

**THE CORPORATION OF THE
TOWN OF NIAGARA-ON-THE-LAKE
OFFICE OF THE TOWN CLERK**

WHEREAS the Town of Niagara-on-the-Lake previously approved a motion on December 10, 2024, placing a hold on new Short-Term Rental (STR) licenses for Cottages, Villas and Vacation Apartments; and

WHEREAS this hold was implemented to evaluate and refine policies governing STRs in the Town; and

WHEREAS this resolution does not affect the hold on new STR licenses for Cottages, Villas, and Vacation Apartments, but clarifies Council's intent regarding renewals associated with property transactions; and

WHEREAS the sale of properties with existing STR licenses has raised concerns regarding the renewal of licenses for new owners; and

WHEREAS not permitting the reapplication of existing licenses for properties under an agreement of sale has potential implications for property values, sellers, and the broader real estate market; and

WHEREAS properties applying for license renewal under these circumstances do not increase the total number of STRs in the community but represent the continuity of an already approved use;

THEREFORE BE IT RESOLVED that the Council of the Town of Niagara-on-the-Lake directs staff to process short-term rental license renewal applications (renewal-new owner) for properties that have changed ownership immediately through the normal application process, provided that the application pertains to a currently licensed address and meets all current regulatory requirements; and

BE IT FURTHER RESOLVED that staff be directed to prepare a report summarizing the implications and outcomes of this clarification at a later date for consideration during the upcoming review of the STR licensing policy in the spring.