



Township of Brock Interoffice Memorandum

To: Mayor & Members of Council
From: Sarah Jones, Supervisor By-Law Enforcement
Subject: Short Term Rental Update
Date: Monday, August 22, 2022

At its July 25th Council meeting, Council were presented with an update on the Phase 1 – STR program for the months of May and June. This memorandum provides an update related to the Phase 1- STR program for the month of July 2022.

A final report on the Phase 1- STR program, will be presented at the Committee of the Whole meeting held on September 12, 2022 which will review the overall program as it relates to its effectiveness and make recommendations for 2023.

Table 1 provides the total number of complaints received and investigated regarding the By-laws mentioned previously as part of the Phase 1 – STR enforcement where they relate specifically to a known short-term rental/party house.

Table 1 - STR Specific Investigations

	NOISE	NUSIANCE	FIREWORKS	BURN
May (STR)	6	0	5	1
June (STR)	9	0	3	0
July (STR)	5	3	1	0
Total # of cases	20	3	9	1

Durham Regional Police STR Involvement

Noise Complaint Calls (specific to Brock Township) – 26. Note: Comparing to the same time frame in 2021 this is a 28% decrease (from 36 calls in 2021).

Nuisance Complaint Calls (specific to Brock Township) – 0

Fireworks Complaint Calls (specific to Brock Township) – 0

Of the total number of noise complaints investigated by the DRPS, only 9 were related to properties that are known to be short-term rental or party houses. Eight of the complaints were noise related and one coded as an on foot. No incidents resulted from these complaints and as such no charges or warnings were issued under the Municipal By-Laws by the DRPS.

Most of the cases investigated by the DRPS that are known STRs are in the same locations as those the Township By-Law Department have had the majority of complaints received, primarily Thorah Park Blvd, and the Ethel Park / Morrison Ave areas of Beaverton. Of note, in the month of July and early August, several other short-term rental properties have been discovered due to complaints of parking and other bylaw offences. These are in Alsop's Beach, Maple Beach, and Shoreline Road. All are under current investigation.

By-law Enforcement Charges Issued

July 30th, 2022 – Part 1 Charge for Noise was issued against a renter at a short-term rental (Thorah Pk Area) – Status: Waiting for First Appearance Date or Notice that fine has been paid.

August 2022 – Part 3 Charges Laid against the owner of a short-term rental property (Thorah Pk Area). These charges are under the Nuisance By-Law and include offences between May 2nd, 2022 and June 24th, 2022. Status: Waiting for First Appearance Date

August 2022 – Part 3 Charges Pending against owner of short-term rental property (Ethel Park Area) Noise and/or Nuisance Bylaws and include offences between June 2022 – August 2022. Status: Finalizing Brief to be presented to the Prosecutor.

July 2022 – Part 2 or Parking Infraction Fines totalled 50 issued. Of the 50, over 25 of them are suspected to be related to short-term rental properties.