

---

**To:** Mayor and Council

**From:** Sasha Helmkey-Playter, Clerk/Director of Legislative Services;  
Briar Kelly, Community Economic Development Officer

**Meeting Date:** July 14, 2025

**Subject:** Report # LS-014-2025 – Short Term Rental Accommodation  
Licensing – Survey Results

---

## Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report LS-014-2025 (Short Term Rental Accommodation Licensing – Survey Results) dated July 14, 2025, for information.

## Background

At the April 14, 2025, meeting, Council was provided a report outlining the next steps for the development of a Short-Term Rental Accommodation program for Clearview Township. To better assess the community's receptiveness towards a STRA licencing program and Municipal Accommodation Tax, staff developed a survey that was released on April 23<sup>rd</sup>. The Township used the online platform survey monkey to gather results and data, with hard copy versions available upon request. The survey consisted of three (3) yes or no style questions, and one (1) question requesting input on the concerns or advantages if Clearview Township implemented a short term accommodation licensing program.

Over the course of a month staff promoted the survey to reach a wide demographic of residents, stakeholders and visitors to Clearview to participate. Social media posts, a press release, newspaper advertisements, and promotion at Clearview events were all utilized to spread the word. The survey closed on May 30<sup>th</sup> with the Township receiving a great number of responses. These responses are intended to guide staff in understanding the initial thoughts and concerns (hot topic items) from the community when creating the draft licensing by-law over the summer.

## Comments and Analysis

Upon the close of the survey, the Township received 213 responses and 154 comments for question 3. This was an amazing turnout and exceeded staff's expectations for engagement. Below is an analysis of the survey results.

The survey attracted strong participation from residents as demonstrated in question 1, with an overwhelming 97% of the 213 respondents being actual residents of Clearview, demonstrating authentic grassroots input and community engagement on this matter.

Question 2 was designed specifically to capture a clear understanding from the respondents on their levels of support for this type of licensing program. With nearly 60% of residents (127 out of 214 respondents) responding yes, the survey results show a majority of the community supports implementing a comprehensive Short Term Rental Accommodation program. This indicates that residents recognize the value of bringing structure and oversight to short-term rental operations while ensuring they complement, rather than disrupt, the character of this community.

Building on the licensing support, residents also demonstrated favorable attitudes in question 4 toward revenue generation through tourism, with 56% of respondents (119 out of 211) supporting a Municipal Accommodation Tax (MAT) on licensed Short Term Rental Accommodations. This support reflects community understanding that short-term rentals should contribute meaningfully, rather than detract, from local infrastructure and services.

These results suggest that Clearview Township residents are embracing a balanced approach to tourism development. Rather than rejecting short-term rentals outright, the majority are supporting a regulated system that can capture economic benefits while maintaining community standards.

Of particular interest to staff were the responses received to question #3 - "Please share any concerns or advantages that may occur if Clearview Township implements this type of licensing program."

As outlined earlier, the Township received 154 responses to this question alone and it provided key information that staff can use when drafting the licensing by-law. The concerns that were provided are items that the Township would like to help mitigate in the by-law, to the best of its ability. No Short-Term Rental Accommodation Licensing By-law will be perfect but there are concerns that residents have on their quality of life and enjoyment of their property as well as concerns from hosts on the requirements to obtain a licence. Balancing the wants of these two stakeholders can be difficult, but the main objective is to draft a by-law that can work overall.

When reviewing the comments provided (attached as Appendix A to this report), the concerns and advantages can be categorized into seven (7) main areas:

- Noise & Property standards
- Housing stock and Housing type
- Permanent residents vs. Transient guests
- Municipal Resources

- Tourism
- Licensing and Inspection requirements
- Fees & Municipal Accommodation Tax (MAT)

To highlight these areas, below are a snapshot of comments in each category. It's important to note that the views expressed in the survey comments are solely those of the individuals providing them and do not reflect the opinions of the Township, its agents, or its employees. It is not possible for the Township to verify the accuracy of all information provided by members of the public. The Township therefore assumes no responsibility for any inaccurate information that may be contained within the public comments.

Concern/Advantage	Comments
<p><b>Noise &amp; Property standards</b></p>	<p>“As a tax paying resident of Clearview, I live next to an illegal STRA. I have had to make several complaints due to noise, trespassing, drones flying over our house and pool...”</p> <p>“Disrespectful, don't follow noise bylaws, properties aren't maintained, lowers our property value. We have airbnbs behind us already and are unhappy with them.”</p> <p>“The garbage, the lack of lawn maintenance, the population evolving weekly is not making this small town feel very small town.”</p> <p>“It's difficult to vet people in short term rentals, and the time it takes to remedy a difficult situation can be lengthy and unreasonably long...”</p> <p>“Commercial use on a residential property, Noise concerns, safety concerns. Stress on well water and septic systems as STA's encourage larger groups of people...”</p> <p>“Parties....damages to property.”</p> <p>“Incremental income for hosts More accommodation options for tourists, leading to an increase in revenue for related businesses. However, neighbourhood concerns related to additional traffic and noise must be taken seriously and complaints be addressed promptly.”</p> <p>“Adequate parking in driveway, not on street. Neighborhood noise and garbage.”</p>

Concern/Advantage	Comments
<p><b>Housing stock and Housing type</b></p>	<p>“We have a huge shortage of affordable long term rentals locally. This would increase the rental prices for everyone and decrease the availability of local rentals.”</p> <p>“People already ‘renting’ bedrooms for \$1000/month in new builds.”</p> <p>“I think that investors would take up housing that is already difficult to find and afford for residents. We do not need more people buying rentals which impacts young families from being able to afford to buy or rent here.”</p> <p>“I believe there should be restrictions on STRA’s such as, it must be located on or within your primary dwelling, or have a minimum 30 day stay. There is an affordable housing crisis and I believe the township needs to do their part in rectifying this.</p> <p>“Maybe after a while there will be too many? Clearly there is a risk that STRs could reduce the volume of normal rental properties. I support STRs but would also support some mitigating regulations / constraints.”</p> <p>“Concerned about the areas this might affect. If it is a moderate to high density residential area I do not feel there should be STRAS.”</p> <p>“A short term rental should never be allot in a condo building. Condominiums regulations are already hard to be implemented which not even be possible with short term renters. These renters will have a good time and the residents are paying with being disturbed and higher maintenance cost. Not fair and possible in a building with multiple residential units. We will have a war on our hand.”</p> <p>“In the Creemore Brix building we have had some Air B&amp;B and short term rentals that were highly problematic. These were independent rentals that did not have any type of monitoring ,therefore having the township monitor would support the safety and liability of who is coming and going from our building...”</p>
<p><b>Permanent residents vs. Transient guests</b></p>	<p>“In most parts of clearview we have residences who do not want to have people moving in or out of the houses. They do not take care of them.”</p>

Concern/Advantage	Comments
	<p>“It also undermines the sense of community one can have with neighbours as there’s no investment by those renting short term to get to know their neighbours...”</p> <p>“We support short term rentals that are in owner’s home so issues can be dealt with on the spot. Problems arise when one owner buys multiple homes to run a large STR business. Suddenly a residential area becomes a commercial area.”</p> <p>“I want to live in a residential neighbourhood, if I wanted to live next to a hotel I would do so. Neighbourhoods are for families not for a revolving cast of strangers to cause us to feel unsafe in our own backyards...”</p>
<p><b>Municipal Resources</b></p>	<p>“Enforcement is challenging over a large area such as is Clearview, leading to abuse and non-compliance as well as increased township costs. Fees likely will fall short of demand for enforcement resources...”</p> <p>“My concern is the by-law department would not be able to keep up with complaints from potential residents.”</p> <p>“High cost for township to monitor. Noise disturbance are often associated with Airbnb. Though monitored if music blaring outside at midnight there will not be much to do other than call police.”</p>
<p><b>Tourism</b></p>	<p>“An advantage to short term rentals would help create a larger flow of tourist into the current small tourist towns. These towns rely on tourist for local business success.”</p> <p>“Could boost tourism within the township and provide accommodation to visitors as there is currently no other options for accommodation in Clearview...”</p> <p>“This is a huge opportunity for Clearview. It’s much better than trying to pursue some big hotel chain that syphon all the profits to their head office somewhere else. Small short-term accommodation opportunities dot the municipality. As long as they are owned by local residence the vast majority of the profits come right back to the community. Plus, it provides an accommodation which is much more in line with the overall appeal of a small town community vibe. I would encourage looking at municipalities like Prince Edward County who have</p>

Concern/Advantage	Comments
	<p>done an excellent job of introducing and managing short term accommodation...”</p> <p>“Advantage would be if implemented well it could ensure that ST rentals attracted the type of visitors and guests that are beneficial to the township (supporting agritourism and local businesses).”</p> <p>“Clearview is a true four-season destination, attracting both tourists and strong local spending year-round. Most hotels in the area are not particularly family-friendly, while short-term rentals (STRAs) offer a more welcoming option for families and visitors...”</p>
<p><b>Licensing and Inspection requirements</b></p>	<p>“We are interested in using a portion of our property as an STRA. We would be interested in understanding what the requirements/qualifications would be to do so. We see the demand for STRA in the area and know that it is occurring. We certainly feel STRA will bring more tourism and revenue to the area.”</p> <p>“This would cause too much red tape where it’s NOT needed.”</p> <p>“How will non licensed properties be addressed? Currently anything that happens outside of M-F9-5 that is a bylaw infraction doesn't get seen unless someone reports it. Sometimes we don't want to report stuff because the person being reported will know who reported them and its awkward. We have to live here 24/7.”</p> <p>“It may help curtail the commodification of housing stock which is detrimental to availability of housing for residents. It could make conditions safer for sta renters. I hope it will eliminate the disruption of sta's on neighbourhoods and neighbour's. I believe there is validity in banning sta's altogether for the above reasons, but if they are to be permitted there should be a limit on how many there are within a certain amount of area, for instance 1 per 5km radius...”</p> <p>“Short-term rentals play a vital role in supporting the local economy. Our small businesses — from shops and restaurants to farmstands and tour operators — rely heavily on the steady flow of tourism that short-term rentals make possible. By limiting the number and type of rentals, and by imposing additional costs and</p>

Concern/Advantage	Comments
	<p>oversight on operators, the Township risks severely curtailing tourism-related activity, hurting not just rental owners but the broader community that depends on these visitors to survive...”</p> <p>“I believe short term rentals should be un regulated by the Township and zoning byelaw should be changed to permit them.”</p> <p>“Counsel needs to stop trying to police everything. More red tape. Leave the town alone.”</p> <p>“No licensing should be required. It's just another taxpayer-funded expense—no matter how you spin it—and it adds unnecessary red tape. Short-term rentals should simply be allowed. If there’s an issue, like noise or parties, treat it like any other residential disturbance: call the police and file a complaint...”</p>
<p><b>Fees &amp; Municipal Accommodation Tax (MAT)</b></p>	<p>“I feel we get taxed enough, and income from a str would get taxed as income on personal income tax. there are a lot of single income home owners and another tax is not necessary.”</p> <p>“Would NOT support a Municipal Accommodation Tax that would be applicable to all licensed STRA’s. People already pay an exorbitant amount of property tax in Clearview...”</p> <p>“Too big of a government and just another tax grab. Let Clearview residents supplement their income and trust them that they will be responsible.”</p> <p>“We will lose tourism dollars to other communities. Charging a licensing fee will take money from small STR owners who are just trying to make a little extra cash. The licensing fees in Collingwood are way too big.”</p> <p>“Also, regarding the MAT - I would support only if that tax was not applicable to locals. If it’s a resident outside of simcoe county looking to purchase a home in Clearview as a short term rental, yes I think they should be subject to the tax. But if a resident of simcoe county (maybe specifically Clearview) is purchasing and using Airbnb etc. I don’t think they should have to be taxed. The reason for this is basically supporting local...”</p>

## Next Steps

Moving forward with the survey results, staff will begin drafting a licensing by-law which will be released in the fall for Council and public/stakeholder engagement on key items of interest and how the by-law can address them. Below is a high level outline of different ways to mitigate concerns and promote advantages.

<b>Concern/Advantage</b>	<b>Proposal to Address in By-law</b>
<b>Noise &amp; Property standards</b>	Demerit point system, fines, inspections, renters code of conduct
<b>Housing stock and Housing type</b>	Minimum setback (buffer zone) from existing short-term rentals in settlement areas, identifying types of housing that are not permitted based on tenure
<b>Permanent residents vs. Transient guests</b>	Limiting the number of guests per legal bedroom including a maximum number of guests, Minimum setback (buffer zone) from existing short-term rentals in settlement areas, renter's code of conduct
<b>Municipal Resources</b>	Demerit point system, requirement of the host to have a responsible person to attend the short-term rental within a set period of time to address complaints
<b>Tourism</b>	Legally licensing short-term rentals provides better accommodations within the Township, economic benefit for businesses in Clearview, use MAT funds towards tourism initiatives
<b>Licensing and Inspection requirements</b>	Building, Fire and By-law Enforcement inspections, educating hosts on key requirements to ensure they are in place for inspections
<b>Fees &amp; Municipal Accommodation Tax (MAT)</b>	Develop a MAT By-law and fee that is reasonable, propose a license fee that is reasonable and not prohibitive in obtaining a licence

Working in parallel with drafting a licensing by-law, staff will also be looking at the development of a Municipal Accommodation Tax By-law. This includes looking at

vendors/consultants that would assist in collecting the tax on the municipality's behalf and engaging Council and the public on how the revenue should be allocated.

### **Financial Implications**

The Township will engage its legal counsel to review the draft by-law to ensure all legal requirements are addressed. The cost for the review will be covered by the legal services budget.

### **Clearview's Strategic Plan**

The above initiative supports the following strategic pillars:

- Communication

### **Report Appendices**

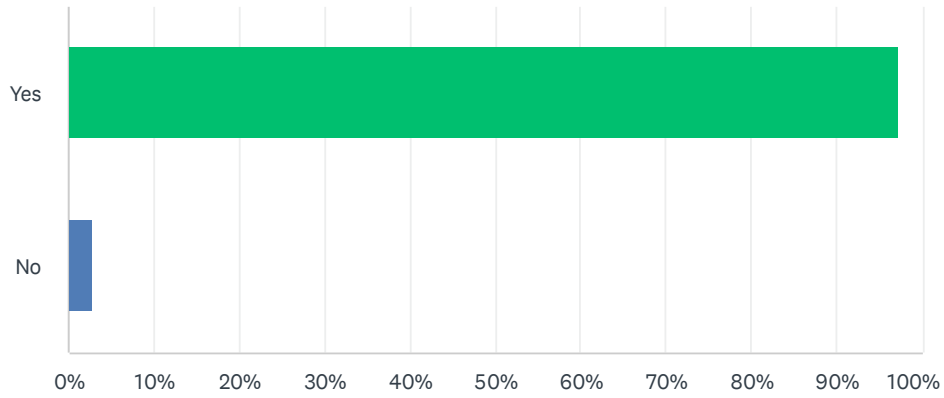
Appendix A – Survey Results

### **Approvals**

<b>Submitted by:</b>	Sasha Helmky-Playter, B.A., Dipl. M.A., AOMC, Clerk/Director of Legislative Services; Briar Kelly, Community Economic Development Officer
<b>Reviewed by:</b>	Krista Pascoe, Dipl. M.A., Deputy Clerk; Joseph Paddock, Supervisor By-law Enforcement
<b>Financial Implications Reviewed by:</b>	Kelly McDonald, Treasurer
<b>Approved by:</b>	John Ferguson, CAO

## Q1 Are you a resident of Clearview Township?

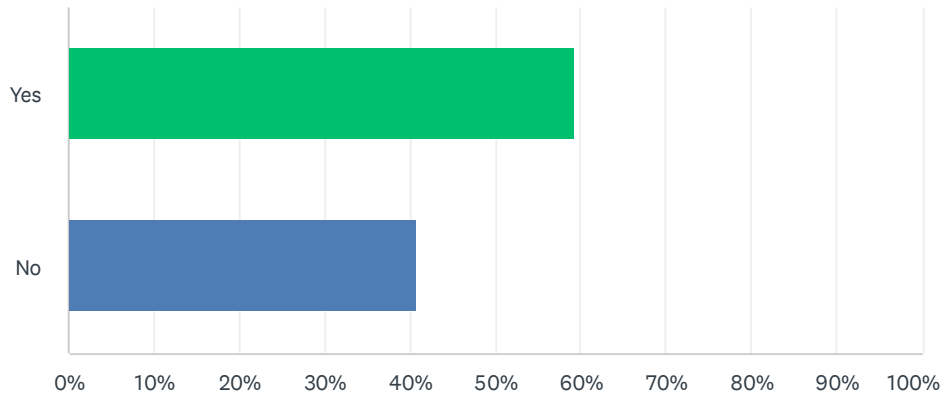
Answered: 213 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	97.18%	207
No	2.82%	6
TOTAL		213

**Q2 Do you support a Short-Term Rental Accommodation licensing program? This program would require all forms of STRAs be licensed and monitored by the municipality. As a general concept, STRAs that are being considered in this licensing program would include internet-based platforms such as AirBnB, Vrbo and other similar booking systems. This would not include bed and breakfasts, inns or motels.**

Answered: 214 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	59.35%	127
No	40.65%	87
TOTAL		214

### Q3 Please share any concerns or advantages that may occur if Clearview Township implements this type of licensing program.

Answered: 154 Skipped: 60

#	RESPONSES	DATE
1	Create tourism and promote economy. Taxes increase dollars to improve infrastructure.	5/27/2025 8:54 PM
2	As a tax paying resident of Clearview, I live next to an illegal STRA. I have had to make several complaints due to noise, trespassing, drones flying over our house and pool. Not only has nothing been done, by-law dismissed complaints, told me to "keep them out of it" and that these illegal customers had rights to "enjoyment"...seriously. This non-conforming use continues years later. Why have a licence system when it is full embraced currently?? Clearview should never consider this program and should enforce the current laws. Tourism is great, but should not be supported at the detriment of residents, driving up property costs and stressing infrastructure. The tax would most likely not cover the cost of enforcement never mind supporting community initiatives.	5/27/2025 12:22 PM
3	In most parts of clear view we have residences who do not want to have people moving in or out of the houses. They do not take care of them.	5/27/2025 8:35 AM
4	Keep you fingers out of tax payer pockets. Very biased a leading survey.	5/25/2025 11:54 AM
5	There will be no short term rentals	5/24/2025 9:32 PM
6	We have a huge shortage of affordable long term rentals locally. This would increase the rental rates for everyone and decrease the availability of local rentals	5/24/2025 1:50 PM
7	People already 'renting' bedrooms for \$1000/month in new builds	5/24/2025 12:26 PM
8	An advantage to short term rentals would help create a larger flow of tourist into the current small tourist towns. These towns rely on tourist for local business success.	5/24/2025 10:07 AM
9	Steep licensing fees especially for individuals seeking supplemental income through STRs to cover costs of living.	5/24/2025 7:12 AM
10	Hopefully this will lead to more STA's within Clearview	5/23/2025 10:59 PM
11	Disrespectful, don't follow noise bylaws, properties aren't maintained, lowers our property value. We have airbnbs behind us already and are unhappy with them	5/23/2025 9:45 PM
12	We are interested in using a portion of our property as an STRA. We would be interested in understanding what the requirements/qualifications would be to do so. We see the demand for STRA in the area and know that it is occurring. We certainly feel STRA will bring more tourism and revenue to the area.	5/23/2025 1:56 PM
13	No comment	5/23/2025 1:34 PM
14	I think that investors would take up housing that is already difficult to find and afford for residents. We do not need more people buying rentals which impacts young families from being able to afford to buy or rent here.	5/23/2025 12:15 PM
15	I feel we get taxed enough, and income from a str would get taxed as income on personal income tax. there are a lot of single income home owners and another tax is not necessary.	5/23/2025 11:43 AM
16	We need more annual rentals and affordable housing options in Clearview and Simcoe county as a whole. STA's negatively impact the rental market	5/23/2025 11:12 AM
17	Warden street is currently filled with air b and b's. The garbage, the lack of lawn maintenance, the population evolving weekly is not making this small town feel very "small town". If it ain't broke don't fix it... we have a good thing going with no short term rentals here, now it just needs to be enforced.	5/23/2025 10:05 AM
18	This would cause too much red tape where it's NOT needed.	5/23/2025 9:58 AM

## Clearview Short-Term Rental Accommodations (STRA) Community Survey

19	I would hope licensing would require stricter rules that are actually followed. Short term rentals bring noise and disrespect to permanent residents.	5/23/2025 9:53 AM
20	I believe there should be restrictions on STRA's such as, it must be located on or within your primary dwelling, or have a minimum 30 day stay. There is an affordable housing crisis and I believe the township needs to do their part in rectifying this.	5/23/2025 9:22 AM
21	How will non licensed properties be addressed? Currently anything that happens outside of M-F 9-5 that is a bylaw infraction doesn't get seen unless someone reports it. Sometimes we dont want to report stuff because the person being reported will know who reported them and its awkward. We have to live here 24/7	5/23/2025 8:47 AM
22	STRAs could be used to host large out of control parties	5/23/2025 8:38 AM
23	Would have to be policed..there are enough boarding houses in clearview right now.	5/23/2025 8:37 AM
24	I have no problem with the AirBnB concept. I am absolutely opposed to to rooming houses.	5/23/2025 8:27 AM
25	Would provide accommodation for families while homes are being renovated or if there is a delay with their new build or house closing. Could boost tourism within the township and provide accommodation to visitors as there is currently no other options for accommodation in Clearview I would NOT support a Municipal Accommodation Tax that would applicable to all licensed STRA's. People already pay an exorbitant amount of property tax in Clearview. The already paid property tax should be covering things like supporting community initiatives, enhancing public spaces, implementing destination marketing initiatives, improving facilities and other community based projects. Additionally if Clearview wants to focus on implementing destination marketing initiatives, it would be wiser to re-establish a BIA in all Clearview towns.	5/23/2025 8:06 AM
26	Too big of a government and just another tax grab. Let Clearview residents supplement their income and trust them that they will be responsible	5/22/2025 7:47 AM
27	It's difficult to vett people in short term rentals, and the time it takes to remedy a difficult situation can be lengthy and unreasonably long. It also undermines the sense of community one can have with neighbours as there's no investment by those renting short term to get to know their neighbours.	5/21/2025 3:23 PM
28	Poor vetting by owner of property which could lead to unsafe/noisy situations	5/21/2025 1:49 PM
29	██████████. We have had issues already. Short-term rentals devalue properties and development as a whole. Foreign investors buy, rent and are absentee owners...NOT good for anyone. Windrose Estates deserves protection for the \$500,000. tax base it represents. NO short-term rentals is a protection Clearview Twp. afforded purchasers who invested in community/Clearview. Do NOT renege on this important protection.	5/18/2025 11:25 AM
30	Damage and crime increase	5/18/2025 12:45 AM
31	The ins and outs in town with load tourist cars and such are already becoming frustrating without short term rentals	5/17/2025 8:26 PM
32	This is a huge opportunity for Clearview. It's much better than trying to pursue some big hotel chain that syphon all the profits to their head office somewhere else. Small short-term accommodation opportunities dot the municipality. As long as they are owned by local residence the vast majority of the profits come right back to the community. Plus, it provides an accommodation which is much more in line with the overall appeal of a small town community vibe. I would encourage looking at municipalities like Prince Edward County who have done an excellent job of introducing and managing short term accommodation. It is important to put boundaries on what is acceptable while also making sure that accommodation is close to major attractions in Clearview. We would certainly encourage allowing short-term accommodation near Duntroon Highlands Golf and Highlands Nordic given we are Clearview's number one quiet outdoor and trail hub recreation attraction all year round. Given my past experience in this area, I would happily sit on an advisory team ██████████	5/14/2025 11:53 AM
33	We live beside an illegal AirbnB. They live 2 hours away, and we are the ones that have to deal with different strangers coming for a weekend vacation. We have had to call the police, had drones fly over our private property, had strangers ask to use our pool, and worst of all had them approach our kids. We have tried shutting them down - but alas it continues .	5/13/2025 1:00 PM
34	1. Commercial use on a residential property. 2. Noise concerns, safety concerns. 3. Stress on well water and septic systems as STA's encourage larger groups of people. 4. Enforcement is	5/13/2025 12:01 PM

## Clearview Short-Term Rental Accommodations (STRA) Community Survey

challenging over a large area such as is Clearview, leading to abuse and non-compliance as well as increased township costs. Fees likely will fall short of demand for enforcement resources. 5. How would the NEC be involved. In NEC areas the NEC govern zoning and STA's are strictly prohibited. If a license program is created, NEC lands should NOT apply. Protection of our natural heritage is more important than people converting their homes into hotels. 6. Affordability and rental supply for local works. STA's drive up costs and are more attractive than year-round rents. 7. It's just not right, don't do it.

35	Generates some extra income for residents and helps attract people to the area	5/11/2025 8:39 PM
36	Disturbing the tax paying residents, these are residential communities not commercial	5/11/2025 7:43 PM
37	Parties....damages to property	5/11/2025 10:57 AM
38	Our taxes are through the roof and we get nothing of value out of it. Poor roads snow plows are a joke in newlowell. At least allow people to make an extra buck. I'm sure you would tax it and make more money.	5/11/2025 8:22 AM
39	Noise, litter	5/11/2025 12:24 AM
40	Counsel needs to stop trying to police everything. More red tape. Leave the town alone. [REDACTED]	5/10/2025 8:22 PM
41	I do think it's a good idea. It will bring more economic benefits to our area.	5/10/2025 6:54 PM
42	Just knowing that "big brother" is aware of their existence will serve as a stimulus for STRAS to make a bit more of an effort to stay within guidelines and not do anything stupid or dangerous.	5/10/2025 5:33 PM
43	I believe short term rentals should be un regulated by the Township and zoning byelaw shoul be changed to permit them	5/10/2025 12:23 PM
44	I believe short term rentals are bad for the community. They compete with long term rentals for actual residents of the community, increasing rental prices. Tax the hell out of them. Hotels and bnbs should be sufficient for short term visitors.	5/10/2025 8:55 AM
45	Advantage- transfer inventory from STRA to long term rental availability	5/10/2025 7:40 AM
46	Having licensed STRs would bring more tourism and business to our area. It's a win / win.	5/9/2025 1:27 PM
47	As long as it's internet based	5/8/2025 6:51 PM
48	Rentals should be allowed without licensing. Tourists have nowhere to stay. Allows locals to have some extra income and will be deterred by these measures.	5/8/2025 5:25 PM
49	Short term rentals are a terrible idea. Each short term rental means one less permanent resident. Which means more disrespectful partying and constant noise complaints. I can't believe you're considering this. So dumb!!!!	5/8/2025 2:29 PM
50	Too much government overreach. Clearview township is getting too expensive to live in, paying too much in taxes already	5/8/2025 5:50 AM
51	It will bring business to the town from other cities .!	5/7/2025 10:26 PM
52	More people tourists will be I. The town and it will help to all the businesses	5/7/2025 1:48 PM
53	To increasing tourism and bring business to town. It is visible to allow short term rentals.	5/7/2025 1:46 PM
54	over regulation. too many rules and regulations. duplication of existing bylaws.	5/6/2025 5:10 PM
55	It may help curtail the commodification of housing stock which is detrimental to availability of housing for residents. It could make conditions safer for sta renters. I hope it will eliminate the disruption of sta's on neighbourhoods and neighbour's. I believe there is validity in banning sta's altogether for the above reasons, but if they are to be permitted there should be a limit on how many there are within a certain amount of area, for instance 1 per 5km radius. I believe a huge problem will be policing since our bylaw enforcement is not 24/7, and I have found the main problem with current stats in our neighborhood is that they are usually disruptive on weekends and evenings and during the night. There are some great ideas in the sta regulations in some of our neighboring communities, such as mandating outdoor noise, which we have found to be a real problem with current (illegal) sta's. With the idea of limiting the number, selections for a prescribed area (again using the example of 1 sta per 5km radius) could be	5/6/2025 7:54 AM

## Clearview Short-Term Rental Accommodations (STRA) Community Survey

done by lottery if there are more than one applicant for that area. That way it is not guaranteed that they will get a license, thus making the appeal of buying a house to create a sta business less, and potentially freeing it up more for long term rental or for a new homeowner to reside.

56	With short term rentals, I'd be concerned about the bad actors who are renting out their homes (or their rented homes) without regard for their neighbours and the larger community, be it noise, garbage, parking, etc.	5/5/2025 1:15 PM
57	My concern is the by-law department would not be able to keep up with complaints from potential residents.	5/5/2025 10:53 AM
58	Safety in STRAs would be an advantage - I would hope there is a standard of safety that is required for STRAs to be granted a license. This would cost money and time from the township but could be covered under a MAT. I would like to see the proof of license required to rent out a STRA in this township.	5/5/2025 10:14 AM
59	Advantage would be if implemented well it could ensure that ST rentals attracted the type of visitors and guests that are beneficial to the township (supporting agritourism and local businesses). And at the same time keeps problematic visitors, that could detract from the quality of life of residents, away. Not sure how this could be implemented and monitored.	5/4/2025 5:13 PM
60	30 day minimum rental.	5/4/2025 12:59 PM
61	No licensing should be required. It's just another taxpayer-funded expense—no matter how you spin it—and it adds unnecessary red tape. Short-term rentals should simply be allowed. If there's an issue, like noise or parties, treat it like any other residential disturbance: call the police and file a complaint. We need to start taking responsibility for ourselves instead of relying on government oversight. Look at Clearview—there are almost no hotels or motels. In Creemore, there are none. Yet we host major events like Copper Kettle that bring tens of thousands of people into town, and there's nowhere for them to stay. On top of that, housing prices are out of reach for many. Short-term rentals help solve both problems: they provide accommodations for visitors, and they allow young homeowners to offset mortgage costs by renting part of their home or basement. Licensing just adds cost and complexity, which discourages people from participating. The result? More weekend homes sitting empty, fewer homeowners engaged in the community, and less local spending. Think about that	5/4/2025 10:45 AM
62	We will lose tourism dollars to other communities. Charging a licensing fee will take money from small STR owners who are just trying to make a little extra cash. The licensing fees in Collingwood are way too big.	5/3/2025 8:23 PM
63	Minimum 1 week rentals.	5/3/2025 7:31 PM
64	I strongly feel that the use of licenced STRAs would help to benefit and strengthen the local economy. Short-term rental opportunities can bring significant economic and community benefits to our township. By allowing residents to rent out their properties on a short-term basis, we create new income streams for homeowners, many of whom rely on this flexibility to meet financial needs in todays rising housing costs. Additionally, short-term rentals attract visitors who support local businesses, such as restaurants, shops, and service providers, boosting our local economy. When properly regulated, short-term rentals can coexist harmoniously with neighbourhoods while enhancing tourism, increasing cultural exchange, and showcasing the unique character of our township to a wider audience. Our family is in support of regulated STRAs.	5/3/2025 10:32 AM
65	Parking , noise and traffic	5/2/2025 6:47 PM
66	There is No advantages to this type of program. People come in from other areas and do not care about our recycling program, shopping local or the residents in the neighborhood. We need rental opportunities for our people that are already here looking for places to live.	5/2/2025 5:10 PM
67	Added layers of costs passed on to taxpayers. Added bureaucracy for owners who wish to rent properties.	5/2/2025 3:00 PM
68	We are more in need of permanent affordable housing. The township should stay out of private business. Is there a separate tax for any other businesses? These people already pay taxes on the property.	5/2/2025 7:30 AM
69	There is a dire lack of overnight accommodation in the township. However I am concerned about excessive licensing fees. Many people may just rent out a room or a small suite less	5/1/2025 5:46 PM

## Clearview Short-Term Rental Accommodations (STRA) Community Survey

than a dozen times a year as an additional source of income or for a social activity. Fees if \$1200-\$3000 would make this impossible

70	As long as it's not cost prohibitive.	5/1/2025 4:58 PM
71	It needs to be kept very simple. No big piles of red tape loops and hoops to jump through.	5/1/2025 6:26 AM
72	Living beside two illegal short term rentals has been a very challenging experience. Noise, speeding, disregard for community. Our community has borne the brunt of dealing with the issues. Owners are absent. We support short term rentals that are in owner's home so issues can be dealt with on the spot. Problems arise when one owner buys multiple homes to run a large STR business. Suddenly a residential area becomes a commercial area. Many cities around the world are backing away from ST rentals due to this challenge along with the challenges of affordable housing, community disruption and lack of rentals for year round leases. Airbnb and VRBO have more earnings than all worldwide hotel chains combined and yet, they do very little to monitor their properties and enforce illegal rentals where they are prohibited. Companies making billions in profits could easily create an algorithm to prevent illegal short term rentals from registering, but they have not stepped up. Instead local governments and taxpayers are left with the responsibility and financial burden of enforcement. I would suggest researching Vancouver's approach (short term rentals are restricted to principal residences or accessory dwelling units) to support tourism and maintain community standards. Clearview is a great place to live, but the quality of life in our community will be impacted if ST rentals are allowed without strict conditions. Thank you for your consideration. Question #4 is poorly worded. Say yes, it means you support short term rentals. Say no, and it sounds like you're endorsing no taxes for short term rental owners.	4/30/2025 10:09 AM
73	Maybe after a while there will be too many? Clearly there is a risk that STRs could reduce the volume of normal rental properties. I support STRs but would also support some mitigating regulations / constraints.	4/29/2025 8:26 AM
74	Incremental income for hosts More accommodation options for tourists, leading to an increase in revenue for related businesses However, neighbourhood concerns related to additional traffic and noise must be taken seriously and complaints be addressed promptly	4/28/2025 2:05 PM
75	Increased tourism obviously. The fact Clearview is the LAST township to implement this program and we still have to wait over a year is truly unacceptable.	4/28/2025 9:29 AM
76	Concerns: Costs to operators if there is a significant fee. Tax implications, capital gains implications on residences, reporting income etc Advantages: Should however, be a better experience for users re standards for premises etc Could increase tourist traffic in township	4/28/2025 7:06 AM
77	Low/no availability for cheaper housing	4/28/2025 6:51 AM
78	A boost to local tourism, local shops and farmers markets.	4/27/2025 7:40 PM
79	As a resident of Clearview, I would like to express my support for short-term rentals and share my deep concern over the proposed licensing program. Short-term rentals play a vital role in supporting the local economy. Our small businesses — from shops and restaurants to farm stands and tour operators — rely heavily on the steady flow of tourism that short-term rentals make possible. By limiting the number and type of rentals, and by imposing additional costs and oversight on operators, the Township risks severely curtailing tourism-related activity, hurting not just rental owners but the broader community that depends on these visitors to survive. Clearview is a beautiful place to live, but it is also expensive. Short-term rental income helps many full-time residents offset the high cost of living and maintain their homes and properties. Restricting this opportunity will only make it harder for local families to stay in the community long term, unintentionally encouraging the very thing the Township wishes to avoid: properties becoming secondary, vacant homes owned by non-residents who do not actively contribute to the local economy or community life. Furthermore, putting pressure on local residents' incomes could have serious consequences for the preservation of agricultural land. Without supplemental income, more residents may be forced to sell farmland to developers, leading to the gradual loss of Clearview's rural character and productive landscape. While I understand the need to manage rentals responsibly, there are already sufficient community standards and bylaws in place to address noise, safety, and property concerns. Adding another layer of regulation, licensing, and cost burdens hardworking residents without solving the core issues — and risks damaging the fabric of our community in the process. I urge Clearview Township to reconsider this approach and instead find ways to	4/27/2025 8:35 AM

## Clearview Short-Term Rental Accommodations (STRA) Community Survey

support responsible short-term rental activity that keeps our local economy strong, our agricultural land intact, and our full-time community thriving.

80	More people will visit our area, township will generate extra income, we are so close to beaches and ski slopes, I believe we have so much potential and interesting places for tourists to visit	4/26/2025 9:20 PM
81	Too much control over Airbnb pricing would probably occur	4/26/2025 3:36 PM
82	Brought under control so no under the table rentals any longer	4/26/2025 11:09 AM
83	Neighbors will have to deal with rental issues and absent landlords will not be held accountable	4/26/2025 10:26 AM
84	airbnb properties negatively impact neighbouring property values as they often are used for party venues . Short term rentals should be allowed in principal residences with owner/host present	4/26/2025 9:58 AM
85	The last thing we want is an AirBnB or Vrbo next to our residence.	4/26/2025 8:41 AM
86	Provide more tourism dollars to local surrounding businesses	4/25/2025 7:23 PM
87	There is already low margins for the owner due to property maintenance, utilities, etc and this would further reduce short term rentals being a feasible option	4/25/2025 7:03 PM
88	Concerned about the areas this might affect. If it is a moderate to high density residential area i do not feel there should be STRAS	4/25/2025 6:19 PM
89	Clearview is a true four-season destination, attracting both tourists and strong local spending year-round. Most hotels in the area are not particularly family-friendly, while short-term rentals (STRAs) offer a more welcoming option for families and visitors. I am against introducing additional taxes on short-term rentals. Instead, consideration should be given to taxing hotels more heavily, especially as many are owned by foreign investors. Allowing local residents to generate income through short-term rentals benefits the local economy, keeping spending within the community. A potential approach could be to limit short-term rental licenses to actual residents of Clearview, ensuring that the benefits directly support local families rather than external investors. I encourage the municipality to focus on solutions that strengthen local prosperity and preserve Clearview's community-driven character. Would you like a second version that's even a bit stronger or more passionate if you want to make it have more "weight" when you submit it?	4/25/2025 6:02 PM
90	I believe that for the good of the whole community STRAs should be regulated carefully. I understand that in many communities unregulated ones, and their proliferation, have negatively affected reasonably priced housing for locals.	4/25/2025 4:57 PM
91	I think that once a plan and implementation for affordable housing occurs then we can consider STRA's.	4/25/2025 2:27 PM
92	I have concerns now as my neighbour has been doing it for the past 4+ years. Loud music, etc...	4/25/2025 1:43 PM
93	I would imagine this would bring in more revenue and tourism money for the township. For example, I think of the restaurant down the road from me, Dornoch Tap and Grill , who might experience an increase in business from these types of short term rentals. I think the township could even go so far as to collaborate with short term renters to put together a tourism brochure for the township to help point out places to go and things to see.	4/25/2025 8:37 AM
94	My concerns would be over crowding and a party house.	4/25/2025 8:23 AM
95	Helps to accommodate people looking to come to the area for leisure or business.	4/25/2025 7:41 AM
96	A short term rental should never be allot in a condo building. Condominiums regulations are already hard to be implemented which not even be possible with short term renters. These renters will have a good time and the residents are paying with being disturbed and higher maintenance cost. Not fair and possible in a building with multiple residential units. We will have a war on our hand.	4/25/2025 7:22 AM
97	I think it's a great idea. As we know there is a lack of accommodation and I think by allowing short term rentals it will benefit the local community allowing more tourists to support our restaurants and businesses. I think it will also help the real estate market more, Clearview has long days on market right now so homeowners are struggling to sell. If investors know of the	4/25/2025 6:59 AM

## Clearview Short-Term Rental Accommodations (STRA) Community Survey

opportunity it will increase sales in our area and allow for the struggling market to excel. Also, regarding the MAT - I would support only if that tax was not applicable to locals. If it's a resident outside of Simcoe County looking to purchase a home in Clearview as a short term rental, yes I think they should be subject to the tax. But if a resident of Simcoe County (maybe specifically Clearview) is purchasing and using Airbnb etc. I don't think they should have to be taxed. The reason for this is basically supporting local. If a local is putting their hard earned dollars in to purchase the short term rental, benefitting our community and businesses etc. bringing them revenue, I don't think they should be subject to the tax. It's not cheap to run a short term rental, or easy. And around here, it may take a while to start to get bookings and be busy. I would consider it a risk as an investor, considering the seasonal highs and lows. If a local is willing to do that I would give them a break. If it's some Toronto investor, yes they can pay the tax. [REDACTED]

98	As long as they are owner operated and occupied I have no problem with short term rentals in the area. In fact encourage the trade they bring to our stores.	4/25/2025 12:05 AM
99	can monitor noise. allows snow birds to rent their spot out while they are down south in Mexico or Costa Rica.	4/24/2025 5:36 PM
100	Clearview is beautiful but has virtually no accommodations. We need to be more attractive to visitors and this is a big part of it.	4/24/2025 3:41 PM
101	In the Creemore Brix building we have had some Air B&B and short term rentals that were highly problematic. These were independent rentals that did not have any type of monitoring, therefore having the township monitor would support the safety and liability of who is coming and going from our building. This would include name / dob / address / and information of ALL people renting should any problems arise.	4/24/2025 1:29 PM
102	I live in a building that I have chosen as my primary residence. I strongly discourage the implementation of short term rentals in my building/home. I want to feel as if I am part of and building a community of people whom I'm familiar with and whom I can trust. When there are strangers coming in and out of my building/home I don't feel safe. Moreover these people are often in it for the shorter term and don't care or even know about the rules of the building. It's easy for them to disrespect and therefore lessen the value of the place I have my home. PLEASE DON'T ALLOW SHORT TERM RENTALS IN CREEMORE BRIX BUILDING.	4/24/2025 12:29 PM
103	Tourism	4/24/2025 12:17 PM
104	I live in the Condos at 121 Mary Street, Creemore. [REDACTED] We purchased because there were no AirBnB allowed in the township of Clearview. However, some people went ahead and did it in here anyway. [REDACTED] and the people who rent out thru AirBnB do not vet the people who come in. We didn't know who our neighbour was from one day to the next. We had one very dangerous situation [REDACTED] [REDACTED]. They were wondering the halls [REDACTED] using the gym as their personal space and terrorizing the building for 30 days. I called the police and there was nothing they could do, unless we caught and held them in the common areas. We called and emailed your bylaw officer and nothing was done on that end except maybe a phone call to the owner of the unit. The building supervisor allowed them to stay in the building for 30 days as she said they didn't have the jurisdiction to get them out. AirBnB cannot be allowed in this building. It is unsafe, unsupervised and not vetted.	4/24/2025 11:52 AM
105	I want to live in a residential neighbourhood, if I wanted to live next to a hotel I would do so. Neighbourhoods are for families not for a revolving cast of strangers to cause us to feel unsafe in our own backyards. Also if you are making income from STA you should be paying commercial property taxes not residential. I understand that STAs are currently prohibited in Clearview, why is this not being enforced? If there is no control of STAs currently how is adding a licensing program going to fix this?	4/24/2025 10:59 AM
106	It would allow for more tourism to the community, allow families/ individuals afford properties they may not be able to afford by renting out a portion of house/bunkie/loft/dwelling while allowing residents to choose when they want to rent out and how long unlike long term rentals. In saying this there should be a some sort of rule/law/bylaw that doesn't allow for major investors to buy all rental land and make it so that current/ future clearview residents are out bid on properties they would actually live on. Whether you have a clause that states you must live on said property or not own more than one short term rental within clearview.	4/24/2025 9:38 AM
107	Concerns: 1. Increase in traffic in the local area during high season. Increase in parking	4/24/2025 7:00 AM

## Clearview Short-Term Rental Accommodations (STRA) Community Survey

problems in certain areas. 2. Short term renters do not shop in the area or support local businesses. They bring a lot of their supplies in with them. 3. Many are very inconsiderate and dismissive of the locals. 4. Short term rentals increase the costs of housing in the area. This creates rental problems for possible long term renters making it almost impossible to find reasonably priced long term rentals. 5. Short term renters do not appreciate the difference in the infrastructure in a rural community. 6. If this is licensed, everyone with an extra room will try and take advantage to make money. We have to stop using housing as a source of revenue. This is what has led us to our current problems with our economy and housing. Take a look at the Facebook rental listings-everyday there is a new listing for a room to rent at a ridiculous price. 7. This also results in locals who have lived in the area their whole life being priced out of the housing markets and forced to leave. People with too much money try to buy up these houses and turn them in to Air B & B, Vrbo, short term rentals etc. We have several in our village already and they are causing problems.

108	it's just another thing to monitor and will only be given limited attention, taking time away from more important things that would benefit the community. people should be able to do what they want with the property they own, for the most part.	4/23/2025 11:50 PM
109	It will increase tourism. It gives tourists a choice for accommodation This will boost the local economy. It will utilize existing infrastructure rather than building more hotels. If people go on holidays it means that their residence won't sit empty for a period of time. It can improve structures People will renovate to make their property desirable for visitors.	4/23/2025 9:44 PM
110	1. Supports small businesses / local economy in the township such as cleaning services, lawn maintenance and snow removal, property management, local trades / contractors 2. Supports local businesses / economy and job creation at restaurants, grocery stores, variety stores, tourist attractions and gas stations 3. Brings in diversity and and creates opportunities for guests who visit and may decide to move to the area, retirement the area or continue to visit the area on a yearly basis whether other local STR's, bed & breakfasts or hotels / inns 4. Helps develop the tourism industry with potential knock-on effects to local businesses and other tourist centric business and entrepreneurs 5. Helps expose new people to the township's culture, natural landscapes and communities which will be beneficial to everyone involved	4/23/2025 8:28 PM
111	We are short on housing we don't need short term	4/23/2025 7:59 PM
112	There is a shortage of overnight accommodation in Clearview. If offering a short term rental I think that the property owner must live at the property and be there when they have guests staying there. I think there should also be requirements to ensure there is sufficient on site parking.	4/23/2025 6:29 PM
113	They seem to attract an irresponsible crowd and are unnecessary within our Township!	4/23/2025 5:50 PM
114	Decrease in the availability of rental housing, nuisances such as noise, increased parking needs	4/23/2025 5:31 PM
115	Yes, we need more short term rentals. But I do not believe the municipality should be involved.	4/23/2025 5:28 PM
116	My concern lies with the ownerships of property used exclusively for STR. This does not lend itself to community engagement or pride. I feel that it drives up the price of properties and does little for neighborhoods.	4/23/2025 4:56 PM
117	Making short term accommodations available would help with participation in local activities and festivals and help businesses which I believe is important for our local economy.	4/23/2025 4:39 PM
118	Noise	4/23/2025 4:25 PM
119	My concerns are how well we will enforce non-compliance both with shutting down unlicensed locations and ensuring licensed establishments conform to licensing regulations. The devil will be in the details of the STRAs. How will neighbours know if a location is licensed or not? Our By-Law officers only seem to get involved if neighbours complain about something which people are reticent to do because they have to live next to the neighbour and complaining can make enemies of neighbours. If we license STRAs, By-Law MUST BE PROACTIVE in ensuring compliance!	4/23/2025 3:58 PM
120	Our area has become a popular destination for people who enjoy the outdoors and shop in our community. Many people are looking for a short stay when in the area	4/23/2025 3:44 PM
121	Adequate parking in driveway, not on street. Neighborhood noise and garbage.	4/23/2025 2:42 PM

## Clearview Short-Term Rental Accommodations (STRA) Community Survey

122	High cost for township to monitor. Noise disturbance are often associated with Airbnb. Though monitored if music blaring outside at midnight there will not be much to do other than call police	4/23/2025 1:41 PM
123	100% against it	4/23/2025 1:30 PM
124	It will be a benefit to tourists, having options on where to stay at hopefully affordable rates.	4/23/2025 1:08 PM
125	I would like to check other communities that have implemented this program, as I am not sure about this.	4/23/2025 12:36 PM
126	Short term renters would bring a negative impact to the community. They usually don't care about the area or people who live there. No respect for neighborhood	4/23/2025 12:33 PM
127	I support an STRA program in the sense that these types of rentals need to be regulated, but I am concerned that allowing STRAs will shrink the already low amount of rental housing units available, and therefore impact housing affordability. I would want to see a mechanism put in place that addresses that concern.	4/23/2025 12:08 PM
128	You licensing officials (in other areas) are difficult and officious. I'd hate to think what would happen in this circumstance.	4/23/2025 11:56 AM
129	Concerns: a) decimation of communities overrun by temporary residents. b) loss of affordable housing being used for STRA c) noise & community disruption caused by rowdy short-term renters who are not invested in the community.	4/23/2025 11:53 AM
130	It would be just a cash grab. Any shady operators would ignore the licensing requirement, meaning the honest people would be the only ones paying.	4/23/2025 11:35 AM
131	Much needed New condos will not sell if investors can buy and rent.	4/23/2025 11:21 AM
132	Monitoring will allow short term rentals to apply while also protecting the residential neighbours from ill-fated renters and friends	4/23/2025 10:43 AM
133	I lived next door to an illegal short term rental in Wasaga Beach years ago. It was nothing but headaches. Overrun with people, blaring music, parties, litter, etc. I've never experienced any positives from it.	4/23/2025 10:19 AM
134	Believe the definition for "short term" is 30 days or less. Is there already a long term rental program in place in Clearview? If so has there been any issues? Think short term rentals could change the culture/make up of the community and also make it even harder for local residents to find long term rentals or permanent accommodation. There is already a problem to find affordable/available housing for locals or people who work in the community. This may further limit supply. Home owners may also opt for shorter term rentals as there's more financial upside, albeit more work for frequent turnovers. Currently people are able to advertise locally or by word of mouth for local rentals. B&B's, Inns and small hotels are more accepted in our community as they're members of the community. That being said it's expensive to launch an Inn or B&B and there aren't many in operation. AirBNB (US owned and Trump supporter), VRBO etc there are "absentee" owners. It's a branded business and while there are standards, it's hard to "qualify" owners and guests as to how they will operate and fit into the community. Complicated discussion for sure.	4/23/2025 9:51 AM
135	There are too many people who need to find housing. The short term systems bring unwanted people who have no interest in our community other than a quick vacation. The people who own the air B and B's etc. make lots of money from a distance and have no interest in our community. They make the cost of housing rise above the normal family incomes.	4/23/2025 9:47 AM
136	Short term does NOT enhance the quality and peaceful living conditions in a long term neighbourhood. Our experience, living near an AirBNB, is not conducive to family living. Noise and constant traffic are very big issues. No short term rentals...No MAT!	4/23/2025 9:46 AM
137	Generally favour the idea ... Clearview generally lacks the accommodation needed to support expanding tourism to the "thriving" level. We have the attractions (or are adjacent) but people have few places to stay in Clearview. TBM & Collingwood & Wasaga ... yes. Clearview ... no. Primary concern is that STRA's must, at minimum for successful licensing, follow the same rules as current providers of accommodations for the public (B&B's, inns, motels, etc). This would be "No Smoking" and more particularly adherence to Simcoe Health's Small Drinking Water System (Ontario regulation 319). The licensing application process should require that the Safe Water Department of the Environmental Health Department provide a sign off ...	4/23/2025 9:33 AM

## Clearview Short-Term Rental Accommodations (STRA) Community Survey

confirming (by inspection) that each establishment has installed working water treatment/sanitation equipment and is on the list for the SMDHU's quarterly water testing program. This process tries to prevent the next Walkerton, people getting sick (or dead), and the associated legal liability of the STRA owner, Clearview, Simcoe and Ontario. Additionally, would suggest that every licensed STRA be required to renew their license (with inspections as required) every (say) three years or within (say) 6 months upon any change of ownership. With respect to #4 below, would suggest holding off for (at least) 3 to 5 years to see if there is a program base sufficient to fund anything, and, to determine how revenue collection could be done accurately and inexpensively. People travelling are getting really, really, really fed up with all the additional fees. Document to STRA applicants that a MAT may be applied in future. That's probably all I have room for this morning. Hope it's a help. [REDACTED]

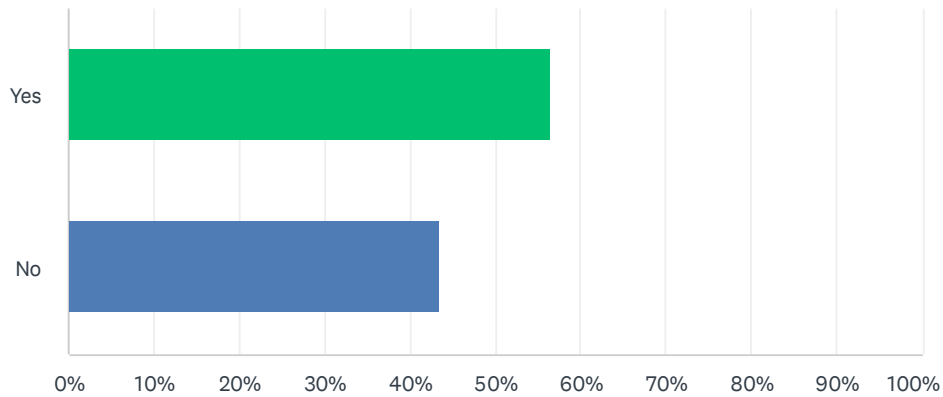
138	Licensing short term rentals benefits everyone involved, township, owners, neighbours and renter. It also cuts out the owners who aren't serious about their business.	4/23/2025 9:33 AM
139	Property's would have to be kept up. We also don't want to attract people who would change the wonderful crime free atmosphere we currently enjoy and love about Stayner now.	4/23/2025 9:11 AM
140	As someone who has STRs in another country and previously lived next to an STR (not done correctly), STRs can be good or bad depending on how the owners/hosts run and treat the STR. Our neighbour in a previous home rented it out per room, there was never enough parking, the guests were not respectful to the community or neighbours, and it was a constant rotation of guests that caused issues with neighbours and made it unsafe. Our STRs in another country are run with a 3 night minimum reducing any sort of parties or disturbances. There is strict noise limits as well. An STR can be done correctly if the rules are set and enforced and the STR is run correctly. Certain areas (near schools or playgrounds) may not be the best areas for STR. Parents wouldn't want random people showing up around a school or playground (which is what we experienced previously). Also, limiting how many or where STRs are put is crucial. Having a street where 5 of 10 houses are STRs make living on that street a difficult thing. You never really feel safe as so many random people are there. And if a host doesn't take care of the property, it causes more issues.	4/23/2025 9:05 AM
141	Just keeping track of their locations and ensuring they are not hindering their neighbours ability to enjoy their own properties.	4/23/2025 9:05 AM
142	Difficult to enforce if owners are not from within Clearview. Requires complaints from residents or a staff member to be trolling online sites for rentals. Suggestion would be that if the owner is also a resident of Clearview then licensing would be at 0 cost. If you live outside of Clearview then charge them. If you are renting out a room in your primary residence then no MAT.	4/23/2025 8:55 AM
143	Increasing the amount of overnight accommodations is needed in Clearview! A regulated license program makes this a fair across the county (ie: Wasaga and Collingwood have licenses too)	4/23/2025 8:53 AM
144	supports local economy	4/23/2025 8:51 AM
145	Noise in residential areas could increase	4/23/2025 8:45 AM
146	Concerned with out of town people attending Wasaga Beach and disregard for the local tax payers peace and property management	4/23/2025 8:45 AM
147	All facilities must be inspected to ensure that they are clean and comply with all the rules laid out to run a STRA. There needs to be enough parking so they are not encroaching on other properties. All renters must adhere to rules for numbers present at accomodation and noise restrictions so as not to infringe on any neighbors - this must be part of their onboarding package when applying to rent.	4/23/2025 8:40 AM
148	It completely removes responsibility of property upkeep and community. There is a reason that multiple towns and cities have banned them. Unless we implement and manage a highly regulated short term rental market (which Clearview won't do), this is a bad idea. One alternative is to only allow these rentals in more rural/outskirts areas to avoid negative impacts on communities and neighborhoods (eg cottage-type rentals). Any home in a neighborhood should not be allowed to do this.	4/23/2025 8:39 AM
149	In areas where there has been allowances made such as this ppl have seen a rise in noise, violence and vandalism.	4/23/2025 8:38 AM

## Clearview Short-Term Rental Accommodations (STRA) Community Survey

150	That the township has bylaws in place that these short term rentals don't become party central.	4/23/2025 8:38 AM
151	I think permitting short term rental accommodations will be really advantageous for the tourism industry and local business industry in Clearview Township. Creemore specifically is such a fantastic day trip destination with great shops and restaurants. There are currently no overnight accommodations in Creemore to allow visitors to lengthen their stay beyond a day. It would be fantastic for visitors to be able to stay for the weekend and enjoy the great stores, restaurants, and outdoor activities!	4/23/2025 8:38 AM
152	My concern will be a lack of pride in ownership and properties not being well cared for. I am also concerned over the influx of people it will bring to the area. Happy for the businesses, but not residents. People live in these communities because they are quiet, modest and low crime. This initiative could change that.	4/23/2025 8:37 AM
153	Would offer more accommodations for our community which is high on tourism potential and low on overnight options, without burdening township employees and resources. A win-win-win!	4/23/2025 8:36 AM
154	I think it's desperately needed and there shouldn't be any huge tax or cost increase to residents	4/23/2025 8:32 AM

Q4 Would you support a Municipal Accommodation Tax (MAT) that would be applicable to all licensed STRAs? The revenue generated from MAT would be directed to support community initiatives, such as enhancing public spaces, implementing destination marketing initiatives, improving facilities and other community-based projects.

Answered: 211 Skipped: 3



ANSWER CHOICES	RESPONSES
Yes	56.40% 119
No	43.60% 92
TOTAL	211