



**PORT COLBORNE**

**City of Port Colborne  
Council Meeting Addendum**

**Date:** Tuesday, July 8, 2025  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

	<b>Pages</b>
<b>9. Delegations</b>	
*9.1 David Semley - 2 Orchard Drive Delegating on item 13.2	<b>1</b>
<b>18. By-laws</b>	
*18.6 By-law No. 7371/62/25 Being a By-Law to Appoint a Chief Building Official (Daniel Rodgers)	<b>12</b>
<b>22. Confirmatory By-law</b>	
*22.1 By-law No. 7372/63/25 By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne	<b>13</b>

## Short Term Rentals

Good Evening

Mayor, Councillors, CAO, City Staff and All attendees.

My name is David Semley . I have lived in Port Colborne for almost 71 years . I am here to speak to issues associated with Short Term Rentals .

I, along with the other permanent residents of Orchard Drive, as well as many other residents throughout the City, are very concerned with problems associated with uncontrolled Short Term Rentals.

We are long term, loyal and supportive residents of the City. We deserve the quiet enjoyment of our properties in peace, safety and tranquility. That status quo is being negatively impacted by Short Term Rentals.

The following are examples of the dramatic negative impact that Short term rentals have on a neighbourhood.

In April of 2021, the residence [REDACTED] was sold to an out of town buyer. The house was built in the mid 1960's and occupied

by the original family until April of 2021. It was built with 4 bedrooms with 2 1/2 bathrooms.

The new owners advised neighbours of their plan to use the house as a “summer home” and eventually as a permanent residence. It is estimated that the new owners have occupied the home for less than 30 days in total since purchase.

The house has been extensively renovated including the conversion of a store room to a bedroom, the addition of a bathroom, various mechanical & electrical alterations as well as cosmetic changes. It is apparent now that these changes were made to facilitate operation as a Short Term Rental.

In May of 2024, we were made aware that the home was being offered as a Short Term Rental through Air BnB. With one exception, the neighbours were not advised of this change in use. The Air BnB website promotion of this property offers a capacity of 14-16 guests or up to 20 including children.

During the weekend of June 20/21, 2025 the property was occupied by an estimated 30 people. There were 11 cars in the driveway, [REDACTED] at least one ( perhaps 2) in the garage and 2 to 4 additional on the street - [REDACTED] A food delivery took place at 10:15 PM on June 21<sup>st</sup> and the delivery driver had to use a neighbour's driveway, without permission, because the driveway at [REDACTED] was fully occupied. - [REDACTED] Street parking is, a safety concern as it could impair emergency vehicle traffic and creates a risk for the many pedestrians that use this street.

From June 29 to July 1, the house was occupied by multiple families, totaling no less than 12-15 people

During the weekend of July 4<sup>th</sup> to 6<sup>th</sup>, the house was occupied by an estimated 14-18 people, including children. There were 7 cars parked in the driveway. [REDACTED]

These issues have only arisen in the past month. They foreshadow many more problems in the future.

The current owners of [REDACTED] are non-residents. They have not, occupied the dwelling on a temporary or permanent basis. They are renting the property to earn income. According to Air BnB, the weekly rental for this house is approximately \$10,000. For 30 weeks of rental that equates to \$300,000 in revenue. By virtually any definition, that is a business, not unlike a motel, rooming house or apartment. It should be treated as a business. Businesses are not permitted in residential areas !

Our broader neighbourhood has also had negative experiences with Short Term Rentals. In 2024 the property at [REDACTED] was rented to a group of more than 50 people from Toronto for a "party". Between 35 and 40 cars were parked on the street and area properties. Noise was excessive. It has been reported that the police attended the scene 3 times and order was only restored when the participants were threatened with arrest.

There are no positive impacts resulting from Short Term Rentals in any residential neighbourhood - except the financial benefits to the out of town owner.

The negative impacts are numerous and overwhelming and include:

- Reduction in the quiet enjoyment of long term residents
- Destruction of Community ambiance
- Decrease in property values
- A decrease in public safety
- Increase in noise
- Increased vehicular traffic
- Increased risk of crime, vandalism and risk to property
- Increased danger to pedestrians and children
- A negative impact on the "Port Colborne Brand"

Permanent residents have the right to the quiet enjoyment, and to feel safe and secure on and in their own property. The presence of Short Tern Rentals negatively impacts that right. The interests of

permanent residents must take priority over the interests of out of town owners, investors and speculators.

As part of its Strategic Plan, The City of Port Colborne has included Mission Statement which states that the mission of the City of Port Colborne is: “To provide an exceptional small-town experience in a big way”

I fail to see how allowing Short Term Rentals to compromise safety, security and quiet enjoyment - which are part of a small town experience – satisfy any part of that Mission Statement! In fact Short Term Rental do exactly the opposite.

There are 4 possible solutions to the problems of Short Term Rentals

1. The ideal solution would be to simply prohibit Short Term Rentals in any residential area. This is simple, clean and easily enforceable. It could be accomplished by a simple motion in Council tonight.

2. The second option is, pending the introduction of an effective Short Term Rental Control By-Law, for the City to put into effect a

regulation preventing the operation, by absentee landlords, of Short Term Rentals in R1 residential areas of the city.

3. In the event that the City is unwilling to implement one of these solutions and in order to minimize the current, on-going and future negative effects of Short Term Rentals, the City must bring into effect the Short Term Rental By-Law immediately and not wait until November. Again, this could be accomplished by motion in Council tonight to adopt the current draft by-law with immediate implementation and effect. Future changes could be enacted by amendment

4. In the event that the City is unwilling to implement the entirety of the proposed by-law immediately, certain sections of Section 9.1 – “Prohibitions” should be brought into immediate effect. Specifically any prohibition related to controlling occupancy, the number of non-registered guests, parking, noise, trespassing, security, public safety, waste disposal, etc. as well as any prohibition or regulation which is necessary to bring control to a completely uncontrolled situation.



In this scenario the “Licensing and Inspection” process would be effective as of November 1.

City Council and Staff have previously been provided a draft list of prohibitions which could be implemented immediately. They are attached as Appendix #1.

City Council and Staff have also been provided a list of proposed changes to Sections 2 and 5 of the Draft Short Term Rental By-Law. These are attached as Appendix #2.

As you are aware, adjacent municipalities have been pro-active in controlling Short Term Rentals. Those controls are in effect now.

Short Term Rentals in residential neighbourhoods negatively impact the quiet enjoyment, safety, peace and tranquility of permanent residents.

City Council and Staff have an obligation to protect the interests of long term residents of Port Colborne. Allowing uncontrolled short term rentals to operate in residential areas of the City is contrary to that

undertaking. Control must be brought to a completely uncontrolled situation.

City Council and Staff are strongly encouraged to take immediate action and protect the interests of long term, loyal, tax paying residents of Port Colborne AND NOT protect the financial interests of absentee, non-residents

Thank you for your attention. I am prepared to respond to any questions that you may have or provide additional comment at your request.

## Appendix #1

### Regulations/Prohibitions for Immediate Adoption and Implementation to Control Short Term Rentals

In the event that the City is unwilling to implement the proposed control by-law immediately, certain sections of Section 9.1 – Prohibitions and/or Regulations should be brought into immediate effect :

Specifically :

1. Garbage to be contained in Containers with Lids and disposed of on a weekly basis.
2. Prohibit tents on the property
3. Prohibit Trailers on the property
4. All residents within 500 meters of Short Term Rentals must be provided with the name and contact information of a 24/7 contact person to report and resolve any issues.
5. Prohibit a disturbance at a Short Term Rental premises.
6. Prohibit “street” parking of vehicles at Short Term Rentals
7. Permit parking of 1 vehicle per bedroom at Short Term Rentals
8. Prohibit “Special Events guests” at Short Term Rental premises
9. Limit renter occupancy in Short Term Rentals to 2 people per bedroom. Common areas may not be used as bedrooms .
10. Limit “guests” to 1 per bedroom. Guests must leave the premises by 10 PM and may not arrive before 10 AM
11. Renter and guests are not permitted to trespass on other properties and the owner or agent must provide detail of property lines to the renters.
12. Prohibit excessive noise at all times and all noise after 9 PM.
13. All residents within 500 meters of Short Term Rentals must be provided with the name and contact information of a Municipal Official who is available 24 hours per day and 7 days per week to report and resolve any issues.

Any other regulations to bring control to what is now an uncontrollable situation. Specifically any regulation to control occupancy, the number of non-registered guests, parking, noise, trespassing, etc. In this scenario the “Licensing and Inspection” process would be effective as of November 1.

## Appendix #2

### Proposed Changes and Additions to Sections 2 and 5 of the Draft Short Term Rental By-Law:

1. Adjacent property owners be notified of an application, be copied with the application and be further notified of the status of that application.
2. Trespassing be specifically prohibited, property lines be clearly marked and Short Term Rental "Guests" be notified of the property lines.
3. Property Lines are to be fenced.
4. As a condition of licensing, Short term rental property "Owners" be required to post a Performance Bond or other form of security (Certified Cheque), to guarantee compliance with all regulations.
5. All residents within 500 meters of Short Term Rentals must be provided with:
  - o a 24/7 contact to report any issues to the owner.
  - o a 24 hour per day, 7 day per week city contact to report any violation of existing by-laws and this proposed by law.
6. Minimum Occupancy period of a Short Term Rental be 7 days with a maximum of 28 days.
7. Liability Insurance limit be increased to \$5,000,000 and adjacent property owners be named as additionally insured
8. Maximum 3 bedrooms with 2 persons including children, per bedroom.
9. Bedrooms in excess of three, must be locked off with appropriate signage and not used
10. Maximum of 1 vehicle per occupied bedroom
11. Maximum 6 additional daily visitors and 3 additional vehicles between (9 AM and 9 PM).
12. All parking must be on paved driveway located on property, not on public roadways or unpaved areas.
13. Cannot use any property or beaches that are not part of part of the rental property.
14. No music or excessive noise at any time.

**The Corporation of the City of Port Colborne**

**By-Law No. \_\_\_\_\_**

**Being a By-Law to Appoint a Chief Building Official (Daniel Rodgers)**

Whereas Section 3(2) of the *Building Code Act, 1992, S.O. 1992, c.23* (the Act) provides that the Council of each municipality shall appoint a Chief Building Official for the enforcement of the Act in the areas in which the municipality has jurisdiction; and

Whereas Council is desirous of providing for the appointment of a Chief Building Official; and

Now therefore the Council of The Corporation of the City of Port Colborne enact as follows:

1. That Daniel Rodgers be appointed as Chief Building Official for The Corporation of the City of Port Colborne, effective July 7, 2025.
2. That the duties of the Chief Building Official will be those set out in the *Building Code Act 1992, S.O. 1992, c.23* and the regulations thereunder, the Corporation's Zoning and Building By-Laws and such other duties as Council may impose from time to time.
3. That this By-Law shall be repealed on the date that the appointee ceases to be an employee of the City of Port Colborne.
4. That this By-Law shall come into force and take effect on the date of passing.

Enacted and passed this 8th day of July, 2025.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Charlotte Madden  
City Clerk

**The Corporation of the City of Port Colborne**

**By-law No. \_\_\_\_\_**

**Being a by-law to Adopt, Ratify and Confirm the proceedings of  
the Council of The Corporation of the City of Port Colborne at its Regular  
Meeting of July 8, 2025**

Whereas Section 5(1) of the *Municipal Act, 2001*, provides that the powers of a municipality shall be exercised by its council; and

Whereas Section 5(3) of the *Municipal Act, 2001*, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the City of Port Colborne be confirmed and adopted by by-law;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. Every action of the Council of The Corporation of the City of Port Colborne taken at its Regular Meeting of July 8, 2025, upon which a vote was taken and passed whether a resolution, recommendations, adoption by reference, or other means, is hereby enacted as a by-law of the City to take effect upon the passing hereof.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or with respect to the exercise of any powers by the Council, then this by-law is deemed for all purposes to be the by-law required for such authorization or exercise of any powers.
3. That the Mayor and Clerk are authorized to execute any documents required on behalf of the City and affix the corporate seal of the City and the Mayor and Clerk, and such other persons as the action directs, are authorized and directed to take the necessary steps to implement the action.
4. That the Clerk is authorized to affect any minor modifications, corrections, or omissions, solely of an administrative, numerical, grammatical, semantical, or descriptive nature to this by-law or its schedules after the passage of this by-law.

Enacted and passed this 8<sup>th</sup> day of July 2025.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Charlotte Madden  
City Clerk