

Short Term Rentals

Regulation options

Planning Advisory Committee

September 14, 2023

something inspiring awaits



Background

- A request from Council on May 23, 2023

Council direct planning staff to prepare a report with recommendations regulations if deemed appropriate for short term rentals within the West Hants Regional Municipality to be provided to the Planning and Heritage Advisory Committee as a starting point.

Short Term Rental examples

\$97 CAD

Falmouth





Traditional Accommodations

Hotels
Motels
Inns
B&Bs

something inspiring awaits



Background

- Staff Report from 2020 - *attached*
- **Province of Nova Scotia Tourist Accommodations Registry – April 2023**
 - Requires all short-term rental units to be registered with the province
 - Requires confirmation from the municipality
 - Track the numbers and locations

To qualify, the Registry system requires compliance with municipal land use regulations.

- Municipalities can define and permit the land use in Land Use Bylaws
- Selecting certain zones to include and exclude *STRs*
- Tourist community vs growing town with limited housing



Short Term Rentals Benefits

- Support Tourism
- Economic benefit to surrounding community
- Unique and personalized experiences
- Social interactions with hosts/guests
- Flexibility for owners and guests
- Ownership costs partially offset

Short Term Rentals Concerns

- Housing availability – reduced supply of units for long-term rentals
- Housing affordability – fewer long-term rentals can mean less affordable units/supply vs demand
- Neighborhood disruption – parking conflicts, excessive noise
- Unfair taxation – commercial vs residential tax rates
- Community connection – potential reduction in neighborhood cohesion with more transient neighbors if many STRs locate in same area

Considerations

If they are regulated, what aspects do we control?

- Occupancy limits
- Duration of stay
- parking, code compliance
- Enforcement, fees etc.

Do regulations apply everywhere? As an accessory use? Primary residence only?

Do regulations have an impact on staff capacity and municipal resources

Halifax - NEW

New regulations for short term rentals came into effect on Sept 1 in Halifax
Registration with the municipality to ensure minimum safety standards

In Residential areas:

- Primary residence requirement

In Commercial areas with hotels/accommodations:

- STR allowed as a permitted use

In Rural areas:

- Accommodations permitted already in many rural areas



Options

PAC may choose to:

- Not introduce regulations for STRs
- Amend existing planning documents to include regulations for STRs
- Alternative direction – request further information
- **Include regulations within future planning documents (Plan Review)**





West Hants
something inspiring awaits

westhants.ca