

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

Notice of Motion

INTRODUCTION DATE: June 24, 2025

SUBJECT: Motion re: Long-Term Residential Rental Licensing Program
& Update on Licensing and Enforcement Initiatives

REQUESTED BY: Councillor Mavridis

SECONDED BY: Councillor Niven

WHEREAS the Town of Niagara-on-the-Lake continues to experience housing affordability and availability challenges, particularly for year-round residents seeking stable, long-term accommodations; and

WHEREAS the municipality currently licenses short-term rentals but does not have a framework in place to monitor or regulate long-term rental properties; and

WHEREAS a Long-Term Residential Rental Licensing Program would support improved housing data collection, promote compliance with applicable municipal by-laws (including property standards, fire safety, and zoning), and ensure safe and quality housing for tenants;

THEREFORE BE IT RESOLVED that Staff be directed to report back to Council in Q4 2025 with recommendations for proposed implementation and timeline for the Master Business Licensing Program including additional staffing enhancements to effectively manage this program; and,

BE IT FURTHER RESOLVED that Council direct Staff to include a framework for a break-out program, Licensing Long-Term Residential Rentals within the Master Business License Program report, including but not limited to:

- Eligibility and application requirements for property owners renting for periods exceeding 28 consecutive days;
- Health, safety, parking, and property maintenance standards;
- Annual licensing fees and cost-recovery models;

- Compliance and enforcement measures,;
- Tenant protection provisions; and

BE IT FURTHER RESOLVED that Council direct Staff to ensure that public stakeholder engagement is included in the development of the programs.