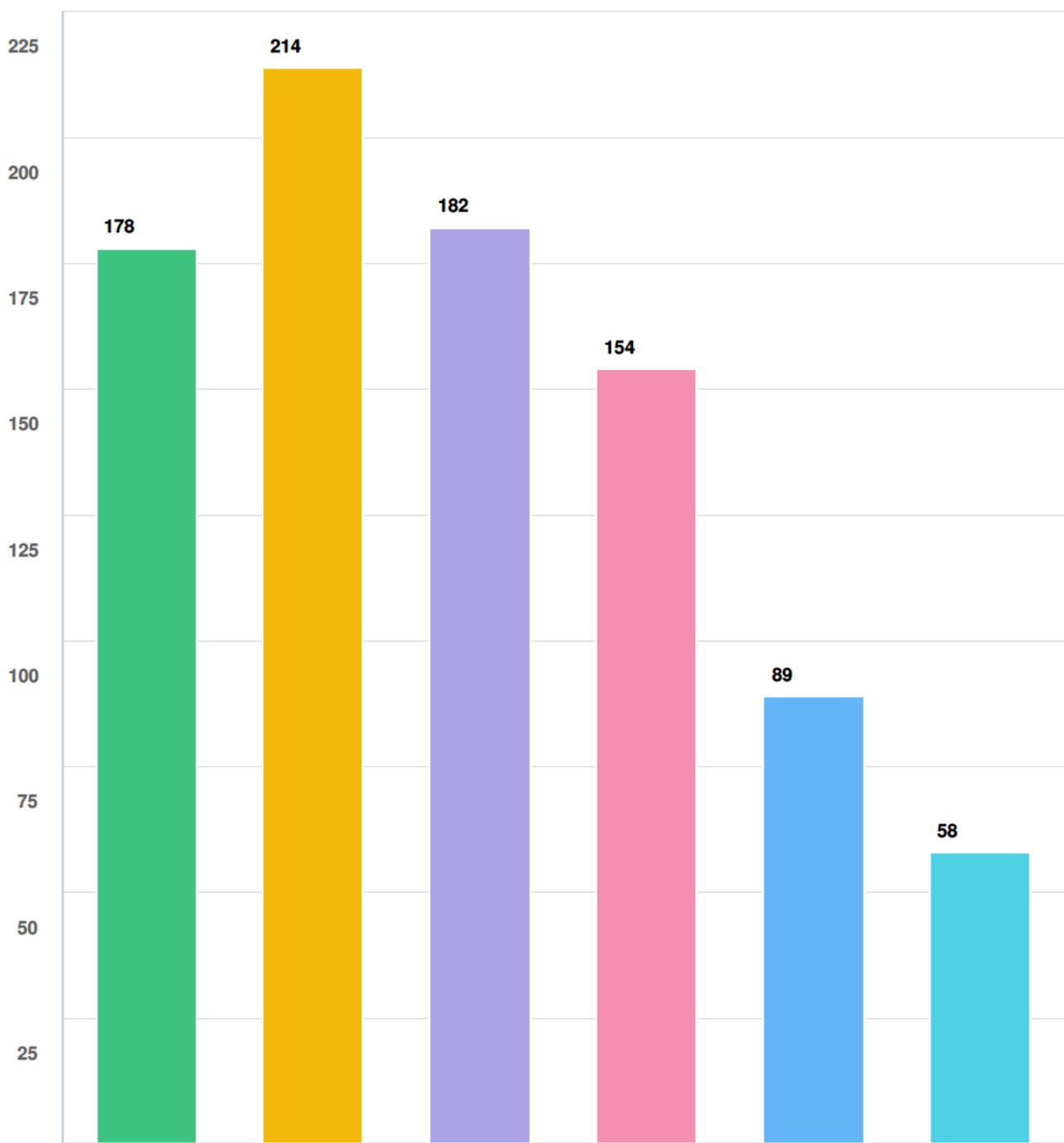


Question options

● Yes ● No

Optional question (377 response(s), 3 skipped)

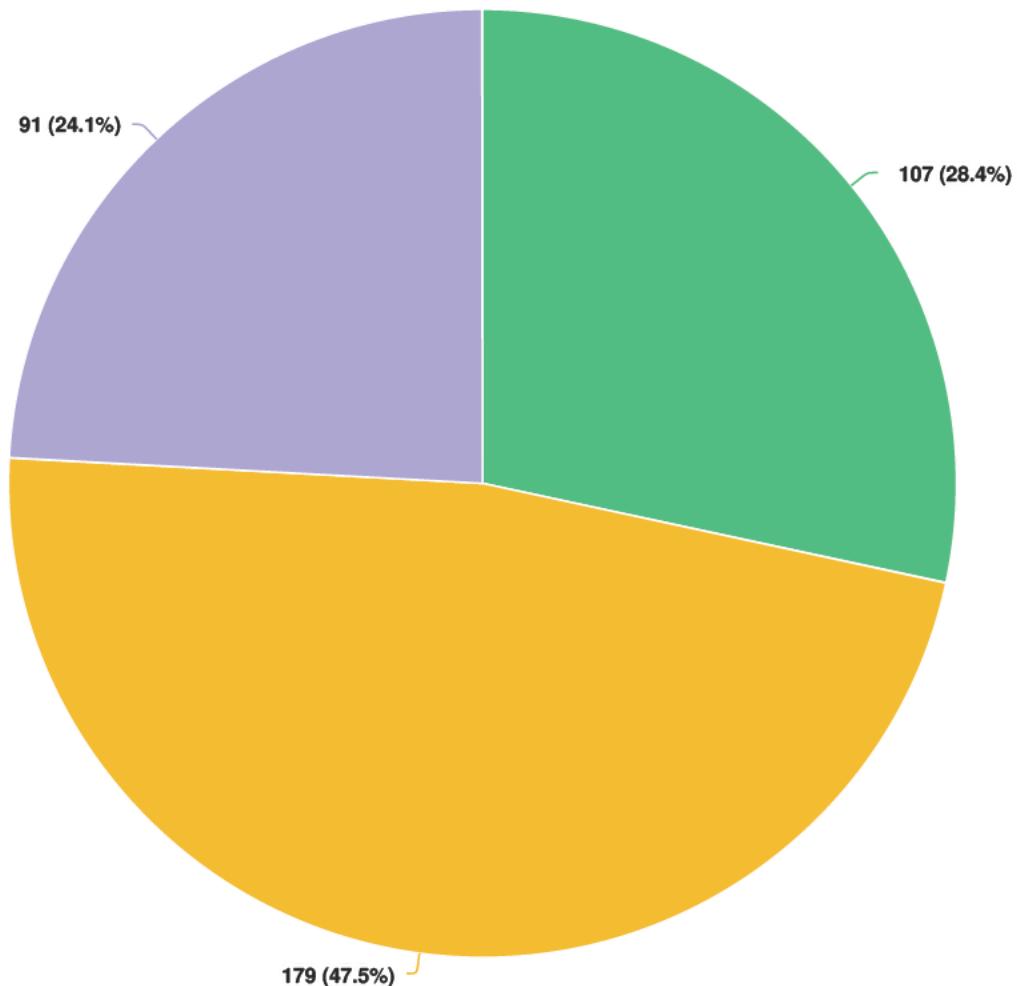
Question type: Radio Button Question

Q10 | What do you think should be required as part of the licensing program? (Select all that apply)**Question options**

- Limits on the number of guests allowed
- Inspections by Fire, By-law, and Building Departments
- Limits on the number of properties in a neighbourhood
- Limits on the total number of licenses available
- Limits on how often a Short Term Rental can be rented
- Other (please specify)

*Optional question (248 response(s), 132 skipped)**Question type: Checkbox Question*

Q11 | Tell us how you feel about Short Term Rentals in Kingsville



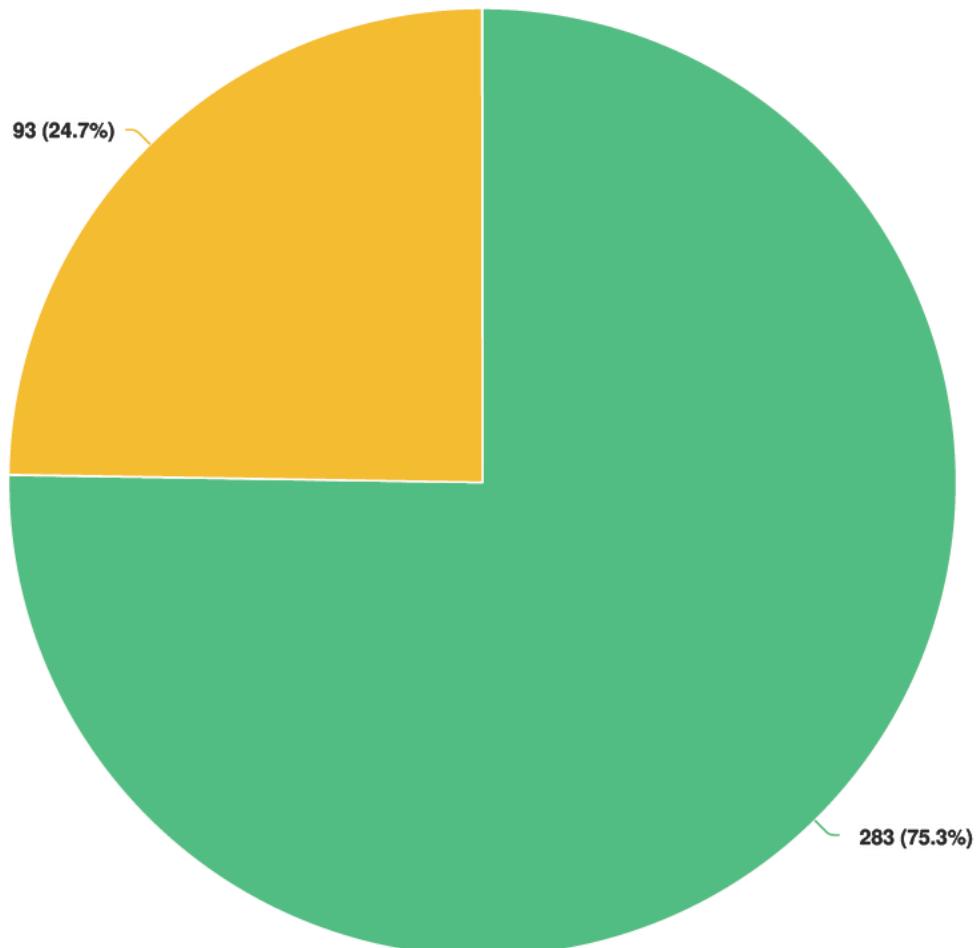
Question options

I am supportive I am supportive, with education, regulations, and compliance I am not supportive

Optional question (377 response(s), 3 skipped)

Question type: Radio Button Question

Q12 | Should owners or property managers of Short Term Rentals in Kingsville be required to live in Kingsville or within a 20 minute drive of the property?



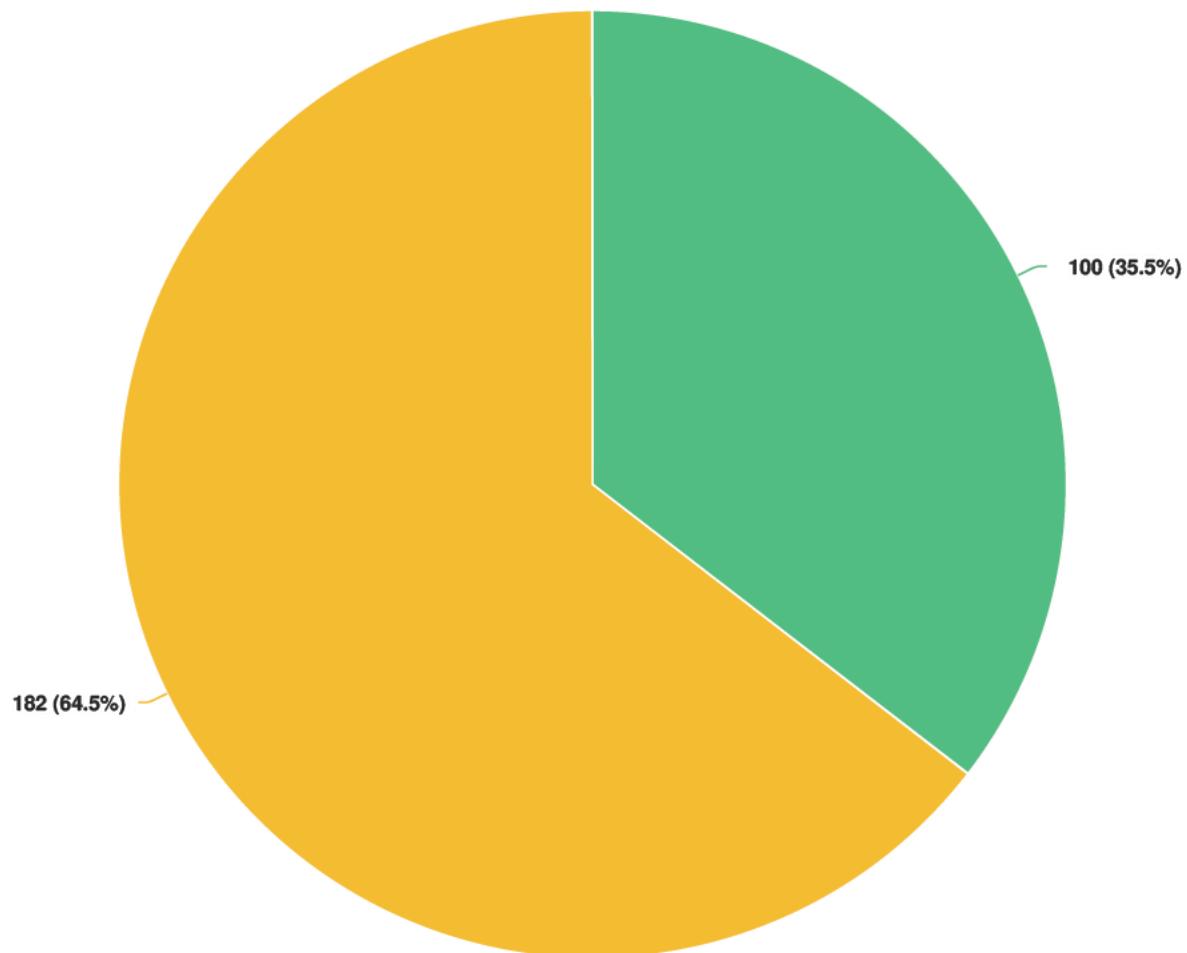
Question options

● Yes ● No

Optional question (376 response(s), 4 skipped)

Question type: Radio Button Question

Q13 | Should owners or property managers of Short Term Rentals in Kingsville be required to live on the premises?



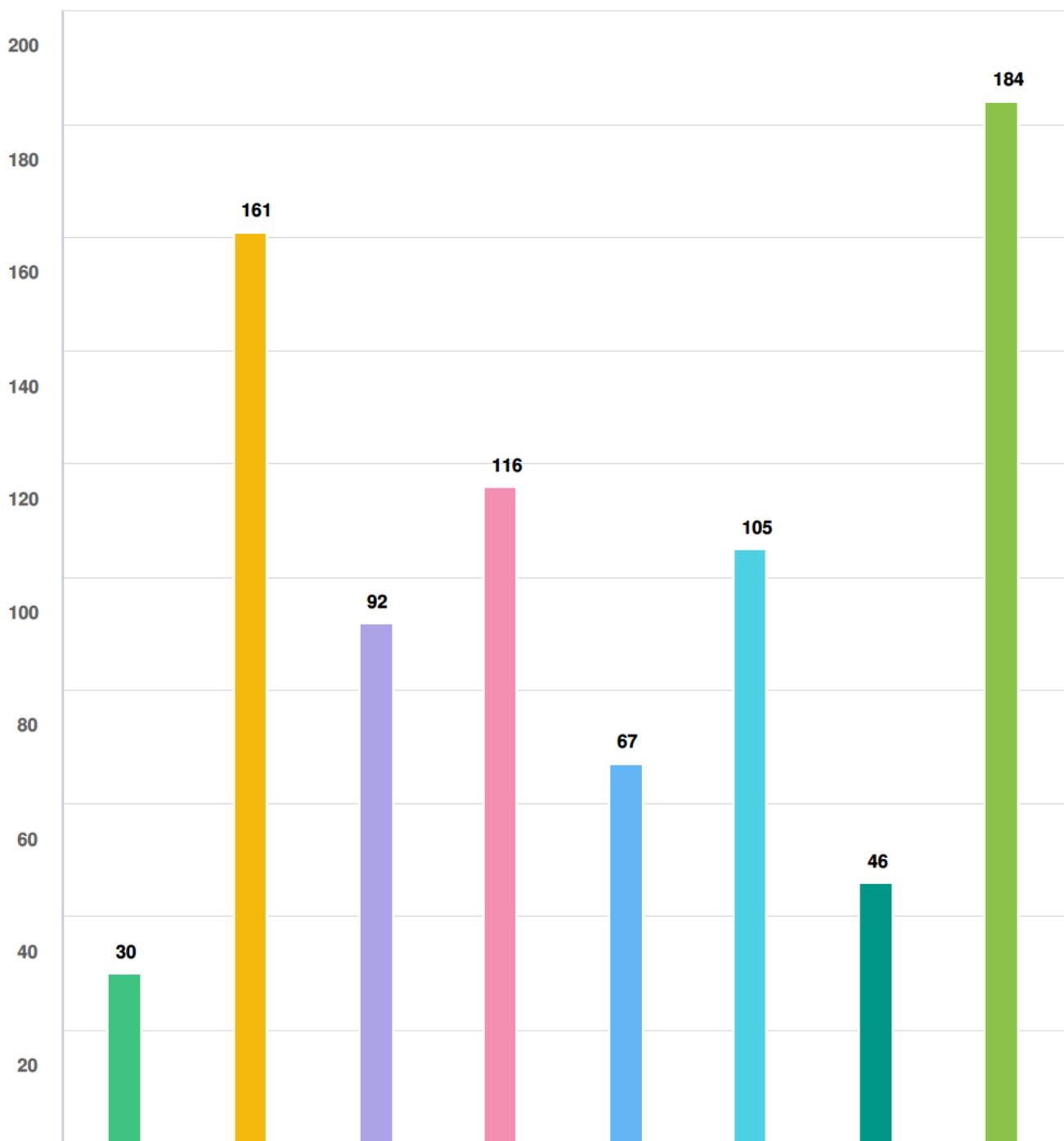
Question options

● Yes ● No

Optional question (282 response(s), 98 skipped)

Question type: Radio Button Question

Q14 | If you think the Town of Kingsville should prohibit or restrict Short Term Rentals in certain areas, which areas do you think they should be prohibited or restricted? (Select all that apply)



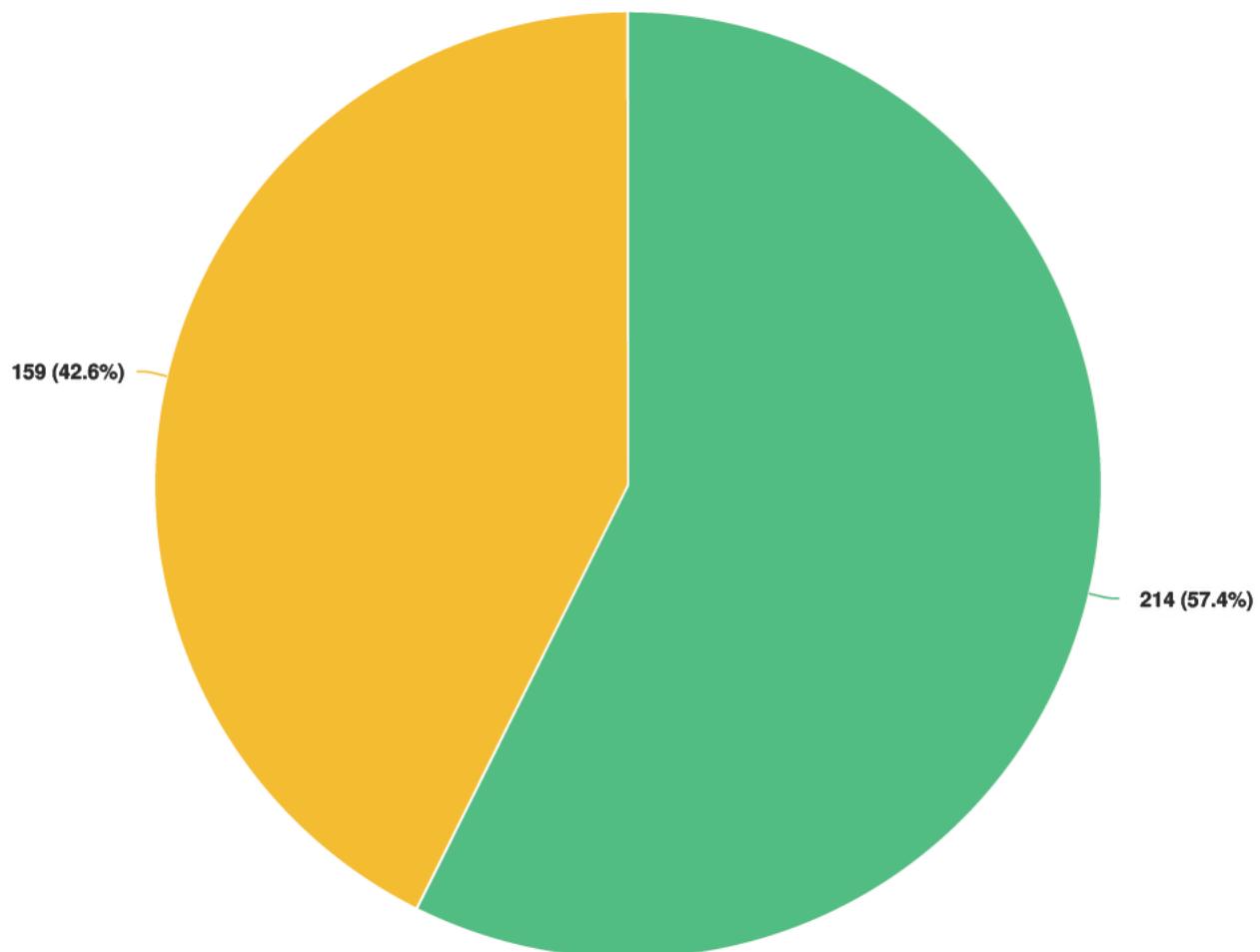
Question options

- Kingsville Commercial Area
- Kingsville Residential Area
- Cedar Island / Cedar Beach Area
- Lakefront Residential
- Cottam Commercial/Residential
- Ruthven Residential
- Rural/Agricultural
- I don't think they should be prohibited or restricted

Optional question (359 response(s), 21 skipped)

Question type: Checkbox Question

Q15 | Do you think the Town of Kingsville should implement a Municipal Accommodation Tax to collect revenue from visitors staying in Short Term Rentals in Kingsville? (Other locations in Ontario have a similar tax, such as the City of Windsor)

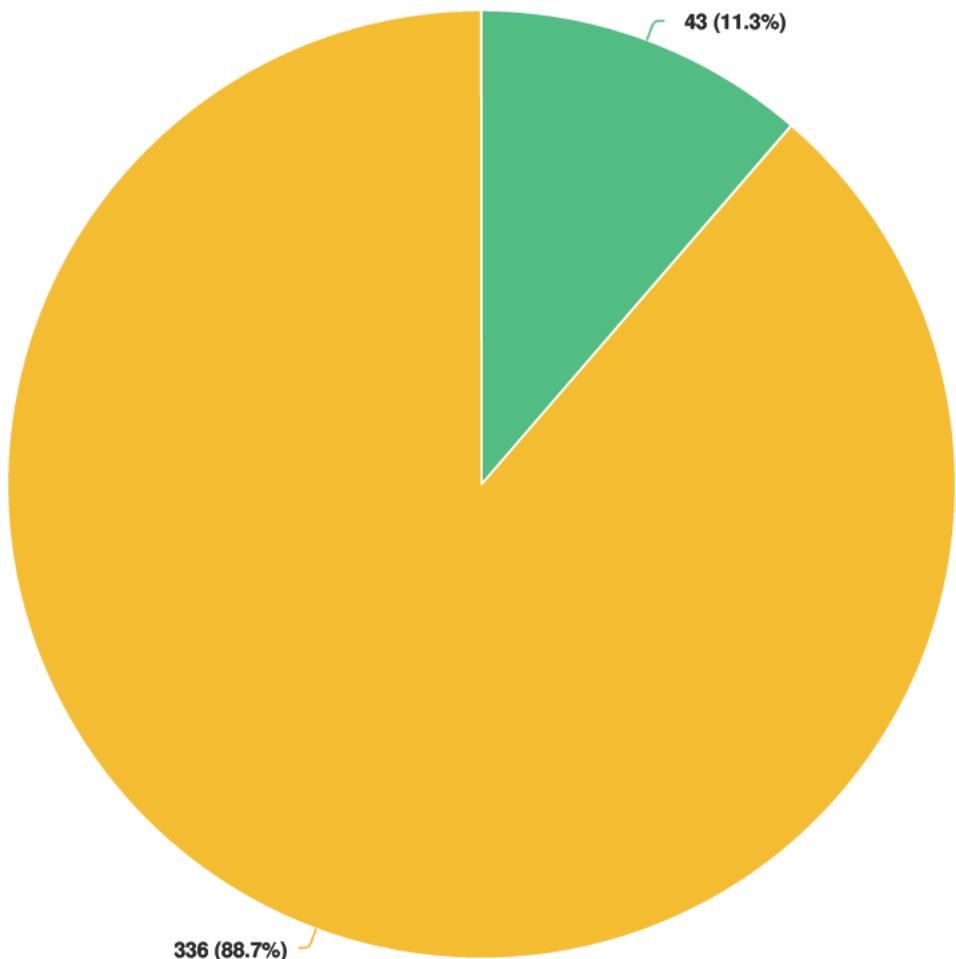


Question options

● Yes ● No

Optional question (373 response(s), 7 skipped)
Question type: Radio Button Question

Q16 | Are you a Short Term Rental owner or operator in Kingsville? (cottage, holiday home, whole home or room rental, BandB, hotel or motel)

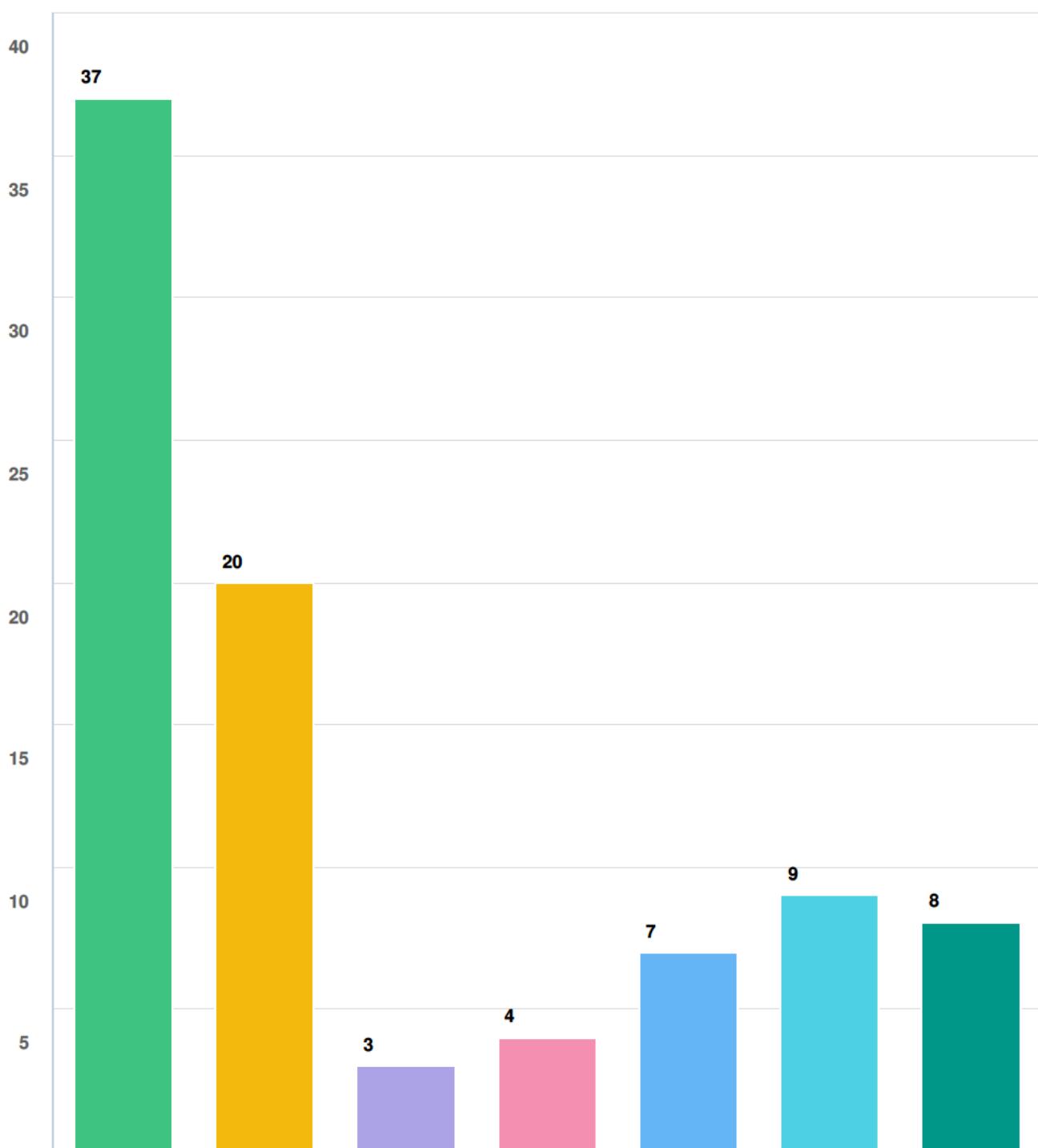


Question options

● Yes ○ No

Optional question (379 response(s), 1 skipped)

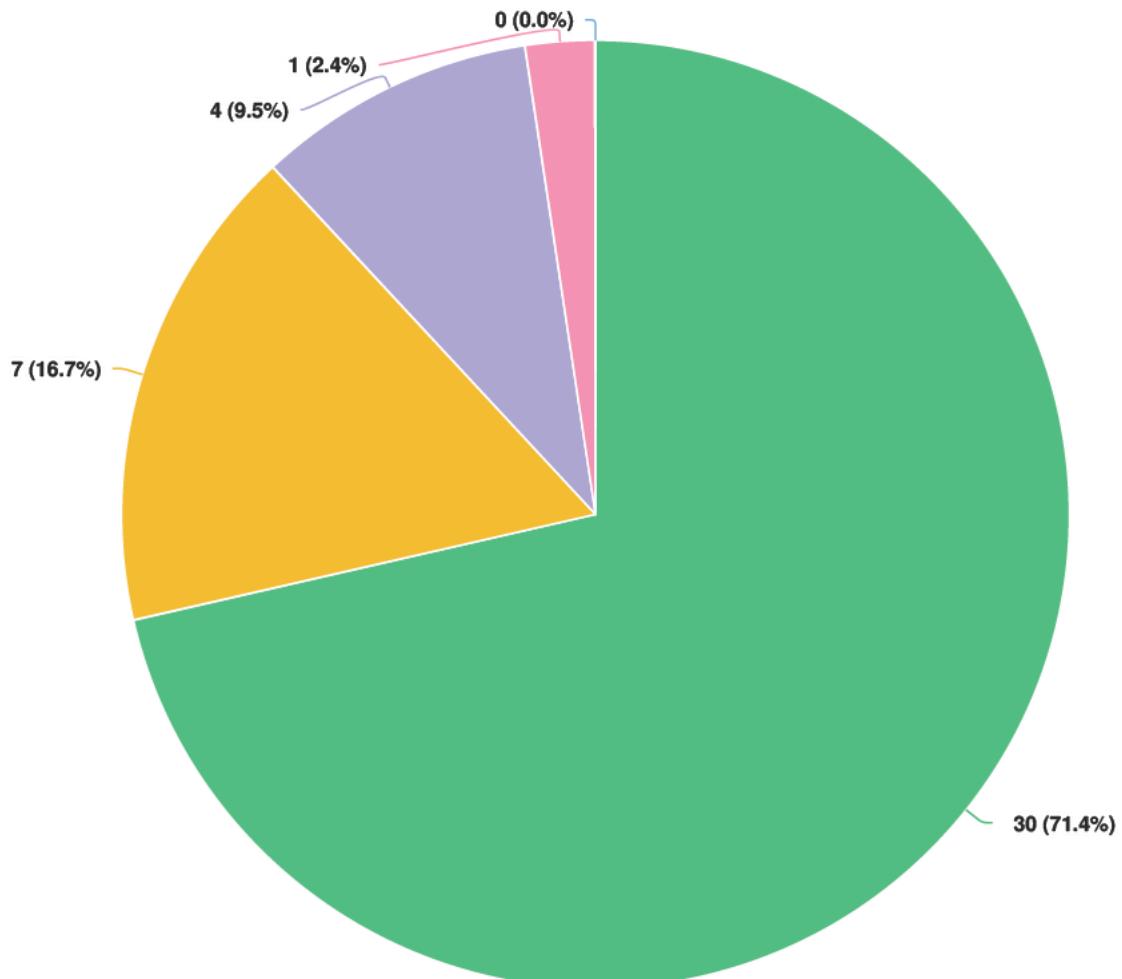
Question type: Radio Button Question

Q17 | Which websites do you use to obtain bookings or advertise your property? (Select all that apply)**Question options**

- AirBNB
- VRBO
- Expedia
- CottagesinCanada
- Facebook
- My own website
- Other (please specify)

*Optional question (42 response(s), 338 skipped)**Question type: Checkbox Question*

Q18 | How many Short Term Rental properties do you own?

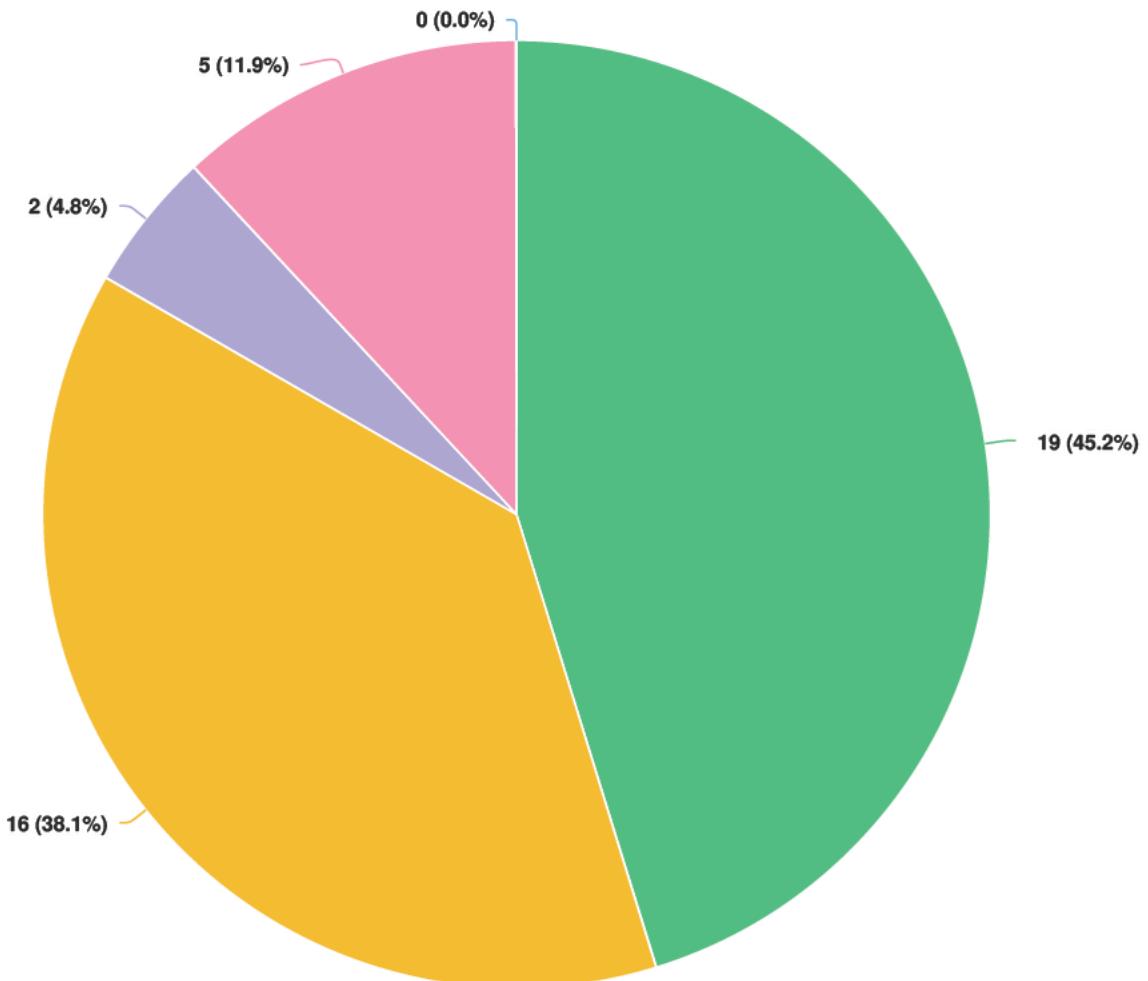
**Question options**

● 1 ● 2 ● 3-5 ● 10 or more ● 6-9

Optional question (42 response(s), 338 skipped)

Question type: Radio Button Question

Q19 | How many beds are available for rent in all your Kingsville properties?

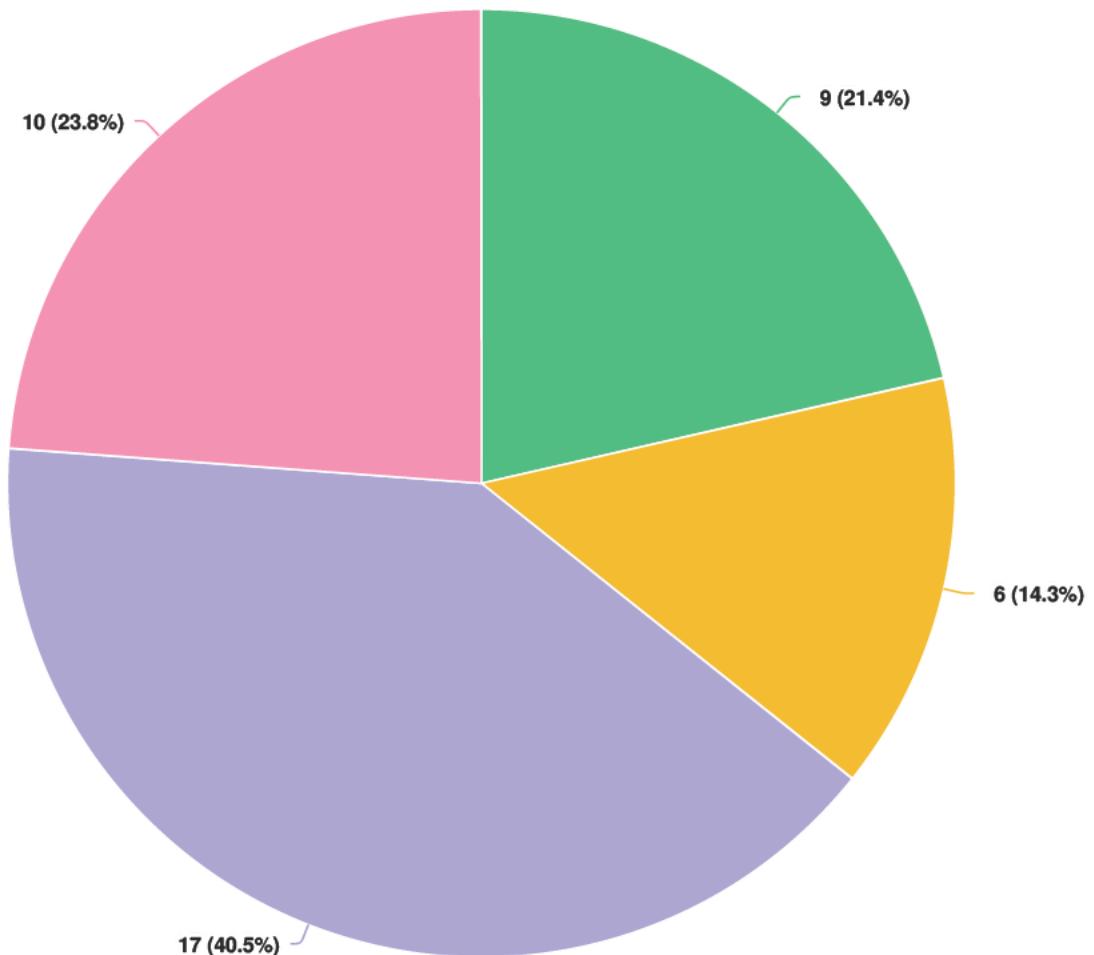
**Question options**

- 1-2
- 3-5
- 6-9
- 10-15
- 16 or more

Optional question (42 response(s), 338 skipped)

Question type: Radio Button Question

Q20 | How often is your property used as a Short Term Rental

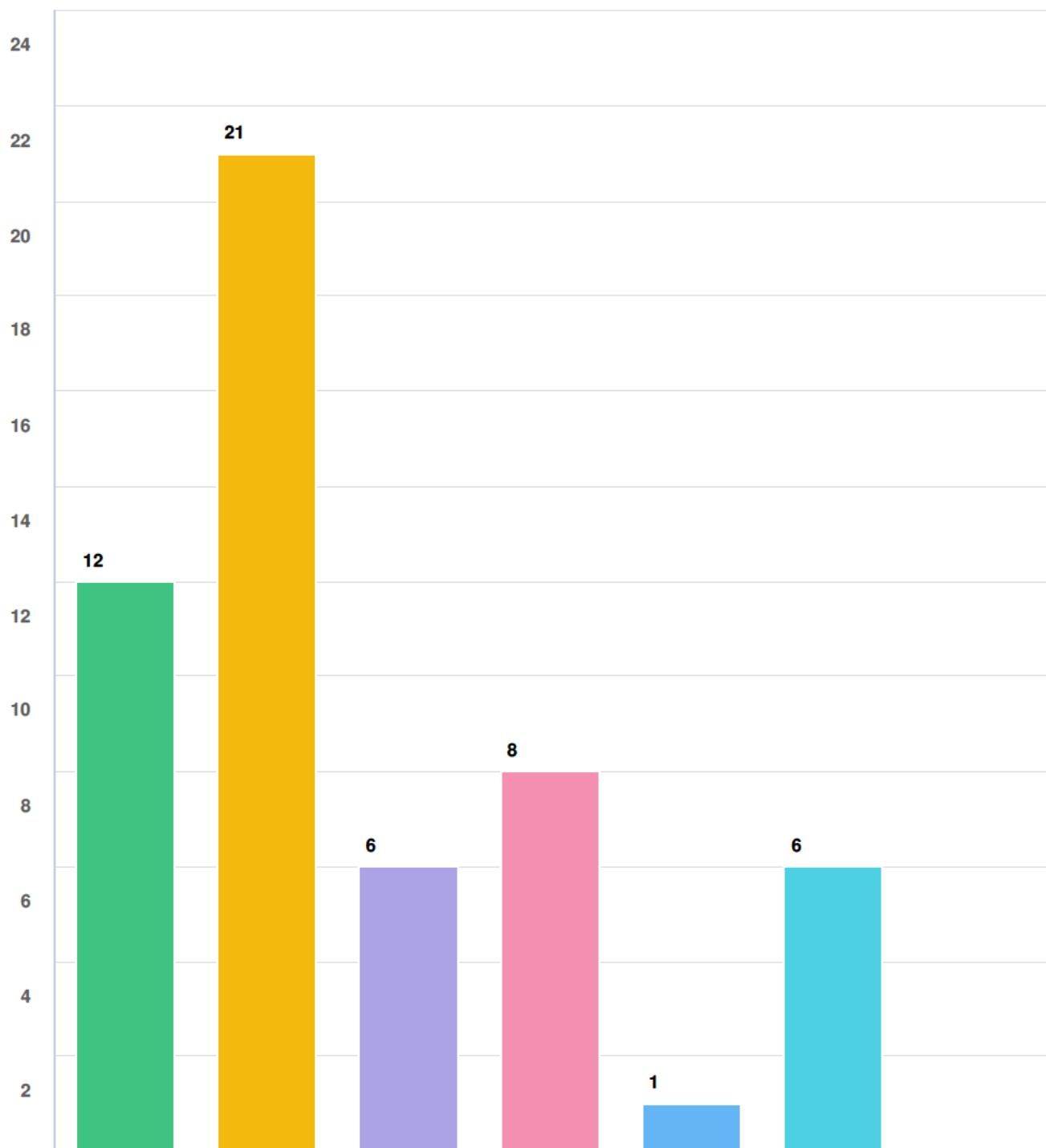
**Question options**

● Periodically (a couple times per year) ● Regularly (once a month) ● Frequently (weekly) ● Other (please specify)

Optional question (42 response(s), 338 skipped)

Question type: Radio Button Question

Q21 | Where are your properties located? (Select all that apply)

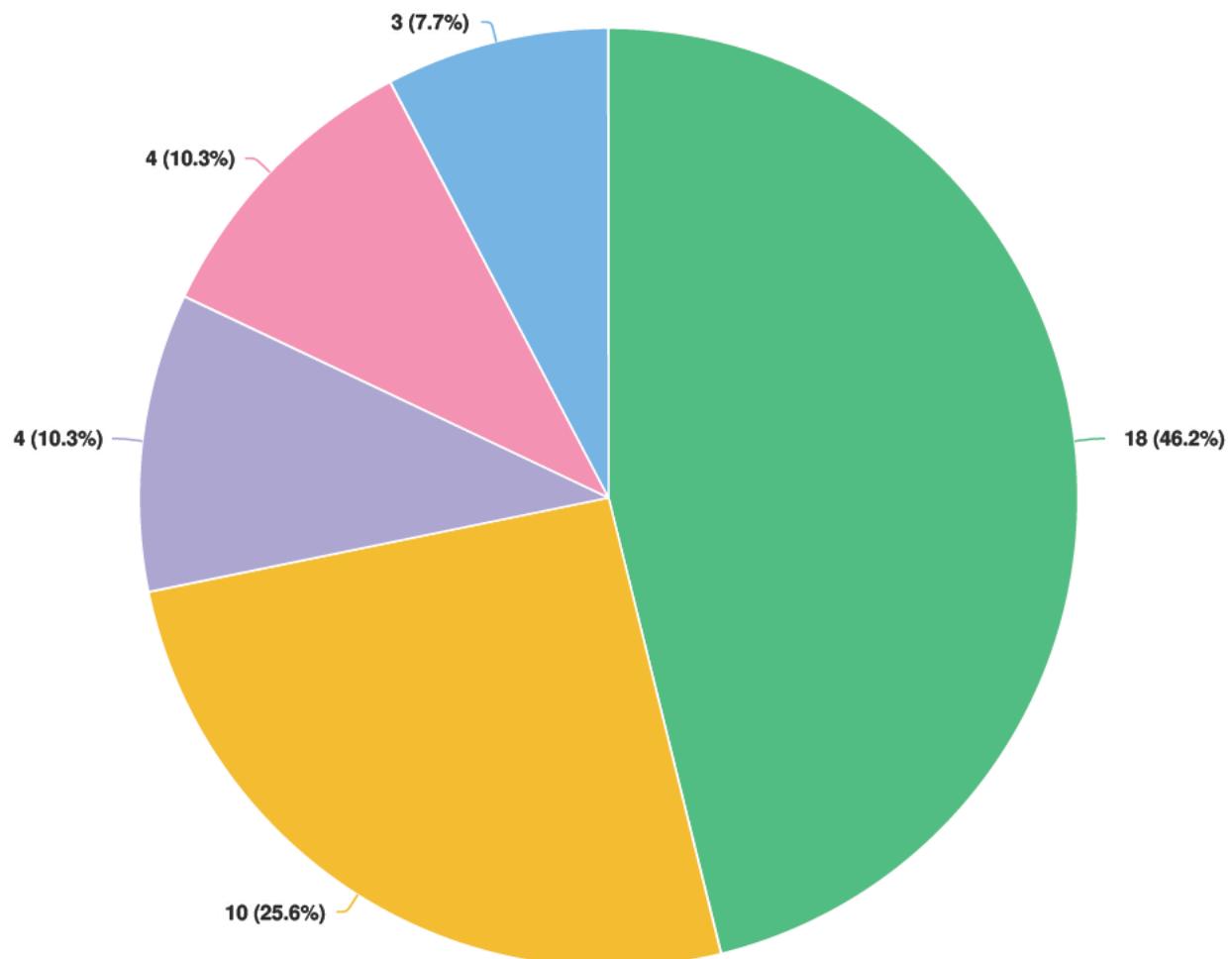
**Question options**

Kingsville Commercial Area Kingsville Residential Area Cedar Island / Cedar Beach Area
 Lakefront Residential Ruthven Rural Cottam

Optional question (42 response(s), 338 skipped)

Question type: Checkbox Question

**Q22 | How many residents of Kingsville do you employ on a regular or seasonal basis?
(including yourself)**



Question options

● 1-2 ● 3-4 ● 5-6 ● 7-10 ● 11 or more

Optional question (39 response(s), 341 skipped)

Question type: Radio Button Question

Q23 | What positions are you employing?

Screen Name Redacted 1/29/2024 02:25 PM	Innkeepers, housekeepers, property maintenance staff, servers, cooks, office staff.
Screen Name Redacted 1/29/2024 02:43 PM	Property management company and cleaning service
Screen Name Redacted 1/29/2024 02:52 PM	Cleaner, Gardiner, pool maintenance, bakery
Screen Name Redacted 1/29/2024 03:00 PM	Cleaners
Screen Name Redacted 1/29/2024 03:02 PM	Cleaning, maintenance (lawn and house), rental management
Screen Name Redacted 1/29/2024 05:58 PM	House cleaning/property maintenance
Screen Name Redacted 1/30/2024 04:01 AM	Property owner
Screen Name Redacted 1/30/2024 06:16 AM	Cleaners
Screen Name Redacted 1/30/2024 08:47 AM	Cleaning services, lawn maintenance, general maintenance
Screen Name Redacted 1/30/2024 08:53 AM	Cleaning
Screen Name Redacted 1/30/2024 10:48 AM	House keeper
Screen Name Redacted 1/30/2024 04:44 PM	House keeping
Screen Name Redacted	I wasn't really sure how to answer this question - I'm renting out my

1/31/2024 05:18 AM	own home when I'm not there - it helps fund travel I could not otherwise afford. I pay a cleaner after each houseguest.
Screen Name Redacted 1/31/2024 06:11 AM	3 cleaners, property maintenance person, bookkeeper, accountant,
Screen Name Redacted 1/31/2024 04:50 PM	Property manager, cleaning staff. Various businesses for maintenance, property maintenance, local businesses to provide flowers, wine, charcuterie,etc.. to guests.
Screen Name Redacted 1/31/2024 07:50 PM	Maintenance and improvements, cleaning, marketing, accounting, guest communication
Screen Name Redacted 1/31/2024 07:53 PM	Maintenance, cleaning, marketing, accounting, guest communication, videography, photography
Screen Name Redacted 2/01/2024 05:56 PM	Property manager
Screen Name Redacted 2/01/2024 06:17 PM	Maids, property managers, handymen, pest control, landscapers,
Screen Name Redacted 2/01/2024 07:33 PM	Cleaners, gardeners, handy men, lawn care, managers, bnb hosts
Screen Name Redacted 2/03/2024 12:28 PM	I am owner operator. I do all cleaning and maintenance.
Screen Name Redacted 2/03/2024 05:29 PM	My husband and I maintain the rentals, we are not "employed" and it is not a "business".
Screen Name Redacted 2/04/2024 04:42 PM	I'm not employing anyone
Screen Name Redacted 2/05/2024 06:22 PM	Cleaner
Screen Name Redacted 2/11/2024 03:20 PM	None

Screen Name Redacted	Inn Staff, housekeeping, maintenance . . . Associated F&B
2/26/2024 05:40 AM	
Screen Name Redacted	Cleaning & Maintenance workers, outdoor services
3/08/2024 01:00 PM	
Screen Name Redacted	Cleaning, yard maintenance, communications, decorating and supplying, building maintenance
3/09/2024 12:46 PM	
Screen Name Redacted	Cleaning, lawn care, and managing bookings.
3/13/2024 01:32 PM	
Screen Name Redacted	Office Supervisor Property Manager Maintenance General Labourer Housekeeper Social Media marketer Bookkeeper Painter Plumber
3/18/2024 06:37 PM	
Screen Name Redacted	Cleaners, managers, photographers, groundskeepers, handymen
3/23/2024 02:05 PM	
Screen Name Redacted	Cleaners, maintenance
4/18/2024 02:12 PM	
Screen Name Redacted	My spouse and I are responsible for most cleaning, maintenance, etc. We occasionally hire additional help for cleaning and yard maintenance if it is required.
4/22/2024 12:27 PM	
Screen Name Redacted	Housekeepers, Ground crew & Maintenance, Housekeeping Team Leaders, Business Development Co ordinator, Seasonal Client Care specialist
4/23/2024 11:01 AM	
Screen Name Redacted	Cleaning
4/23/2024 07:03 PM	
Screen Name Redacted	Cleaning personnel
4/24/2024 01:25 PM	
Screen Name Redacted	Lawn care and cleaners
4/27/2024 07:18 AM	
Screen Name Redacted	housekeeper, landscape, caterer, handyman encourage guests to shop downtown, go to local restaurants, bars, wineries, spas - good
5/01/2024 07:40 AM	

for the town

Screen Name Redacted
5/03/2024 12:30 AM
Management company, pool maintenance, cleaning people, lawn maintenance, bookkeeper

Screen Name Redacted
5/05/2024 08:13 AM
I do the cleaning myself

Screen Name Redacted
5/06/2024 05:35 AM
Front Desk Concierge, Housekeeping, maintenance

Optional question (41 response(s), 339 skipped)

Question type: Essay Question

Q25 | Do you have any additional comments?

Screen Name Redacted
1/24/2024 08:04 AM
Short term rentals are often the most well cared for property on the street. They can revitalize older neighbourhoods.

Screen Name Redacted
1/29/2024 02:25 PM
I believe that ALL OVERNIGHT ACCOMMODATION PROPERTIES need to be on a fair playing field with those commercial properties who are in that business. Registration, inspections, capacity limits and building code requirements. Just as the town would limit where commercial hotels/motels are able to build and operate the same should be applied to AirBnB or STR properties. Short term rental customers are not the same as long term renters or property owners.

Screen Name Redacted
1/29/2024 02:43 PM
Our two bedroom apt was built for our now, late mother. After she died it sat empty, and with a mortgage to pay and very high property taxes we had to find of way of generating income, to pay for these things, especially as we are seniors now. So we hired a professional property manager to market and manage our "legal granny suite". It's worked out very well. We have rules. And because we live here we can enforce them. We mostly get professionals staying here while doing consultancy work in the greenhouse or hospital industry.

Screen Name Redacted
1/29/2024 02:47 PM
We are very happy that the town is becoming involved in this issue. In the three years since we have had short term rentals on either side of our year round beach property, there have been many frustrations with noise, dogs, parking and beach fires that billow smoke into our home. Thank you for collecting opinions.

Screen Name Redacted

1/29/2024 02:52 PM

I believe that if, as an investor, you choose this route of real estate investment, we should not limit this. That is not to say that the existing town rules and regulations do not apply, but rather we should not penalize the use of these rentals and this type of investment. Eventually, bringing visitors to our area allows new faces and revenue to flow into the community.

Screen Name Redacted

1/29/2024 02:57 PM

Kingsville has an affordable housing problem. With investors purchasing lower priced or smaller homes, it makes it much more difficult for first-time buyers to step on the property ladder. I feel that something should definitely be done to deal with so many short term rentals in town.

Screen Name Redacted

1/29/2024 03:00 PM

We have a great relationship with our neighbours who are more than supportive of our short term rental. They enjoy meeting our guests. We have operated for 2.5 years with zero complaints from our neighbors who are very nearby. We support numerous local business via purchasing wines or local foods for guests. We have flyers promoting restaurants, wineries, local gift stores, etc, which our guests support.

Screen Name Redacted

1/29/2024 03:02 PM

With the town promoting tourism the people coming need somewhere to stay in the town. There are very limited rooms for rent in hotel/motels so they have to use STR's. Also, we have people staying that have been required to move out of their homes due to storm damage and could not find any reasonable places to stay even with the insurance companies paying.

Screen Name Redacted

1/29/2024 03:07 PM

On Cedar Island we currently have 14 Airbnbs, the addresses of which I have listed below. I live at [REDACTED]. The house next to me, [REDACTED], has been a short term rental for 6 years, currently listed on VRBO. It advertises as sleeping 16, so consequently attracts large groups. And many of those large groups have created issues for me, and other neighbours.. The list is long, but I will give a few examples: fireworks being shot off at all times of the day or night, "guests" trespassing on my property and parking in my driveway, drunken bachelor parties with limo buses and taxis arriving at all hours, all night outdoor karaoke, yard fires with no regard for wind direction (and likely no permit). I have no issue with people enjoying themselves, but when it starts to negatively affect my life, it becomes a problem. All I ask is that the guests respect the neighbours around the rental unit. I would say it's about a 50-50 split

between polite guests and unruly guests. I have contacted the owner when her guests are creating problems for the neighbourhood: her response "Call the police". In addition, many of the photos listed on her website are 6 years old and do not reflect the outdoor property as it is today; currently there is a rundown dock on the creek. The Town of Kingsville really needs some regulations regarding short term rental units (STRU). The Town of Essex has Bylaws 2025 and 2150 for license requirements and regulations for STRU. The City of Toronto has Municipal Code Chapter 547, and also requires the STRU owner to collect and remit a 6% Municipal Accommodation Tax on all rentals. So I am very interested in this survey to gain public sentiment on STRU. In closing, I would like to say that it would be preferable to have the Williams Light Show run for one month next to me, rather than the VRBO that runs 365 days per year. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Screen Name Redacted

1/29/2024 03:16 PM

Uncontrolled short term rentals is driving the housing market insane with bidding wars, supply chain shortages, and property values soaring. Kingsville residents are being priced out of their communities and future generations will never be able to afford to own their own home in the future. I am thinking beyond now and thinking of our future housing crisis. Please put a stop to investor buying in our community and help be part of the solution.

Screen Name Redacted

1/29/2024 03:18 PM

Short term rentals should be subjected to the same restrictions, regulations, inspections and taxes as other accommodation provides like hotels and motels.

Screen Name Redacted

1/29/2024 03:31 PM

i am for STR with proper policing for noise garbage parties etc Str owners should be liable for all issues and live within 20 KM no out of town "absent" owners should not be saturated in any area

Screen Name Redacted

1/29/2024 03:50 PM

We entertain a lot and have an open door policy to guests no matter where we have lived. [REDACTED], my husband and I have travelled in over 50 countries, living in many "interesting" situations. We have loved living in Kingsville for the past 2 1/2 years. Many of our friends from around the world have already stayed with us, visiting our

community. We have a 'Safari guest room' just for guests. We would love to entertain more. We've jumped into involvement in the community right away. I've joined the [REDACTED] of Kingsville and have become the new [REDACTED]
[REDACTED] We look forward to beautifying our town, and befriending guests in any way we can. Look forward to seeing more information on this. Thanks, [REDACTED]

Screen Name Redacted

1/29/2024 03:52 PM

I think that property owners need to be held accountable for their properties, and make guest aware of the property rules. I do not want 10 - 20 people in my apartment. I have a full time renters in the other side of the property and make short term renters aware and please be respectful of their home. I have a lot of return customers, birders, greenhouse specialists that come in for a week, relatives that come to visit family. Guest that come for festival that make our town so great to be part of. I hope that you consider the good in the short term rentals in Kingsville not just all the negative comments and we can come to an agreement on the best solution moving forward.

Screen Name Redacted

1/29/2024 04:12 PM

When the volume of the rental activity reaches that of a commercial enterprise then they should be treated as such in regards to regulations and zoning. Thank you for asking ☺

Screen Name Redacted

1/29/2024 05:08 PM

We own a cottage in a neighboring municipality. Approximately new owner purchased a home beside us. It has been nothing but a nightmare. Noise, obscene language that my grandchildren were exposed to plus drugs & alcohol. We thought about selling our planned retirement home but we've decided to endure it all. ARBnb's bring nothing good into any area designated as a residential area & should be prohibited from that area with no exemptions

Screen Name Redacted

1/29/2024 05:03 PM

Many municipalities have turned a blind eye to short term rental even though there is a shortage of affordable housing. Realtors should be banned from properties that they know they will probably be used for short term rentals. We have lots of hotels and motels with empty rooms.

Screen Name Redacted

1/29/2024 05:58 PM

I am a responsible cottage owner, that keeps the properties in great shape, personally meet my people coming and live close enough that if there are problems I can deal with it immediately

Screen Name Redacted

No

1/29/2024 08:40 PM

Screen Name Redacted

1/29/2024 09:00 PM

With some regulation I think short term rentals could be less of a hinderance and more beneficial to the town

Screen Name Redacted

1/30/2024 04:01 AM

Short term rentals make it easier for families to come and visit Kingsville.

Screen Name Redacted

1/30/2024 05:50 AM

I know that short term rentals have disrupted the neighbourhood down McCracken Road. Loud parties and too many guests seems to be the issue. Perhaps the short term tenants sign an agreement to uphold the integrity, safety and respect of the neighbourhoods in our town or are fined?

Screen Name Redacted

1/30/2024 06:02 AM

Short term rentals are a useful thing to have. But in this town with such a housing shortage going on, restrictions need to be put into place so that investors from far away can buy many houses that could be used and made affordable for people who have been living here and evicted because houses are being sold to be turned into short term rentals.

Screen Name Redacted

1/30/2024 06:16 AM

I have never once experienced anything negative with short term rentals as an owner or as a guest.

Screen Name Redacted

1/30/2024 06:57 AM

Although I don't agree with any kind of licensing I do feel there should be a restriction on how many of these vacation rentals are allowed in the town. Hotels, motels and regular b&b's aside, just the Airbnb kind. Investors buying up properties to rent out for visitors instead of making them available to locals who are in more need of homes should be considered

Screen Name Redacted

1/30/2024 06:59 AM

If the town applied a tax, how would these tax dollars be used? We use short term rentals everywhere we travel if we can. The flexibility of the space, the ability to travel as a family and prepare our own food is important. We have food allergies and finding food in restaurants can be impossible. Every short term rental I have ever stayed in was well managed and you could see the took great pride. While some see this as disrupters in the industry, families and travelers welcome all of the added amenities and attention to detail.

Screen Name Redacted

Short term rentals should be licensed businesses. Kingsville has

1/30/2024 07:23 AM

hundreds of unlicensed properties along Heritage alone, Air bnb should be limited to B&B type inhouse accommodations. So areas like [REDACTED] don't become muddy parking lots that disrupt the ambiance of the neighbourhood or the ability to use said property

Screen Name Redacted

1/30/2024 07:56 AM

Let's worry about our people before we worry about anyone coming to visit. The town is growing at a fast rate where it can't be kept up to speed. I'm all for guests and visitors, but let's be smart about it. It gets tiring hearing someone live hours away that owns property in Kingsville and it either gets rented for a ridiculous amount or becomes a ghost house. Good for those that are making money doing this, but rules should be in place. People are becoming too greedy and taking advantage of others. We are a community. Let's act like one.

Screen Name Redacted

1/30/2024 08:30 AM

I realize my position on this matter is due to a very specific event. Allowing strangers into our town unchecked has ruined my life and the lives of my children. I support commercial growth with careful oversight.

Screen Name Redacted

1/30/2024 08:47 AM

I grew up just outside of town, but moved away in 2023. I return regularly to visit friends and family. I kept my home in Kingsville (vs selling) as I want some place to stay when I visit (usually 6-8 weeks a year spread over several visits). As well as I plan to return permanently to the area in the future. Maintaining my home as an AirBnB allows me the flexibility to return when I want etc. While it's technically a "business" I'm happy the rental income covers the maintenance, taxes/insurance etc. If the town implements rules that I find too restrictive/expensive I would have no issues closing the AirBnB and using the home for my own EXCLUSIVE personal use. I have zero interest in long term rental or selling as I will eventually be returning permanently as well as my regular stays throughout the year.

Screen Name Redacted

1/30/2024 08:41 AM

Short term rentals have reduced available housing for seniors and starters. The specific home of a 2 bedroom has become unavailable. There has also been an element of unscrupulous individuals renting who are not here for just normal pleasure

Screen Name Redacted

1/30/2024 08:53 AM

I would never provide my space available for long term rental so the people complaining there aren't enough rental units available because of short term rentals would not gain additional an unit. I tried it for 6 months during vivid and the tenants I had caused more damage than

it was worth the headache. Also I am retired and it affords me an extra source of income that I use to go to restaurants and buy local goods that I provide to guests, so I am supporting the community. I have never had a complaint from neighbours as my usual guests are over 40 and even if they are younger, they abide by the house rules. If the Town is looking to license all short term rentals, it would be as another tax grab, and in which case, I may seriously consider removing my space from the market.

Screen Name Redacted

1/30/2024 08:46 AM

Short term rentals should be illegal in all residential areas. It's a business, like any hotel/ motel it should be in the proper zoned area. Our housing market has become one of the worse inflated markets around.

Screen Name Redacted

1/30/2024 08:46 AM

In Lakeside rentals, where the total of homes on one street is 12 or less, the # of Rentals should be limited to 2

Screen Name Redacted

1/30/2024 09:01 AM

Have a STR next door has destroyed our ability to enjoy our retirement on our property. People believe that since they have paid to stay, are on vacation, they can do what ever they want. Heavy drinking, screaming, noise into early hours, yard lights on all night, nudity, smokey fires, trespassing, threatening behaviour, cars parked everywhere. We have installed security systems on property. We are forced to live inside during summer.

Screen Name Redacted

1/30/2024 09:09 AM

I've used short term rentals while travelling almost exclusively! They are a wonderful option to hotels, and Kingsville doesn't have many hotel options. I'm unsure how banning short term rentals will make them return to adorable housing, as some have suggested. Wouldn't they just rent out their units on a full time basis and charge the market rate? Also, short term rentals will bring people into Kingsville and whole here, they will go to the local restaurants and shop local. Having one (?) hotel in town and making that hotel the only option for lodging, will cut down on the number of people visiting kingsville and they will start to stay on surrounding towns instead and bring money into those towns instead of Kingsville. I understand many here want to preserve this town because this quiet way of life is all they've known, but growth is important. And when the local citizens have more disposable money, due to short term rentals, they also spend their money locally. I understand if there were big issues with short term rentals in regards to noise and parties etc, but do people really come rent in kingsville to throw big parties? We aren't New Orleans. Many people come to bird watch, take the ferry to the island or go to Point Pelee. Thank you for allowing us to have our input. I hope this

is helpful.

Screen Name Redacted

1/30/2024 09:05 AM

Many people think that if air b&b's were illegal these houses would become affordable housing. I don't believe that to be true.

Screen Name Redacted

1/30/2024 10:48 AM

I don't think short term rentals take away from people buying homes. Obviously those who haven't bought these homes up can't afford the mortgage. And those that buy them for rentals, tenants can't afford the rent and have been ripping off their landlords. We work hard for what we have and are setting up for our retirement. Why should we get punished for trying to make our lives better for the future. Plus 99% people coming are from out of town and bring revenue to our town. It's the people that are jealous that are complaining.

Screen Name Redacted

1/30/2024 10:45 AM

stop the government over reach and let people live their lives

Screen Name Redacted

1/30/2024 11:09 AM

Bylaws are already in place for noise, parking, ect. If short term rentals are banned, owners will sell, they will NOT be turned into long term rentals due to the current back logs at the LTB. Owners have more control over their properties with short term. Long term tenants who destroy properties & don't pay rent are the real problem!

Screen Name Redacted

1/30/2024 11:35 AM

Short Term rentals can be good when used for specific reasons (tourism etc) but they may not be best suited for all residential areas. Regulation to a certain extent would be prudent, perhaps allowing immediate neighbours comments-feedback prior to giving a go ahead to a proposed property.

Screen Name Redacted

1/30/2024 12:00 PM

There are now several short term rentals in my neighborhood that could be homes for families that need them.

Screen Name Redacted

1/30/2024 02:03 PM

It's becoming harder and harder for young people to be able to afford buying a new home! Also I live on Cedar Island and I liked that I knew all my neighbors! Always feeling safe and part of a community that watched out for each other!

Screen Name Redacted

1/30/2024 03:18 PM

They are a business and should be taxed as a business, licensed and inspected. I am against someone or corporation from out of town owing a number, 2 or more, of short term rentals. This does not in any way help our citizens of finding affordable housing especially in

the town core. I also do not think the Town has any idea how many places are short term rentals in Kingsville.

Screen Name Redacted

1/30/2024 03:29 PM

Ensure that property owners be required to maintain the property to acceptable standards.

Screen Name Redacted

1/30/2024 04:10 PM

Short term rentals do not fix long term rental shortages. These are far from the problem. I love staying in short term rentals when I go away. I think this will really take away from tourism if we start losing the majority of them.

Screen Name Redacted

1/30/2024 04:44 PM

I'm doing this for investment and retirement I have worked hard all my life. The way things are so expensive I need another income. It's not my fault the Canadian government has let to many immigrants into the country. And people are jealous

Screen Name Redacted

1/30/2024 05:01 PM

Proof of proper property insurance to cover short-term rentals should be a requirement.

Screen Name Redacted

1/30/2024 05:04 PM

This is taking away rentals. I know people who were evicted so someone could have an air b and b on place. A mother and kids ended up homeless.

Screen Name Redacted

1/30/2024 06:54 PM

This town already implements high taxes and restrictions on residents that have over the years made it more challenging and less attractive to live here and much of it only benefits a small portion of the community (families). Give the people a break so they are not made to feel they have no control over the property they supposedly own..surely the town can see the animosity hosted towards it the last few years.

Screen Name Redacted

1/30/2024 07:55 PM

Your questions lead to keeping short terms, asking me to condone in the answers. We have 3 absentee landlords on Rockport and two are short term rentals. All have unkept properties where garbage on the property, grass cutting is non existent and extensive weeds; while numerous cars park on the street. I have friends in town with the same issues on their streets. We seem to be the only Municipality that allows short terms. Short terms take property from possible fulltime tax paying home owners. Stop the practice

Screen Name Redacted	I have used Short term rentals in the past when visiting other towns, cities, etc. And they are fabulous. I also know that without proper enforcement, STR can bring the wrong crowds to our towns. There should also be some sort of "fee/ bylaw" that holds the owner accountable shall police, fire, etc resources get used for anything outside of normal emergencies.
Screen Name Redacted	I'm all for tourism but we live here. I find there's a lack of respect for the locals that reside here all year long. We're also lacking affordable rentals for people wanting to stay here but can't buy a house. Support our people first.
Screen Name Redacted	There appears to be a large number of short term rental units in the Kingsville area. This particular business endeavour means less long term housing units available to residents of Kingsville. Modest properties that previously would have been available for rent are either purchased for use as a short term rental or renovated and then offered as a rental but with ridiculously high cost. Limiting the number of Airbnb units in Kingsville would provide more rental opportunities for residents. I understand that tourism is critical but we as a town shouldn't be sacrificing our residents for those tourist dollars. Kingsville would benefit from the development of a trendy motel (like the new Grove in Colchester). A motel would provide accommodation to visitors and open up some of the Airbnb units to long term rentals. Thank you for providing an opportunity for engagement on this issue. Cheers!
Screen Name Redacted	There needs to be a balance between residence and STR in encouraging tourism and allowing people to earn money but never at the cost of residents enjoying their home and outside space or to have properties sit empty when people need housing.
Screen Name Redacted	MAT may be a good idea but I feel the cost to force and manage the program would outweigh the net revenue generated. To break even the tax would have to be considerable and I feel it would negatively impact tourism to our region.
Screen Name Redacted	As a former condo owner in a building with a big Airbnb problem, I totally appreciate residents' concerns. As someone who occasionally rents out her own home for extra income, I see owners renting out the homes they live in as a different beast than properties used solely as short-term rentals potentially limiting available housing supply. My hope is that there will be more dialogue on this issue so that we don't

take a one size fits all approach, while still holding us all accountable for keeping our neighbourhoods quiet, clean and safe.

Screen Name Redacted

1/31/2024 05:55 AM

Short term rentals have decimated the housing market in cities where they have been unregulated. Kingsville could benefit greatly from the added tourism, provided it does not come at the cost of long term residents reasonable enjoyment of their home and property

Screen Name Redacted

1/31/2024 06:11 AM

I believe STR are an integral part of our community. The cottages that I operate as STR's were originally built by my great great-grandparents as such. The house I inherited was in major disrepair. I had to spend tens of thousands of dollars to repair the damages caused by a full time renter and this is the 2nd time doing this. I am now in the process of doing the same in another full time rented cottage. As a landlord there is no rights and full time renters can basically trash your home, live rent free for a lengthy amount of time and you will never see a penny of rent paid or compensation for damages even with a judgement (experience talking here). With STR you have much more control over your property, as one should. I also have no issue with a fee to the town that is in keeping with any kinds of fees that motel/hotel's may pay. I also believe that fire inspections to make sure the rental units are safe and in keeping with the law. I have never had an issue with my neighbors and in speaking with them they have assured me they have no issue with the rental unit, although they had apprehension at first.

Screen Name Redacted

1/31/2024 06:10 AM

Short term rentals should only be allowed with 1 week minimum stay and located by lake,, keep this business out of downtown and residential areas

Screen Name Redacted

1/31/2024 06:37 AM

I think eliminating short term rentals would be a mistake. They bring in fantastic tourism and allow us to improve our area.

Screen Name Redacted

1/31/2024 06:42 AM

Kingsville probably could use another boutique hotel similar to the Grove. A lot of people prefer hotels over short term rentals. I have talked to thousands of visitors to this area. They like Kingsville but sometimes they have to stay elsewhere due to lack of hotel space. A boutique hotel along the waterfront near the Grovedale would be a good fit. Another good spot would be the site of Kingsville Public School. The school site would help the downtown.

Screen Name Redacted

Removing short term rentals would hurt Kingsville way more than

1/31/2024 06:46 AM

help it. The federal government needs to stop bringing in so many immigrants. They need housing too. What about the house for kids that grew up here? Freeing up short term rentals is a bad, short term solution for housing. Because the government hasn't stopped the flow of immigrants. 500K to 1 Million per year. We currently build 250,000 houses a year...I'm no mathematician, but we are gonna be short on housing until that ratio changes.

Screen Name Redacted

1/31/2024 06:45 AM

I have a rental semi attached to my house and I have had noise factors and parking issues. The neighborhood does not feel as safe

Screen Name Redacted

1/31/2024 07:12 AM

As for licensing—it should be a minimum of 7,000.00 and it should be paid to the Town of Kingsville. As far as I understand short term rentals is that owners make more money than long term rentals—so in my opinion they should be made to be licensed.

Screen Name Redacted

1/31/2024 07:30 AM

Questions -#11 on here are too vague. I checked off all for number 11 because while I agree we should have short term rentals and do not feel they should be prohibited, I do feel that they should be restricted in all areas as we do not want our community to end up overrun by them. And as for #12- I feel the town should collect a municipal tax w/ exceptions - it's like when you travel and pay extra at a hotel because you don't live in that area however if you can show proof of living within that town or within a certain qualifying radius , then as you are not a tourist you do not have to pay that tax . Kingsville should do the same as some Kingsville residents may need to use short term rentals due to lack of housing and it would be unfair to charge them an accommodation tax. Or if a local wanted to support a local air b&b owner , they should not be charged an accommodation tax .

Screen Name Redacted

1/31/2024 07:43 AM

I believe short term rentals are a great investment property and they are wonderful for Kingsville's tourism industry. However, I do believe there should be restrictions on how many short term rentals can be allowed in a single neighbourhood. This would not only help provide some relief to the housing market and ease complaints raised by residents but would also raise the value of any property that is already designated as a short term rental due to supply and demand. This would also hopefully help reduce the frequency of investors trying to convince residents to sell their homes to them if they live in an area with a large number of short term rentals. The properties that are being converted into short term rentals are also often smaller, more affordable homes. Someone who is in the market for a 2 bedroom house often cannot compete with an investor financially and will lose out on the ability to purchase a home due to all of the affordable

houses being purchased as short term rental properties.

Screen Name Redacted

1/31/2024 07:38 AM

WE SHOULD BE ENCOURAGING VISITORS. There are already noise by-laws etc., that can be applied to control problems.

Screen Name Redacted

1/31/2024 08:24 AM

Putting regulations on short term rentals would be devastating to the economy of Kingsville. This would put pressure on the wineries, eating establishments, etc. Short term rentals have the potential to make it affordable for families or groups of people to gather for longer periods of time such as vacationing. Why would a thriving town want to discourage this.

Screen Name Redacted

1/31/2024 08:32 AM

I do not think an additional tax should be applied a persons bill when using a STR. If the town wants to assess an additional property tax for the STR that would be fine.

Screen Name Redacted

1/31/2024 09:25 AM

These owners are only concerned with making money. No concern for residents or the community. They put strains on the housing market as well.

Screen Name Redacted

1/31/2024 10:34 AM

I have lived in Peterborough, Guelph, Ancaster, Hamilton, Brantford and have spent considerable time in short-term rentals throughout the GTA, Golden Horseshoe and other metro and smaller tourist-oriented areas. I have witnessed short-term rentals morph from their intended 'minority of the time' construct into the continuous rental model. In retrospect, I regret having supported this model while travelling and vacationing. I have witnessed the 'gutting' of entire neighbourhoods, as long-term residents are forced out through escalating property values. This is in direct correlation to the number of supposed short-term rentals in the area. Additionally, I have heard concerns from locals in many areas about the degradation of their neighbourhoods' unique characteristics once a 'tipping-point' is achieved. I have witnessed this, myself, in areas such as Hess Village in Hamilton, Little Portugal and other areas of Toronto, etc. Lastly, short-term rentals are competing directly with established Bed & Breakfasts, which regulated and have additional burdens. This, despite the latter providing substantially more to the community by way of connectedness with other industry, curated experiences and a higher degree of general maintenance and appeal. The commodification of housing is a huge mistake. Without going into the foundational economics; it pushes housing beyond the means of permanent residents, strips the character from established communities and creates a game of 'hungry, hungry hippos' as

investors push ever further into the housing market. If Kingsville wants to protect its heritage, history and citizens, then please regulate short-term rentals with all possible haste and severity.

Screen Name Redacted	Noise, fire and fireworks restrictions.
1/31/2024 10:25 AM	
Screen Name Redacted	No
1/31/2024 10:39 AM	
Screen Name Redacted	Rents have become unaffordable for locals in many tourist area towns because those towns did not get in front of the Air B&B problem with strict regulations. Not to mention the other issues of safety and noise. I am happy to see Kingsville is considering regulations.
1/31/2024 12:35 PM	
Screen Name Redacted	I do not believe there should be any additional licences, regulations, or taxes on short-term rentals. I believe the municipal, provincial, and federal government already dictate too much what property owners can and cannot do on their own property - adding more restrictions is not the right way to do it. We need less restrictions on private property, not more. In addition, I believe increasing regulations and taxes on any kind of rental, whether that be short-term or long-term, will only increase the cost of housing, not decrease it. The owners of rental properties will only pass the increased cost of business on to their renters.
1/31/2024 01:31 PM	
Screen Name Redacted	There is no need for further government involvement. This is just an additional layer of bureaucracy that is unnecessary. Government funding workers should stay out of private business. This is just an excuse to waste countless time in meetings pretending that you are addressing an issue that does not exist.
1/31/2024 01:33 PM	
Screen Name Redacted	I believe regulating this industry should be a no-brainer. They only rent for the summer months, and remove housing from the purchasers or long term renters. Wouldn't it be preferable to have year long residents? Why have almost all neighbouring municipalities adopted regulations? Why is it being recognized as a problem across Canada? And our council has prioritized more housing units as a priority? Something doesn't add up.
1/31/2024 02:41 PM	
Screen Name Redacted	You should take steps immediately to assess how Kingsville should

2/09/2024 02:03 PM

regulate cottages and whole house Short Term Rentals. Surrounding Municipalities are way ahead of you in regulating these properties. Amherstburg even has a code of conduct for renters! Regarding question #3 on your survey. yes i have stayed in Hotels, Motels and B&Bs while traveling. They have one thing in common, personnel on site to keep me in line For a progressive council you have not been very focused on this issue. Not very good for your record!

Screen Name Redacted

1/31/2024 04:28 PM

Safe, presentable, properly run, STR's are an important part of our town. The tourists bring much needed revenue to our restaurants, retail stores and most business in our town. We have very limited hotels or motels, so the STR's fill the need.

Screen Name Redacted

1/31/2024 04:50 PM

Regarding question 12. What would this 'municipal accommodation tax' look like, and for what purpose?

Screen Name Redacted

1/31/2024 04:50 PM

I believe short term rentals are good for the area. I usually visit twice a year myself with friends and family. We spend most of our days touring the area, going to restaurants, shopping in the local shops on main st. I don't believe it needs to be licensed, but also would be open to understanding if there are any concerns and what could be done to alleviate them.

Screen Name Redacted

1/31/2024 07:17 PM

Current bylaws that apply to ALL residences in town should perhaps be more carefully enforced (noise infractions, improper placement of garbage, parking violations) to help reduce any issues that might pop up with short term rentals as they would with any other residence in town. Extra regulation seems unnecessary if current regulations/bylaws aren't being enforced.

Screen Name Redacted

1/31/2024 07:50 PM

I understand and appreciate the concerns of residents who are located close to short term rentals. As a short term rental owner and operator I take full responsibility for my properties and my guests and uphold a high standard of operations for both the safety of our guests and the well-being of our neighbours. I am within a 10 minute drive of all our properties, have clearly stated house rules around respecting our neighbours and quiet hours, and monitor our properties with outdoor video surveillance, sound monitors and smart locks. We have not had any complaints from neighbours with whom we've shared our personal contact information. I think if all short term rental owners maintained the same standards that we do in our operations, residents wouldn't have anything to complain about.

Screen Name Redacted

1/31/2024 07:53 PM

Our Short term rentals is what provides for our family. We are passionate about bringing tourists to Kingsville and it's been nothing but an amazing and respectful experience. All local businesses have benefited from all of the guests who stay at our rentals and support local. Without short term rentals our town would not thrive as well as it has been.

Screen Name Redacted

2/01/2024 05:31 AM

Regulating short-term rentals would require policing of the regulations. The residents of Kingsville would have an additional expense to cover the cost of compliance officers. If residents have an issue with short-term renters those specific issues need to be addressed in the same manner that they would use were it they an issue with a full-time neighbor.

Screen Name Redacted

2/01/2024 06:11 AM

A critical matter for short term rentals is their appearance and upkeep both in their outside appearance and their inside living conditions. And yet, this standard is not applied to full time rental properties in the town. So both Short Term and Long term rentals require equal relationships in the town's boundaries.

Screen Name Redacted

2/01/2024 06:46 AM

An additional tax would be great, and residents knowing where the money from that tax goes to

Screen Name Redacted

2/01/2024 10:03 AM

I think vacationers/short term renters need the education efforts. They are the ones that need to understand the surrounding properties may not be vacation homes.

Screen Name Redacted

2/01/2024 11:44 AM

I have no issues with hotels, motels, and bed and breakfasts. I believe that whole home rentals or holiday homes, or Air B&B's should be restricted. With everything we hear about the shortage of housing, I believe these homes would be better served in the community to become family homes. I also believe there should be a substantial tax on all homes that are being used as short term rentals. I believe a rate of \$2000 per month is fair, given that many short term rental homes are renting at \$600/night. The money brought in should then be reinvested into affordable housing. If 100 homes are being used as short term rentals, that would generate \$2.4 million dollars over the course of the year to build affordable housing units and to help people who need it. As a homeowner, I have lived next door to a short term house being rented out, or Air B&B. These places house people who believe they are entitled to do whatever they want because they rented the house and are on vacation. The loud parties

that go well into the morning hours, not to mention the fact that some people renting don't care if they also take over part of your yard, definitely decrease the quality of the residential area.

Screen Name Redacted

2/01/2024 12:16 PM

STR's absolute reduce the rental stock and drives up rents for residents. I also think that a separate property tax class should be created at a higher tax rate than residential, perhaps same as the multi-res rate.

Screen Name Redacted

2/01/2024 12:33 PM

Airbnbs are great, but when they intrude on the enjoyment of neighbours, are taking up too much of potential housing for citizens, and are owned by out of the area people to profit from, then they need to be limited and regulated.

Screen Name Redacted

2/01/2024 01:08 PM

no

Screen Name Redacted

2/01/2024 03:28 PM

I feel Property owners should be able to do what they want on their property. Without anyone collecting money and regulating what the property owner wants to or doesn't want to do.

Screen Name Redacted

2/01/2024 05:56 PM

STR supports local businesses, wineries, Pelee island, local produce stands, restaurants, boutiques. People are there to enjoy the small town, friendly atmosphere. Promotes employment, tourism. With the number of wineries in the area people want to come and visit and stay to enjoy what the town has to offer. We have had people that want to visit family and enjoy being able to stay in town. Kingsville has so much to offer! We screen our guests and are respectful of our neighbors. We have had no issues with our STR.

Screen Name Redacted

2/01/2024 06:17 PM

I think our town thrives on tourism. There are wonderful places to see but not a lot of places to stay. I believe that there are enough regulations in place to keep unprofessional people at bay. Most web platforms are designed to screen undesirables out. I don't know anyone that would want people in their properties that would intentionally cause hardship to their neighbors. I believe that the town shouldn't overstep their authority in governing people's businesses.

Screen Name Redacted

2/01/2024 06:49 PM

short term rentals are no benefit to residential areas it interferes with parking on streets traffic flow and housing rentals for long term rental families

Screen Name Redacted
2/01/2024 07:31 PM
Licensing but minimal town interference. Dont need the town dictating every move owners make

Screen Name Redacted
2/01/2024 07:33 PM
I would be sad to see the town regulate bnbs I also don't think it should matter how close you live to the property as per your question about being less than 20 mins away

Screen Name Redacted
2/01/2024 07:48 PM
Not fair to residents to have a hotel atmosphere next door.

Screen Name Redacted
2/01/2024 08:00 PM
I think many out of town people would like to visit and have the opportunity to vacation in Kingsville , not in a hotel. People I know like to rent a cottage for a short term beach vacation . It brings revenue to the town businesses and restaurants.

Screen Name Redacted
2/02/2024 05:32 AM
STR should be taxed as commercial properties, not residential. Owners of STRs should be fined if police or bylaw officers are repeatedly called to a property due to noise or parking complaints. The municipality should definitely collect an accommodation fee to help pay for licensing, inspections, etc.

Screen Name Redacted
2/02/2024 07:33 AM
I support a complete ban in residential neighborhoods. No one wants an Airbnb next door to them. Short-term rentals erode the fabric of community. They are often eye-sores with the owners investing the minimum amount to get the property rented. We have a housing crisis and short term rentals are part of the problem.

Screen Name Redacted
2/02/2024 07:52 AM
This is long overdue.

Screen Name Redacted
2/02/2024 08:18 AM
I think short term rentals impede young people in finding affordable homes.

Screen Name Redacted
2/02/2024 08:38 AM
The owners of these properties are not aware of the noise , as they are not there .. plus the owners have their money !!

Screen Name Redacted
2/02/2024 09:54 AM
We need tourist \$\$.

Screen Name Redacted	Only allowed in commercial zoning. Or taxed as a commercial business.
2/02/2024 11:00 AM	
Screen Name Redacted	Made comment earlier regarding important to monitor number of owned short term rentals by the same business/or person is necessary. Interested to know who created this survey bc it does appear to favour a specific outcome.
2/03/2024 05:52 AM	
Screen Name Redacted	Kingsville needs Tourism. There aren't enough Commercial hotel/motels to service the area.
2/03/2024 11:21 AM	
Screen Name Redacted	I live in the property that I rent on the AIRBNB site.
2/03/2024 12:28 PM	
Screen Name Redacted	Has the town compiled data on the number of out-of-town owners and where are they from? Has the Town determined the extent of rentals in the area i.e. how many hotel rooms or motels, or private homes with owners in them, stand alone, when they were purchased, how many in one area, or, how many complaints filed or how much has resulted in police or bylaw charges? Will you distinguish between commercial areas and residential or create a setback limit? Most of my answers cannot be sure until I have more information. For Question 9 I had no option for other than yes or no, neither answer appropriate. For Question 11 can't answer that until I have more information on the extent of the problem and where. I can't answer question 12 accurately without knowing if it is locals or out-of towners that are landlords and are tenants. How will restrictions on STR's be reconciled with Rooming House Bylaws
2/03/2024 05:29 PM	
Screen Name Redacted	As long as the owner lives on the short term rental or very close to it, there shouldn't be any problem or issues. If the owner doesn't reside in Kingsville, there's no supervision, and it may cause disruption to the neighborhood. There shouldn't be any restrictions to Kingsville residents who live in a closed proximity to the STR, but you may consider restrictions to outsiders.
2/04/2024 04:42 PM	
Screen Name Redacted	I think it's a good option for people to rent their properties short term rather than have to deal with the LBT. Renting long term and off short term reveal platforms has become dangerous to their assets and mental health.
2/04/2024 05:37 PM	
Screen Name Redacted	I do not believe that residential neighborhoods in Kingsville need to

2/05/2024 08:23 AM	have any type of short term rental properties or units. The small town feeling is already being compromised by all the apartment/condos that are going up. If that doesn't bring in enough revenue for the City then why build them
Screen Name Redacted 2/05/2024 12:41 PM	Just that Cedar Island already has fifteen or more and for such a small close area this is far to many. Roads are narrow and they burn fires not knowing the rules. Found a drunk guy passed out in blvd 3 I will end it there.
Screen Name Redacted 2/05/2024 01:40 PM	I am opposed to VRBO's !! One such VRBO on our (McCracken Rd) is owned by an out of town landlord. He was not generating enough revenue as a VRBO so decided to rent full time. There are now four, apparently unrelated, individuals living in this very nice waterfront home. There is trash on the lawn, which is now mud due to vehicles parking there. A neighboring home had it's porch destroyed by a vehicle owned by tenants. A consequence of no town services, in this case unsalted road. The second VRBO has had parties with loud noise and at one time had twenty nine cars parked on their property and spilling over on an adjacent farmers field. We have had enough !! In addition, speaking with real estate agent I was advised to never list my home on a Friday as prospective buyers would likely do a drive by on the weekend, Having a VRBO in any neighbourhood significantly lowers values,
Screen Name Redacted 2/05/2024 02:39 PM	STRs are very detrimental to our community. Based on several discussions with many realtors most are owned by wealthy land owners from the GTA who don't care about Kingsville or the community. STRs drive up home prices taking away the opportunity for ownership from people who live and care about Kingsville. They are also costly because police and OPP are called so often for complaints related to noise, garbage, parking, number of people and so on. I can't understand how Kingsville is so behind all other surrounding communities (Windsor, Essex, Amherstburg, etc.) that have all implemented strict rules on STRs. Even the Federal government is considering legislation, and yet, nothing happens in Kingsville. It's shameful to see our beautiful community being destroyed and council and our mayor doing nothing about it.
Screen Name Redacted 2/05/2024 03:33 PM	People should be able to do what they like with their property
Screen Name Redacted 2/05/2024 04:45 PM	Do these owners of short term rentals pay property tax to the town of kingsville? I believe they do so, leave them alone.

Screen Name Redacted 2/05/2024 06:22 PM	1. Short term rentals (including accessory dwellings) should be regulated and charged the same fees as rooming boarding and lodging. 2, Fire safety should be a priority.
Screen Name Redacted 2/06/2024 09:03 AM	No
Screen Name Redacted 2/06/2024 11:41 AM	I think str owners, as business owners, should pay any accommodation tax to the Town, not the renter.
Screen Name Redacted 2/06/2024 03:09 PM	The unfortunate part of this Kingsville doesn't have Lodging for birders, weddings Etc. However, the residents of subdivisions shouldn't have to be subject to the issues that can and will arise from short-term rentals.
Screen Name Redacted 2/06/2024 03:58 PM	I am not totally against STRs but I do think the owner should either live on premises or within 20 minutes in case of an issue to ensure other home owner's in the area have a quiet and peaceful area, no parking or littering issues etc.
Screen Name Redacted 5/07/2024 07:13 PM	Establish strict enforcement to include demerit points system and penalty fees, licences to be renewed annually and for a substantial amount. Restrict all future absentee-owned properties to areas zoned as commercial & mixed use. Absentee owned properties should pay the appropriate taxes as commercial operated businesses. Limit the number of STRs on any given street and neighbourhood, particular in areas zoned residential. Refuse to license any STR property with a past history of noise and nuisance complaints plus if there has been a health and safety issue.
Screen Name Redacted 2/10/2024 02:27 PM	I would like the Council to take this issue seriously instead of doing nothing; you were elected to represent the best interests of the community as a whole. Young people are priced out of the market in Kingsville because so many properties are being purchased for use as STRs. I understand why; it is a lucrative business but that does not address the need for decent, affordable housing in our community. Further, the sense of community in existing neighbourhoods is being eroded by the influx of STRs
Screen Name Redacted	I have an air bnb beside and across the road from my house. They

2/10/2024 04:02 PM

can be noisy, they do take up the street parking. You have people arriving during the week in party/vacation mode. Yet I have to get up early for work. Again, noise. I do not want to be the person who has to call the police. I also believe it takes away from the neighbourhood. In my section of town there are several air bnb's with in a couple of minutes walk. Those could be residences with people I could get to know if they were owned and lived in by residents of Kingsville. I find the owner of the air bnb beside me could care a less about what the property between our houses looks like. Not taken care of over grown weeds. I had to warn a renter with a young child, of the poison ivy his daughter was near. This is a business and should be treated as a business. If the owner doesn't fix this space between our houses this spring, I will be contacting the town about it. Anyways, my rant is finished, thanks for your patience. █.

Screen Name Redacted

2/11/2024 12:39 PM

There are too many in the Kingsville area and they are not regulated. Kingsville seems to be the only town that does not seem to care about Short Term Rentals. I do not mind some B & Bs but the owners need to be on the property to control the actions of the renters. We all like to support the tourism however most of the Americans bring their own food and drink as they know how expensive things are here. This is a matter that needs to be addressed by the council. I am not against them but the owner needs to be on the property E

Screen Name Redacted

2/11/2024 03:20 PM

I think STR rentals add a great flavour to a community. An opportunity to stay with local residents and get to learn more about the area etc. but I also think that is a responsibility and you must be considerate of your neighbours! Yet your guests. Make sure the guest understand that they are staying in a quiet residential area and it should be respected and treated that way. The golden rule: do unto others as you would have it done to you! And I believe that the owners should be on the property that they are renting! Again: it's a responsibility not just a money making opportunity!

Screen Name Redacted

2/13/2024 01:55 PM

They should not be allowed unless the owner of the property lives full time on site to ensure no disturbance to anyone in the area. This way, properties are available for purchase or rent. There are enough B & Bs in the area to accommodate tourists. Plus we have the Grove hotel in town and other hotels close by in Colchester and Leamington. Why compete with local businesses.

Screen Name Redacted

2/16/2024 07:44 AM

The issue with Short-term rentals, to me, is with stand-alone rentals in residential neighbourhoods where the owner/manager does NOT live

on the premises and where rentals are UNDER 28 days. Due to the lack of supervision, these homes are subject to more damage, parties, drugs and other illegal activities (including drug exchanges), which we have experienced first-hand on our street. I have no issue with short-term rentals where the owner lives on the property (e.g., a suite or apartment in a building, a second building on the same property, etc.). These are fine, help with tourism, but are still safe. Even stand-alone rentals in commercial areas are fine. They are less likely to disturb residents who want a safe, quiet neighbourhood where they know who is coming in and out. I don't understand how other businesses in Kingsville are restricted to certain areas and need to be registered or licensed (e.g., bylaws in certain residential areas of Kingsville dictate where businesses can or cannot be) but STRs, which ARE also businesses, can do whatever they like. Living next to them with no owner on the premises has been hell and dropped the value of our home. If potential buyers know our house is in the same neighbourhood as one of these, they are less inclined to buy. The character of our street has completely changed for the worse. My own research has shown there are, at the very least, 124 STRs in Kingsville, over 80 of which are stand-alones (and that's only those actually listed on AirBnB and do not include at least 8 other sites also advertising STRs in Kingsville). These stand-alones could be 1) opened up so first-time home owners could actually live here and contribute to the community and businesses year-round, or 2) transitioned to medium-term rentals for people transitioning to Kingsville or needing longer visits. From a financial/tourism perspective, restricting stand-alone STRs to commercial areas and only allowing STRs in owner-occupied homes in residential areas helps keep everyone happy. From a safety perspective, I've seen owners cutting corners. And there is no fire inspection or checks about how many people can actually safely rent the home, so guests can become trapped in an emergency. Sooner or later, there will be an emergency and Kingsville will be forced to act. We have had several of our own guests visit our home and say they would not want to live in Kingsville after hearing the noise at night from parties at AirBnBs on our street. Not a good impression for Kingsville, in my opinion. Many residential areas like ours are also not allowed to put up fences on the lake. So...we just have to put up with this?

Screen Name Redacted

2/22/2024 10:44 AM

Short term rentals are not needed. Use motels and hotels. STR are simply profit drivers for absentee landlords and drive up the cost of housing for everybody to make rich people even richer

Screen Name Redacted

2/22/2024 04:48 PM

I support the building of hotels, motels and inns in designated areas. I am opposed to the use of residential homes used as STRs.

Screen Name Redacted	no
2/22/2024 05:19 PM	
Screen Name Redacted	Regulation is pointless without enforcement and consequence.
2/22/2024 06:02 PM	
Screen Name Redacted	<p>the one property near my residence is not maintained the way it was prior to becoming a STR owned by an absent landlord. It has lost value and probably impacts local property values. it is also now vacant most of the time and not available for home ownership in a time when finding a home is increasingly difficult.</p>
2/23/2024 05:46 AM	
Screen Name Redacted	<p>I think this is very important for tourism especially for business and wineries in our area.</p>
2/24/2024 05:21 PM	
Screen Name Redacted	<p>A registered & regulated list of non-commercial (bnb, airbnb, cottage rentals) would provide a TANGIBLE ASSET to the town/municipality to provide accurate and accessible accomodations to interested Travelers</p>
2/26/2024 05:40 AM	
Screen Name Redacted	<p>As a young resident in Kingsville who is in the rental market, I see how this directly correlates the housing crisis we are facing. The neighbourhood I live in is now majority short term rentals. In the past 3 years I have lived there, I have had 4 adjacent homes become Airbnb. This including watching my neighbour, a single mom, get kicked out for her home for it to become a short term rental. I recently received notice for myself to vacate my home as the owner wants to sell, and is marketing it as potential Airbnb to buyers. I see first-hand over 10 homes in my neighborhood sit empty for 6 months of the year, yet it is nearly impossible to find accommodation in this market. I witness the same situation for my peers who have lived in Kingsville all their lives but cannot find or afford a place to live. The priority placed on tourists and their economic impact has descended the prosperity and contribution of the young working residents. The representation for the town is clearly pushing out young residents in favour for financial gain and social approval. I hope to see someone who will represent the developing generation of working residents in Kingsville.</p>
2/26/2024 06:44 AM	
Screen Name Redacted	<p>It seems to me that if neighbouring towns / counties have regulations in place, that Kingsville needs regulations in place. Otherwise property owners who might not be permitted to operate in those towns/counties will flock to Kingsville! Are these the type of owners</p>
2/26/2024 06:24 PM	

we want in Kingsville? Making money but not caring about the town and its heritage. Also, I gather that Bed and Breakfast places are regulated. If that is the case, it seems unfair to me to not regulate other types of short term rentals. It puts the B&B at a disadvantage.

Screen Name Redacted

2/27/2024 05:31 AM

I have talked to friends in BC who just enacted huge STU reform by pretty much banning them altogether except for tourist cities like Whistler and its working there are much more long term rental units popping up and more houses going up for sale. I think Ontario and the municipalities within need to take a stand like BC did. No it won't solve the housing crisis but it's a step in the right direction!

Screen Name Redacted

2/27/2024 11:03 AM

Some Airbnb and VRBO owners/landlords are respectful neighbours. Some simply say that their properties can be used to generate income. If residential properties are functionally businesses, where are the zoning regulations to support this business use? Those with pools bring guests who party loudly and without concern for neighbours: many times per week all summer; functionally, motels. Owners live in neighbourhoods many km from the disruption. There is a large difference between occasional owner parties to a constant stream of loud partying. Completely unacceptable.

Screen Name Redacted

2/27/2024 12:27 PM

The housing is desperately needed, council should put the needs of our residents ahead of the profit for str owners.

Screen Name Redacted

2/28/2024 01:10 PM

Instead of licenses and more fees, there should just be no short term rentals allowed, other than a regular hotel. No air b and b

Screen Name Redacted

3/04/2024 05:24 PM

I think STR should meet the same requirements that regular B&Bs meet. I.e. fire inspection with signage for safe exit in an emergency, and health inspection (to ensure dishwasher hot water will sanitize and the refrigerator will keep food cold enough for safety). They should be taxed the same as any other business that operates within the town. STRs benefit (and contribute to) tourism, so they should also contribute via taxes/registration fees/BIA dues. I understand the challenges with LTR but have also seen many smaller homes purchased and turned into STR and worry they are preventing young couples from entering the housing market.

Screen Name Redacted

3/05/2024 05:09 PM

Owners should pay a municipal tax on the STR not the renters. Parking should be enforced. I have had many instances that too

many vehicles are parked at the STR's and am in danger trying to pull out of my driveway. I am just past an S bend and can't see oncoming traffic as the vehicles are blocking my view. There are nights even during the week, the noise has been carrying on until 4 am due to STR's. I am not interested in dealing with these issues continuously all year long. It should not rest on my shoulders to deal with the renters. The owners and hosts should be responsible and required to shut them down immediately. I have had STR renters drive onto my property to turn their vehicles around destroying my brand new sodded lawn. The renters have also indiscriminately blocked our private lane way access on numerous occasions. Over capacity on occupancy. The STR's are booked solid year round and there are 2 STR's within 10 meters of my residence, therefore I am dealing with complete strangers on a daily basis. Plus, there are multiple other STR's within a thousand meters of my residence. I refuse to be subject to unlawful, crass, rude, rowdy behavior and refuse to be responsible for oversight of parking and disturbances. I am a full time tax paying resident whom works full time and purchased my house 14 years ago in Kingsville for a peaceful existence, which was the case until 2 years ago when the 2 properties where purchased by non Kingsville residents. I am now bombarded with questions, disturbances, and parking issues on a full time basis. As they are mostly concerned with the money they are receiving and not living here. The disturbances go unchecked. Limiting how often they can rent would help give the neighborhood a break. The owners are decent people but they aren't here dealing with the issues that arise at the time of the event.

Screen Name Redacted

3/08/2024 01:00 PM

Short Term rentals can be beneficial to cities and towns as they bring a lot of tourists and different cultures. These travellers choose Airbnb mostly because it is affordable. They are typically younger with families and generally travelling with children for a vacation or getaway. These travellers are primarily interested in the household amenities and large space provided by Airbnb rentals. They almost exclusively stay in entire home rentals. Compared to other Airbnb guests, they tend to be somewhat older, have more education, travel with larger groups, and take longer trips. They also are more frequent Airbnb users. These travellers are motivated by Airbnb's sharing economy philosophy, the opportunity to have an authentic experience, and the chance to interact with their host and other locals. With the cost of living today and interest rates for the housing market, it is extremely rare that any home is considered "affordable", not just airbnbs or cottages. Many are unlikely to be able to afford housing all together. Instead of worrying about rental properties- it may be a suggestion to put together a concern for those struggling with wages and affordable interest rates for homes and focus on an area in town where ACTUAL housing can be built that is geared to

income. I know myself as an airbnb owner- I have strict rules with guests and welcome any feedback from neighbours if an issue was to ever arise. There are many people on Cedar Island who are only there during summer months and live outside of Canada - is this something they would have say in as well? I think there are more important issues to look at long before rentals/airbnbs.

Screen Name Redacted

3/09/2024 12:46 PM

Our units are all one bedroom - we did that on purpose so that we wouldn't have party crowds. We live where we can see them and otherwise where we are just a 2 minute drive away. We have people parking on the street and give instructions not to crowd driveways, and not to turn around in driveways. They typically don't have guests so there isn't excessive parking happening because of our units. Guests are away most of the day and are parked usually just in the evenings. One of our properties would otherwise be a rental house, as it was before we bought it. The landlord was absent and the house was in bad repair. We have neighbours that complain because that's what they do - complain about their neighbours. We do our best to respect his complaints which is not that often. It has to do with parking too close to his driveway. In my opinion, the neighbours should be happy that the house is now an air bnb - it's kept up better without the sometimes messy tenants that used to live there. And as far as the parking goes, it would be no different if the house was a long term unit. I believe that restricting Air bnbs in Kingsville would hurt our tourism industry. We also provide jobs. And yes, it takes homes off the market for residents. Our Air bnb business is going to give us a retirement income that we would otherwise not have, neither of us having a pension. I don't want to be on 'the system'. I want to work and earn a living. The visitors that come leave money in Kingsville and would otherwise have to stay in Leamington. Visitors love the short term rental scene! And they love coming to Kingsville! When we have crossed paths with people that we know would be good tenants, we have moved the unit into a long term tenancy for them. People in general are too afraid to be landlords anymore. The law is not landlord friendly and it becomes too much of a risk. Taking out the short term rentals would not make more rental units available. They would be sold as homes to those that could afford it. Landlords are not interested anymore - too much trouble. Too much risk.

Screen Name Redacted

3/13/2024 12:28 PM

there are 2 b&b rentals in my neighborhood. 1 is rented responsibly by the owners who live 2 houses away. the 2nd is right beside it rented on several sites by Dream BNB Hospitality and they care nothing for who they rent to or for the neighbors. This Company has gone so far as to use intimidating tactics with the neighborhood. Noone wants this in their neighborhood along with the over crowded rentals loud music and other things that have been witnessed by the

residents

Screen Name Redacted

3/13/2024 02:09 PM

As an AirBNB owner in another municipality, I have no issues with registering and having certain standards to follow, however I do not recommend doing what other municipalities have done by completely outlawing them, as that is going to cause a lot of issues. A registry would also be helpful for the town to promote tourism and short term stays, as it would almost be like a directory for people looking for accommodations. Do I believe there should be a registry? Yes absolutely. However too many strict regulations along with a registry/license will cause many people to operate off the radar, which could be detrimental to the tourism industry in Kingsville.

Screen Name Redacted

3/13/2024 06:27 PM

Like other business, they should pay a certain tax

Screen Name Redacted

3/14/2024 08:08 AM

I recommend a nuanced, evidence-based approach to regulating this relatively new issue of STRs. A complete ban would be an over reaction. Likewise, no regulation would be negligent.

Screen Name Redacted

3/15/2024 07:03 AM

My #2 answer sounds contradictory but with proper oversight I think they can be an asset, but I do believe there needs to be control, stricter bylaws for short term rentals. We stay in short term rentals yearly and let me tell you there are strict adherences. We don't mind instead appreciate it since we might have a short term rental beside us. Does Kingsville have the ability to control this?

Screen Name Redacted

3/15/2024 08:17 AM

Use less town resources on regulating the residence and more on encouraging beauty and growth. Thanks for all you do

Screen Name Redacted

3/15/2024 08:19 AM

What ever happened to freedom be an individual to being creative being different or if only you like it

Screen Name Redacted

3/15/2024 08:55 PM

STR is very beneficial to the town and its businesses, the homes are well kept and maintained, corporations use STR for there out of town workers .

Screen Name Redacted

3/16/2024 02:43 PM

STR has a role but should not occupy property that could be rented year round to full time tenants

Screen Name Redacted 3/18/2024 09:24 AM	Our town has very good shopping and restaurants , of which I'm proud. It is necessary that visitors and tourists alike , have a place to stay, therefore, I support short term rentals . The town should not interfere in this area.
Screen Name Redacted 3/18/2024 09:20 AM	Restrictions to free enterprise should not be an agenda for any Town, especially one that relies on Tourism for its businesses
Screen Name Redacted 3/18/2024 06:37 PM	Our airbnb has attracted couples and business professionals from USA mostly who tell us why they are visiting. They are coming for our wineries and our parks mostly. Others come to rediscover where they used to live as they moved away yet still have family here. Executives who moved away yet still have businesses here are choosing to stay in airbnbs because it offers a space that feels more like home with kitchenette etc. We promote tourism constantly on various platforms and have drawn people not only to Kingsville but surrounding towns to explore our region and the businesses and events within it. Short term rental owners are an extension of your tourism voice. 90% are from USA. The other 10% are curious about our town because they heard about it through locals. And many local downtown businesses book with us for their employees visiting from out of town. We have never had complaints since we've been in operation only positive comments about our accommodation and our town.
Screen Name Redacted 3/22/2024 05:05 AM	Short term rentals are rentals of homes, just as long term rentals are, albeit, only for a few days/weeks. If you regulate short terms rentals you should also be regulating long term rentals as well. Just because a few people out of the entire population of Kingsville (% wise) complain, is no reason to regulate short term rentals. These same people, would probably also be complaining about long terms rentals. Keep in mind who your complaints are coming from. Sometimes, there is no pleasing some people.
Screen Name Redacted 3/22/2024 07:41 PM	No.
Screen Name Redacted 3/23/2024 02:05 PM	I think with any endeavour, the first question to start with is "why". Is Kingsville looking to regulate STRs for safety reasons, if so, do we have data to suggest that STRs are unsafe? Is it seen as a solution to housing affordability? As an STR owner and local real estate agent as well as the owner of several long term rentals, I can say with authority that STRs tend to be more expensive homes, not the type of properties that are going to help those struggling to afford housing. The entire concept of a successful STR rests on having a unique

home or property or location and therefore these properties command a premium. I have helped clients purchase STRs in the range of 850K-1.3m, well above the average selling price of homes. Measures like easing zoning restrictions and providing support for ADUs, along with incentivizing housing providers are all measures with much more proven effectiveness than STR regulation. Is regulating STRs due to excessive noise and complaints? In my personal experience, having owned a local STR for what will be our 5th season, we've never once had a noise complaint, by law issue or police visit. I would be curious on the statistics of STR related complaints versus those of typical residential settings. Perhaps the most vocal minority among our avid town complainers don't actually represent the majority or people's experiences. Is it about safety? If that's the case, bring on a visit from the fire department to ensure safety or the building department to ensure codes have been met where one home has been turned into multiple units. In my experience, STR owners love this town deeply and take tremendous pride in welcoming travelers and visitors to the area. We've personally welcomed hundreds of guests to Kingsville for their weddings, anniversaries, family reunions, or simply for a getaway. Those guests have infused the local economy with untold amounts of dollars. Kingsville has long been a town of bed and breakfasts. In fact, our home was a b and b for decades before we converted it into an STR. To vilify STRs is short-sighted and takes for granted the significant role that STRs play in welcoming people to Kingsville. STR owners are not corporate overlords, but rather individual entrepreneurs who love this town and enjoy sharing it with others. Kingsville has an opportunity to lead where neighbouring municipalities are thinking small and close minded. I recently spent a few weeks in Florida, where entire neighbourhoods were made up of more than 50% STRs. Florida gets it. STRs bring people there and those people come to spend money, benefitting local businesses. So again, my question is why? What is the purpose, what are the outcomes of this undertaking?

Screen Name Redacted

4/17/2024 10:12 AM

I do not feel it necessary, at this point, to govern or legislate STR, with the exception that STR owners either live in the residence when it is a single family dwelling or they live within a reasonable commute to the property (30-50km).

Screen Name Redacted

4/17/2024 04:10 PM

As a homeowner living on a lakefront property in Kingsville I am not opposed to STR whereby the owner lives on the property as this was the original intent of STR. But, now something different is happening in our residential community. Many of our neighbourhoods are being becoming commercial ventures in residential areas for the wealthy and out of town investors to capitalize on our unregulated by-laws. Councils needs to take immediate action on these issues and

implement regulations on STR. In regard to Question #9 on the survey. Homeowners need to live on the property.

Screen Name Redacted

4/19/2024 02:08 PM

This issue of short term rentals is not only in Ontario, it is all over Canada. British Columbia has implemented as of May 1, 2024 that the short term rental must be the owners principal property. Housing shortages are across the country. The town of Kingsville alone has more than 200 houses that are rented out for short term. A lot of these are owned by people from other cities. So the rich are able to buy up any property that a young person could possibly afford, but loses out to a bidding war and the rich will prevail and make more money off rentals and the young will lose out. Municipalities across Canada are now implementing restrictions to short term rentals, as I sure hope our municipality follows suit. If the town is going to allow this to continue than there must be restrictions in place. Only allow a specific number of places to register with the town. First come, first on list, only allow for example 75 or 100. Must pay a yearly fee, must allow there to be a Fire inspection, By Law inspection and Building Code inspection to be sure that the safety of the renter is first priority. Also, OPP must be involved as to if there is a disturbance created by the renters that the owner is not enforcing upon them. If the OPP are called out, they must react and enforce. I have heard of issues where the OPP were called for a noise complaint and never enforced it. By-Law Officers are not available in evenings and on weekends, so they are pretty much useless for any issues that may arise from the renters. Honestly, I don't understand why the town even has this survey. Talking about the public's appetite to see if there is any interest to regulate short term rentals. I'm sure council and town officials are surely aware of the issues that have arisen and should be able to see that there definitely needs to be some kind of regulation happening. The issues with short term rentals has been on the radar for a long time. This survey has now prolonged any actions that could have been in the works to get a handle on this. All any one needs to do is go onto the internet and they will see how so many other places are taking it upon themselves to restrict and regulate. Currently, I believe no taxes are being paid on rentals as income. If these places are not registered, it is so easy to fly under the radar and make huge profits. Again, the rich getting richer. A limit of how many can register should be set in stone. Lets make a difference and regulate short term rentals. Maybe, just maybe this will free up some lower priced houses that come on the market for your kids and others kids to purchase their first house.

Screen Name Redacted

4/20/2024 06:16 AM

The Town of Kingsville must have laws controlling str's at least as restrictive as neighboring municipalities . If not, investors in str's will be attracted to Kingsville in higher than normal levels. This will further

exeserbate the problems caused by these rentals. Rules must also be set as soon as possible so that investors are not surprised. Any provisions in New bylways which might grandfather existing str's from any new rules should be time limited and not permanent.

Screen Name Redacted

4/20/2024 12:44 PM

We think it is unbelievable that Kingsville dragged their feet on legislation as most other towns and communities have rules already for 2-3 years and some have said absolutely not to STR's. When we moved here from Muskoka retiring from the car business (yes we paid a lot in corporate taxes to sustain our income). We were enticed to Kingsville 12 years ago with advertising to come to a retirement community. We moved to a waterfront location for peace and tranquility in our elder years - not living an everyday nightmare trying to protect ourselves from people who are trying to get rich quick at the expense of their neighbours who are paying exhorbitant taxes and they're paying a pittance. Our property taxes are the highest on the waterfront of any other residential neighbourhoods! Kingsville council should do the right thing and look after their senior population and enforce these other people to "carry their own water" and get a business in a commercial location!!!

Screen Name Redacted

4/22/2024 12:27 PM

The Kingsville area and all of Essex County is a well loved area for tourists and has been for many years. Cottage rentals have been around for longer than I have been alive. We ourselves have rented cottages in other areas of Ontario and have enjoyed wonderful family vacations there. Our children who are now adults have such fond memories of these vacations that they now rent cottages so that they can enjoy the same type of experiences with their own children. As long time residents of Kingsville, our intent in renting out our cottage is to provide other individuals and families the opportunity to enjoy that same relaxed cottage vacation experience. Since we also spend time at our cottage, we expect our guests to be respectful of our home and our neighbours at all times. It is our hope that responsible short term rental owners will not be unfairly penalized because of some of the 'bad apple' owners that are out there.

Screen Name Redacted

4/23/2024 11:01 AM

with over 50k visitors a year who stay with us....They contribute to the local economy by eating in our restaurants, shopping in our shops and touring our wineries and buying experiences in our area and they frequent our parks. Our tourists are looking for an experience. We are suppliers of high end luxury boutique style homes that has high standards.

Screen Name Redacted

I support short term rental, I think it's a unique experience for

4/23/2024 11:44 AM

example people that can't afford to live by the lake among others things. I feel there is a big trust owners opening their house for us to make it ours for a short period of time to have a life long memories with our families.

Screen Name Redacted

4/23/2024 12:13 PM

In the day and age we live in allot of everyday middle class people can't even afford to travel so when summer comes around personally I look to travel within my space and Kingsville is amazing for this with rentals at an arms reach and amenities like wineries and golf and beaches what not tool e on a budget I say awesome

Screen Name Redacted

4/23/2024 07:03 PM

Short term Rental promote tourism and create jobs for the Kingsville area . It is very complementary to the Kingsville long term strategic plan Yes , all owners should screen their guest to ensure we do not disrupt the long term residence We already have a noise bylaw which is the main concern against Airbnb I suppose if we do have a licensing program , it needs to be tourism friendly so we continue to promote our area The Canadian tax act says that expenses are not allowed if you are in violation of the local laws, that is deterrent enough Please reach out to me as I would like to be part of the policy development

Screen Name Redacted

4/25/2024 04:11 PM

Rentals are a business, should be only in a zoned area for this type of business. At one time there were no business licenses required has that changed, if not, perhaps this should be looked at,

Screen Name Redacted

4/26/2024 03:17 PM

No

Screen Name Redacted

4/26/2024 06:02 PM

I live on the lake and would not be comfortable with strangers in and out next door every weekend especially if the owner was not on the premises. It would be an invasion of our privacy and serenity and feeling of security.

Screen Name Redacted

4/26/2024 06:31 PM

Leve the STR market alone.

Screen Name Redacted

4/29/2024 07:27 PM

Kingsville has a lot to offer tourists, and not a lot of 'hotels' to accommodate them. We should be applauding those that step up to assist this industry, bringing 2 additional streams of spending to local businesses, the renter's extra income and the tourist dollars themselves.

Screen Name Redacted

4/30/2024 06:28 AM

My partner and I with the help of my parents, have been looking for a house since September 2020. Many of the houses we look out on were turned into airbnbs from out of town, a couple of them on Queen St. Some of them are longer term rentals. At times we were not even able to see the property because it sold for well over asking almost as soon as it had been listed. The concept of Air Bob's was to rent out a spare room in one's house to make some extra money. Now it's turned into an industry that is further making it complicated for families to put a roof over their heads.

Screen Name Redacted

4/30/2024 06:22 AM

The reason I moved to Kingsville was because I stayed in a short term rental and saw what the town had to offer. It brings money, tourism and marketing from people from larger cities.

Screen Name Redacted

4/30/2024 07:05 AM

No

Screen Name Redacted

4/30/2024 07:13 AM

Short term rentals lead to community disruption. Our tax dollars go to maintaining our community and policing ... I would truly be apprehensive of transient people, or parties of people that may not be respectful to their temporary neighbors. Also neighborhoods could become tourist districts instead of families contributing to our town. Our children are having to move away due to shortages already, why exacerbate it more.

Screen Name Redacted

4/30/2024 08:12 AM

Only short term rentals should be a bed and breakfast or hotel period. These short term rentals are driving up full time rental units and making it unaffordable for people who rent. The housing shortage is real. A single 50+ well employed man should be able to afford reasonable housing for less than 35% of his wage.

Screen Name Redacted

5/01/2024 07:40 AM

If there is a disturbance at a rental property then deal with that one incident. As long as the renter has strict rules of acceptance like we do ... there should be no issues. Don't assume all Airbnb's etc. are a problem. Deal with the ones that are. Kingsville could be the new Niagara on the Lake because of all it has to offer. We want people to come back to visit year after year. That fuels our economy. Also, it provides housing eg. off season I rent my Airbnb to a young couple at a very reasonable cost. A shortage of housing in Kingsville is not due to Airbnb's, it is due to the cost of the houses / lack of rentals in Kingsville.

Screen Name Redacted 5/01/2024 08:32 PM	I believe the number of rentals need to be limited within a neighborhood. I own property on the lakefront and suddenly our neighborhood is changing as homes are being bought up, renovated and available as short term rentals.
Screen Name Redacted 5/03/2024 12:30 AM	The type of housing for short term rentals is not the type of house a normal tenant can rent or want to pay the amount in rent. Most short term rentals are not what is making the housing crisis in my opinion. Having short term rental properties have a "permit" isn't necessarily a bad idea and having it registered at the town as a short term rental. It will make sure everyone is doing things right, for safety of the clients staying at the properties.
Screen Name Redacted 5/04/2024 10:30 PM	the number of properties which any one individual can own and operate should be restricted/limited; the marina should not have boats which are used as short term rentals - and which use the marina washroom facilities; there should be a restriction prohibiting additional accommodations, ie trailers on properties
Screen Name Redacted 5/05/2024 08:10 AM	Our wonderful town Kingsville has spectacular views along with beautiful parks, and short term rentals fill a gap in the Kingsville market by providing alternative options for short stays. A tax or additional regulation would deter tourists from staying in Kingsville for longer and might push them go elsewhere. Also, short term rentals help businesses and operators get some extra income which is much needed in this economy (i.e. inflation). Further, short term rentals don't necessarily bring an uptick in noise and traffic because we have other by-laws that already address these issues. It is the charm of our town that compels people to visit, so I am not for regulating and/or taxing short term rentals.
Screen Name Redacted 5/05/2024 08:13 AM	Airbnb serves as an important source of income for me and my family with the rising cost of living. I was also very surprised with the good response I received with many guests mentioning how much they love visiting Kingsville but lack of affordable short term rentals is a major issue for them. Adding tax to short term rentals in our small town would discourage owners to participate in renting mainly because of finance issues and subsequently also lead to increase in short term rental prices. Influx of visitors will help businesses in the area immensely and add to the economy of the town.
Screen Name Redacted 5/07/2024 01:35 PM	They have changed the whole dynamics of Cedar Island. Can't trust if they have guns, dope, or rapists or fresh out of prison. Afraid to walk

down street at night.

Screen Name Redacted

5/07/2024 02:53 PM

You cannot promote tourism in Kingsville and the local area and then prohibit or overly regulate short-term rentals. Current town ordinances should already cover noise, parking, garbage etc. Adding a municipal tax to the cost of a short-term rental in other areas has deterred me from choosing that option. Increasingly, travellers wish to have the increased comfort that a short term rental apartment or home provides rather than just a hotel room; add to that the fact that hotel rooms are not plentiful in Kingsville. As a traveller, contact with the short term rental host also promotes area activities, both through the listing website and through actual contact with the host via email or phone. In my opinion, it would be foolish to jeopardize the boost to the local economy that the service of short term rentals provide.

Screen Name Redacted

5/07/2024 02:44 PM

We need access to housing. Not short term rentals

Screen Name Redacted

5/07/2024 03:26 PM

n/a

Screen Name Redacted

5/08/2024 06:24 AM

No

Screen Name Redacted

5/08/2024 09:44 AM

We are in a housing crisis. It is immoral to profit from people's tragedy
Rich get richer and people can't afford rent or buy a house

Screen Name Redacted

5/08/2024 11:33 AM

Short term rentals are great in large cities.....We need the current licensed Bed&Breakfast business along the wine route. We do not need STR in the middle of established neighborhoods.

Optional question (197 response(s), 183 skipped)

Question type: Essay Question



Customer Service Update

Committee of the Whole

May 13, 2024

Customer Service Standards

- We will treat you in a professional and respectful manner
- We will treat you fairly while complying with all our policies, by-laws and regulations
- We will provide service in a responsible, efficient and timely manner
- We will acknowledge initial receipt of your correspondence within two business days
- We will ensure our services are accessible for all our customers
- We will identify ourselves to you by using our first name and position title (where applicable)

Implementation Plan

1. Primary source for intake of service requests (for reporting issues or concerns):
 - Email – requests@kingsville.ca
 - Phone – 519-733-2305
2. Every department utilize a tracking system for service requests
3. Customers be provided with a tracking number that corresponds to the request
4. That service requests be responded to by staff based on whether the request is (i) an emergency or matters affecting safety or (ii) the order in which the request is received; not based on “who” is making the request
5. That a new Customer Service position be included for consideration in the 2023 budget

Programs with Customer Interactions

Finance

- Tax and water account activity
- Processing tax certificate requests, water finals and statement of account requests

Planning and Building Department

- Cloudpermit
 - Planning applications
 - Building permits

Parks & Rec and Program and Events

- Facility bookings
- Program registrations

By-Law, Engineering, Parks & Rec, Public Works and Water/Waste Water – requests@kingsville.ca

- Track and monitor all resident concerns or issues
- Track all encroachment permits
- Used internally to request services (health and safety issues to be addressed)

2023 in Review

Corporate Services

- 543 licences/permits/vouchers

Fire Department

- 422 open burn permits
- 830 fire safety inspections

Finance

- 509 ownership changes
- 348 water finals

Programs and Events

- 20+ programs with different age categories
- 53 events hosted by staff

Parks & Recreation

- 8300 hours of facility bookings
- 1100 hours of user group ice time
- 420 hours of public programming ice time

Engineering

- 398 inspections for various permits or applications (encroachment permits, indemnity releases, etc)

2023 in Review

Building and By-Law

- 3487 building inspections
- 208 closed permits
- 1295 by-law inspections

Planning Department

- 214 active planning files
- 92 files in pre-consultation
- 17 plans of subdivision in various stages

Requests@kingsville.ca

Reporting Period	Opening Balance	New SRs	Closed SRs	Ending Balance
2023 Summary				
External	353	2062	-2071	344
Internal	392	967	-756	603
Total	745	3029	-2827	947

External

Any issue or concern that is initiated by a resident or a councilor

Internal

Anything initiated by an employee or an application or permit that requires fulfillment by the applicant.

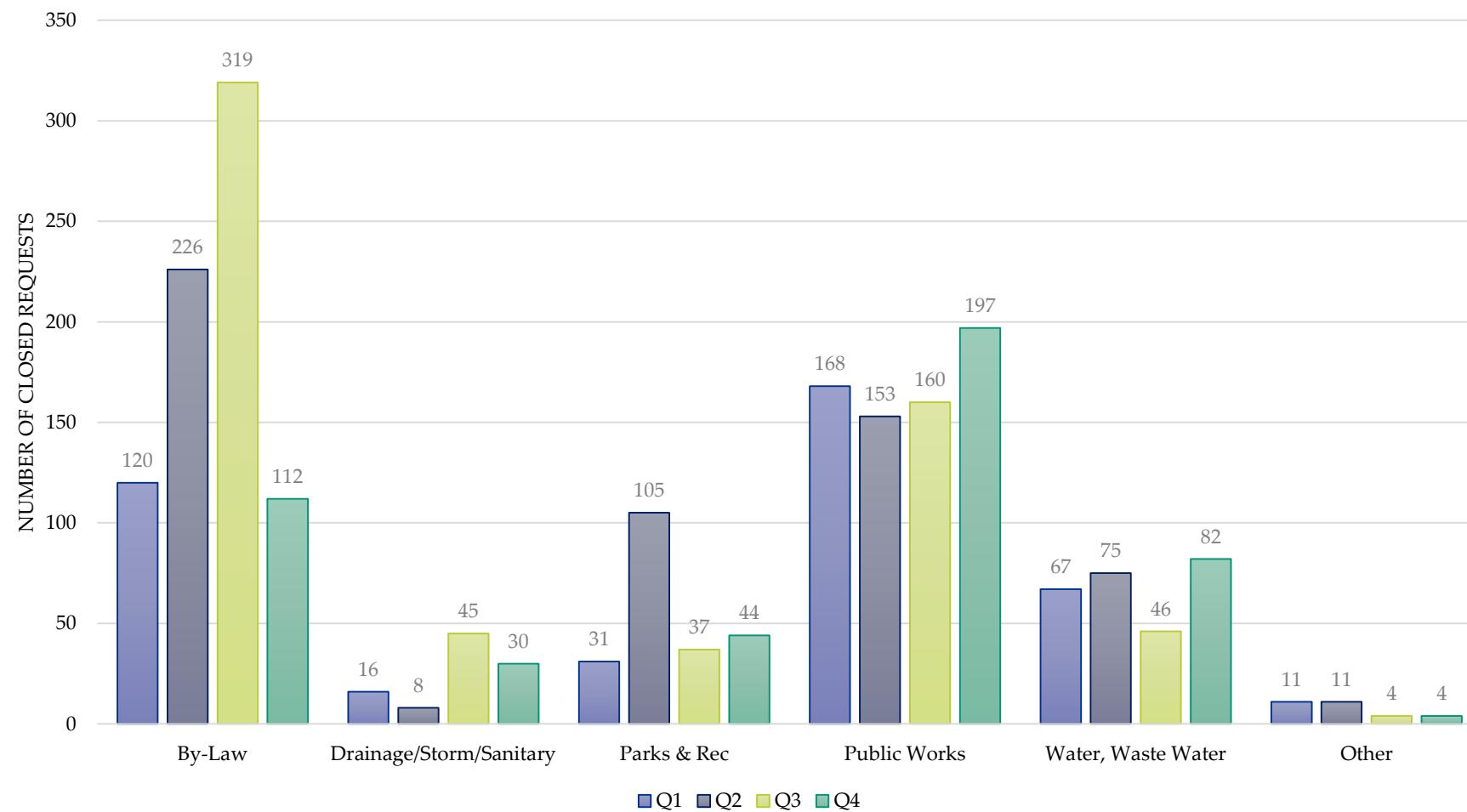


2023 – Resident Initiated Requests

Department	Opening Balance	New Requests	Closed Requests	Ending Balance
By-Law	121	680	-777	24
Drainage/Storm/ Sanitary	16	114	-99	31
Parks & Rec	31	199	-217	13
Public Works	124	717	-678	163
Water, Waste Water	44	313	-270	87
Other	17	39	-30	26
Total Requests	353	2062	-2071	344

Data source – Requests@

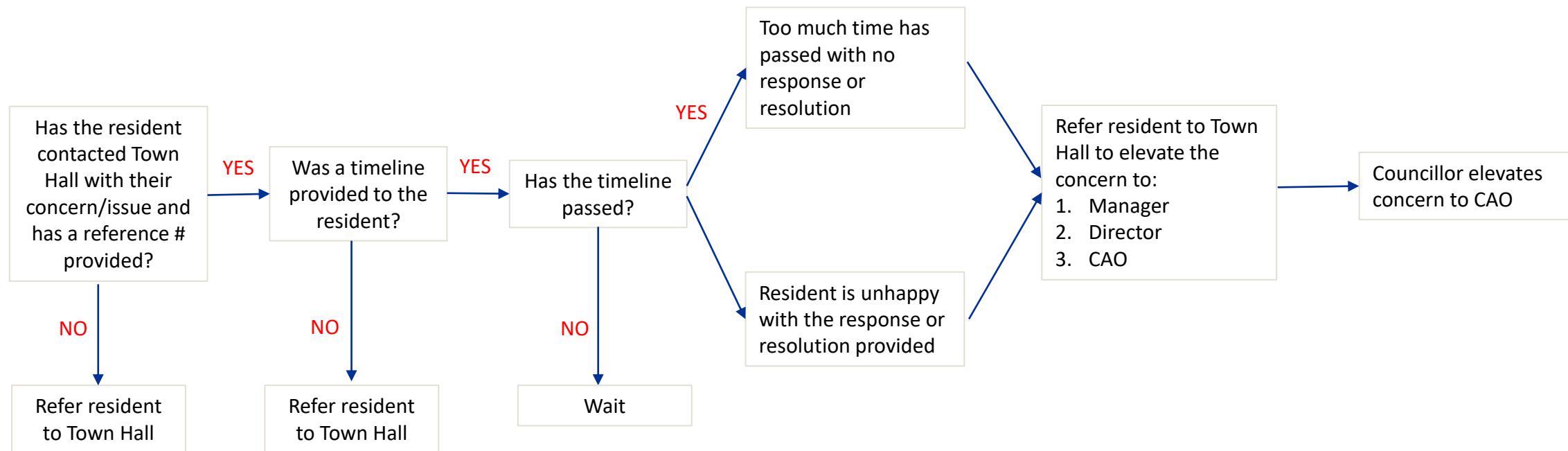
2023 - CLOSED RESIDENT REQUESTS/CONCERNS



What's next for customer service

- Develop KPIs to monitor / improve response times
- Continual monitoring of concerns initiated through requests@kingsville.ca
 - Monthly review of new requests
 - Quarterly review of all requests
- June – half-day customer service training with managers and supervisors
- November – customer service workshop with all staff

When Residents Call Councillors or the CAO





Questions / Comments



Strategic Plan

A 2040 VISION FOR KINGSVILLE



Imagine it's 2040. What will be different about life in Kingsville? What will people enjoy most about living in our community?

How can we retain the best of life in Kingsville today, and make improvements that benefit residents - today and in the future?

That is what this plan is about.

Kingsville Council, working with Administration and listening to residents, has established four priorities for Kingsville 2040: long-term goals to guide our decision making and actions in the short, medium and long-term.



Town Council

2022-2026



Dennis Rogers
Mayor



Kimberly DeYong
Deputy Mayor



Tony Gaffan
Councillor



Debby Jarvis-Chausse
Councillor



Sheri Lowrie
Councillor



Thomas Neufeld
Councillor



Larry Patterson
Councillor



Contents

1. Mandate
2. Vision, Mission & Values
3. Principles for Working Together
4. Priorities for Kingsville 2040
5. Action Plan for 2022-2026

Mandate

The Corporation of the Town of Kingsville is a municipal government, empowered to make decisions and provide services to the benefit of the Kingsville community.

Municipal governments are given their authority by the provincial government.

The Corporation of the Town of Kingsville is responsible for administering services such as local roads, water and sewers, parks and recreation, fire and rescue services, property standards and bylaw enforcement, planning and zoning, enforcement of the provincial building and fire codes, and more.

A municipal Strategic Plan is a living, guiding document to help guide decision making and actions to further long term objectives for the community.





OUR VISION

Kingsville: A friendly and safe community – Proud of our past; excited about our future.

OUR MISSION

To make Kingsville a healthy, sustainable and prosperous community.

OUR VALUES

Community

The Town of Kingsville values a friendly and welcoming community that works together to maintain a high quality of life for all its residents and future generations.

Leadership

The Town of Kingsville values a proactive approach that moves the community forward while recognizing and responding to changing conditions.

Professionalism & Accountability

The Town of Kingsville values professional, responsible services based on sound planning, budgeting and reporting. Council, Administration and the community treat one another with respect and work together for our community.

Principles for Working Together

We value **professionalism and accountability**, with a commitment for Council, Administration and the community to treat each other with respect. This commitment includes the following expectations of how we work together for our community:

- **Respect and integrity** – we strive to always treat one another in a manner that builds positive working relationships. We have zero tolerance for harassment and discrimination.
- **Open, transparent communications** – we share information with one another as openly as possible, while respecting privacy and legal obligations, as a way of building awareness and understanding.

Principles for Working Together (cont'd)

- **Ethical decision making** - we strive to achieve the maximum positive outcome for the Kingsville community in everything we do, making decisions in an evidence-based and transparent manner.
- **Building confidence and trust in every interaction** - we adhere to our Customer Service Standards including professionalism, setting clear expectations and ensuring the accessibility of our services for all Kingsville residents.





PRIORITIES FOR

Kingsville 2040

2040 Priorities

By 2040, an anticipated 32,000 people will call Kingsville home. All residents - including those with generational roots in Kingsville and those who are brand new to the community - deserve to experience our vision of Kingsville as a friendly and safe community.

To deliver on this promise, we have four long-term priorities that will guide our decisions and actions:

- **Priority 1: A Fiscally Sustainable Community**
- **Priority 2: A Thriving Local Economy**
- **Priority 3: Happy, Healthy Residents**
- **Priority 4: Resilient Infrastructure**

For each priority, we have established metrics which we will track on an annual basis to ensure we are making progress towards these long-term priorities.

Priority #1: A Fiscally Sustainable Community



We prioritize the fiscal health of the Town of Kingsville because being in a strong financial position enables us to deliver the best possible quality of life for residents.

This priority includes building long-term financial sustainability through a 10-year capital plan, moving towards 4-year operating budgets, investing in our reserves, and making major decisions in a way that considers the long-term financial position of the municipality and community.

How will we measure our progress on this priority (year over year, until 2040)?

- *Asset Management Plan funding levels (%)*
- *Debt servicing cost as a % of total tax revenue*
- *Tax rate comparisons to neighbouring lower tier municipalities*

Priority #2: A Thriving Local Economy



Growing our local economy is a priority because it benefits all Kingsville residents and businesses by creating jobs and financial health. Creating an environment that supports business success by creating the conditions for businesses to innovate, invest and thrive. We want quality attainable housing for all our residents.

How will we measure our progress on this priority (year over year, until 2040)?

- *Total # full time jobs in Kingsville, % of change*
- *Total # of building permits, by type and construction value*
- *Total # of planning applications*
- *Total value of non-residential tax assessment - \$ / % change over-time*
- *Total # of attainable housing (eg. rentals and starter homes)*

Priority #3: Happy, Healthy Residents

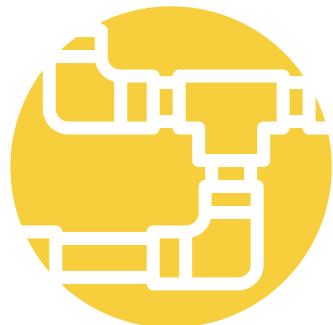


Kingsville is known for providing a high quality of life that invests in the interests of all community members. This includes prioritizing public safety, recreation opportunities, spaces and experiences, enhancing the well-being of the whole community and attracting visitors.

How will we measure our progress on this priority (year over year, until 2040)?

- *Crime rate*
- *# Fire inspections*
- *Parks & Rec - Capital dollars invested*
- *Total % of residents who self-report 'good' or 'very good' levels of satisfaction with services provided in Kingsville*
- *Total % of residents who self-report high levels of happiness with life in Kingsville*
- *Total # and % change of residents engaged in civic conversations through Have Your Say Kingsville*

Priority #4: Resilient Infrastructure



As a growing community with aging infrastructure, the resilience of our infrastructure needs to be a top priority. We acknowledge the impacts of climate change including extreme weather events, and will prioritize building infrastructure with the capacity to support residents' needs both today and in the future. This includes our water, sewer and storm systems, our roads and active transportation networks, our natural environment, and all municipal assets. Those who benefit from growth will pay for growth.

How will we measure our progress on this priority (year over year, until 2040)?

- *Total \$ of infrastructure gap*
- *Total % of assets in state of good repair*
- *Total # years to close the infrastructure gap, based on plans for investment*
- *Number of incidents / disruptions per year, by asset/service class*



ACTION PLAN FOR

2022-2026

Priority #1: A Fiscally Sustainable Community



2022-2026 ACTIONS

Strategy 1A: Ensure long-term fiscal sustainability through a 10-year capital Plan, 4 year operating budgets, and investments in reserves.

<i>What action will we take?</i>	<i>When will we do this?</i>
Ensure property tax rates are sufficient to fund desired service levels, asset replacement obligations, and strategic priorities	Achieve by 2030
Develop a 4-year operating budget	2026
Funding of the Asset Management Plan with a 3% property tax increase, year over year, for up to 10 years, with a goal of getting to 85% funded in the Core Asset Management Plan	Achieve 85% funded by 2030

Priority #1 (cont'd)

Strategy 1A (cont'd)	
<i>What action will we take?</i>	<i>When will we do this?</i>
Expand the Asset Management Plan to include all facilities, sidewalks, major parks and recreational amenities, fleet, equipment, IT and all other significant assets	2024-2026
Fund the Expanded Asset Management Plan	Achieve 85% funded by 2040
Develop a staffing plan to 2040. <ul style="list-style-type: none">• Determine the appropriate levels of staffing for current levels of service• Detailed plan for new positions for 4 years (as part of 4-year operational plan)• Percentage increase for staffing levels to 2040 based on population growth and service level projections	2025 - 2026
Fund new capital infrastructure strategy as required to support development over the next 10-years	Ongoing

Priority #1 (cont'd)

Strategy 1B: Develop a clear financial plan for the School Properties, new Municipal Buildings, and Recreation Facilities.	
<i>What action will we take?</i>	<i>When will we do this?</i>
Adopt a budget and timeline for implementation for each facility identified in the approved 2023 facility review	2024
Determine the optimal future use for the soon-to-be vacant school properties with a financial strategy that includes both initial capital costs and any on-going operational expenses	2024 - 2025
Complete a fully-costed parks and recreation master plan	2026 - 2027

Priority #2: A Thriving Local Economy

2022-2026 ACTIONS



Strategy 2A: Create an environment for existing businesses to thrive

<i>What action will we take?</i>	<i>When will we do this?</i>
Develop, fund and implement a tourism & marketing plan	2024
Fund economic development strategies to support the growth and expansion of existing small businesses	Ongoing
Engage the agriculture sector (eg OGVG) to maximize its potential for economic development and minimize its disruption to the community	Ongoing

Priority #2 (cont'd)

Strategy 2B: Focus on investment readiness.

<i>What action will we take?</i>	<i>When will we do this?</i>
Increase availability of serviced industrial land and market lands	Ongoing
Increase lands available for commercial use	Ongoing
Improve the timeliness of approvals, permits and inspections for business	Ongoing

Strategy 2C: Promote increased supply of housing

<i>What action will we take?</i>	<i>When will we do this?</i>
Implement land use policies to promote an increased supply of all types of housing including houses, townhomes, apartments and smaller lots	2023

Priority #2 (cont'd)

Strategy 2C (cont'd)	
<i>What action will we take?</i>	<i>When will we do this?</i>
Develop a strategy to incent attainable and/or purpose-built rental housing within the context of provincial policy	2026
Regulate and license boarding rooming lodging houses to ensure safe housing for workers and to protect the supply of housing for residents	2024
Regulate short term rental properties	2024

Priority #3: Happy, Healthy Residents



2022-2026 ACTIONS

Strategy 3A: Create a community of safe and healthy residents	
<i>What action will we take?</i>	<i>When will we do this?</i>
Complete a community risk assessment to identify the levels of risk along with actions to be provided through fire code inspections and enforcement and emergency response	2024
Complete a master fire plan to identify current and future requirements of the community and a service model to support those needs	2025 - 2026
Prepare a long term strategy to maintain, train, and strengthen the local firefighter service, including volunteer firefighters, part time officers, and full time staff	2024 - 2027

Priority #3 (cont'd)

Strategy 3A (cont'd)	
<i>What action will we take?</i>	<i>When will we do this?</i>
Provide public education on fire prevention and safety programs	Ongoing
Complete a review of policing services in Kingsville, including a plan for future police station and offices	2025
Advocate for health services in Kingsville, including primary care providers, EMS response, and services at Erie Shores Healthcare Hospital	2023 - 2025

Strategy 3B: Provide Accessible, Inclusive Parks, Recreation Facilities and Public Spaces

<i>What action will we take?</i>	<i>When will we do this?</i>
Prepare a rec facility master plan (consideration of a multi use rec facility and arena, gymnasium, sports fields)	2025 - 2026

Priority #3 (cont'd)

Strategy 3B (cont'd)	
<i>What action will we take?</i>	<i>When will we do this?</i>
Prepare parks master plan and development standards that will guide the design and development of new parkland and the rejuvenation of existing parks	2026 - 2027
Fund parks capital improvements (such as playground equipment, splash pads, etc.)	Ongoing

Strategy 3C: Provide High-Quality Recreation, Programming, and Events (both Town and Community leads, as appropriate)	
<i>What action will we take?</i>	<i>When will we do this?</i>
Encourage structured and unstructured programming that improves active living for all ages, learning, community building and fun	2024
Support Town or community festivals and events, including financial support, such as the Migration Fall Festival, Fantasy of Lights, Canada Day, and Kingsville Music Festival	2024

Priority #3 (cont'd)

Strategy 3D: The Town provide excellence in Customer Service to its Residents	
<i>What action will we take?</i>	<i>When will we do this?</i>
Ensure staffing levels are right sized, and appropriately qualified and trained, to meet the needs of the community and legislative requirements	Ongoing
Commit to training for all employees to perform their jobs and roles and in keeping with the Customer Service Standards	Ongoing
Develop a performance management system for staff that ensures a high degree of accountability and results	Ongoing

Priority #3 (cont'd)

Strategy 3E: Waterfront	
<i>What action will we take?</i>	<i>When will we do this?</i>
Develop a plan for the use of the marina, including disposition, management, and investment	2027 - 2030
Invest in Cedar Beach and Cedar Island Beach improvements	2024
Develop and implement a plan for Mettawas Park and Grovedale Arts & Culture Centre	2024 - 2026
Ensure that the Kingsville Port remains open and accessible to the public (where appropriate) and supports private industry, commercial fishing, and a publicly accessible Pelee Island ferry	Ongoing

Priority #4: Resilient Infrastructure



2022-2026 ACTIONS

Strategy 4A: Ensure existing infrastructure is maintained to an appropriate level of service.

<i>What action will we take?</i>	<i>When will we do this?</i>
Complete and maintain a comprehensive Asset Management Plan	2024 - 2025
Develop long-term capital plans (eg. linear asset replacement, road rehabilitation, active transportation assets)	2024 - 2035
Develop and maintain an operational plan for water, sanitary and storm infrastructure that includes regular maintenance and inspection (eg. linear infrastructure and environmental compliance)	2025

Priority #4 (cont'd)

Strategy 4B: Ensure the Town is growing our infrastructure in a sustainable manner and that those who benefit from growth pay for it.

<i>What action will we take?</i>	<i>When will we do this?</i>
Construct West Side Collector Road and south west watermain	To be determined
Expand sewage treatment capacity and collection system	2030 - 2035
Expand drinking water treatment availability	2030 - 2035
Update development manual	2026
Complete a master servicing plan (eg. residential, greenhouse, industrial)	2025 - 2026

Priority #4 (cont'd)

Strategy 4B (cont'd)

<i>What action will we take?</i>	<i>When will we do this?</i>
Invest in traffic improvements per traffic master plan	Ongoing
Decrease reliance on the water tower	2024 - 2035
Undertake an industrial park expansion plan	2025 - 2030
Ensure an updated review of development charges	2030

Priority #4 (cont'd)

Strategy 4C: Liaise and advocate for investments by third-party providers to improve existing infrastructure, growth infrastructure, and customer service levels.

<i>What action will we take?</i>	<i>When will we do this?</i>
Hydro – Advocate to ensure that Hydro One and ELK is addressing existing infrastructure, customer service, and plan for growth	
County and regional boards and agencies – Advocate to ensure that Essex County is addressing existing infrastructure, customer service, and plan for growth	
Natural Gas – Advocate to ensure that Enbridge is addressing existing infrastructure, customer service, and plan for growth	



KEEP IN TOUCH WITH US
www.kingsville.ca

