

Short Term Rentals Public Discussion

November 21, 2023

something inspiring awaits





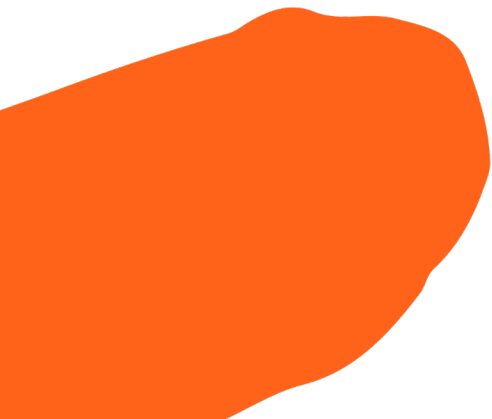
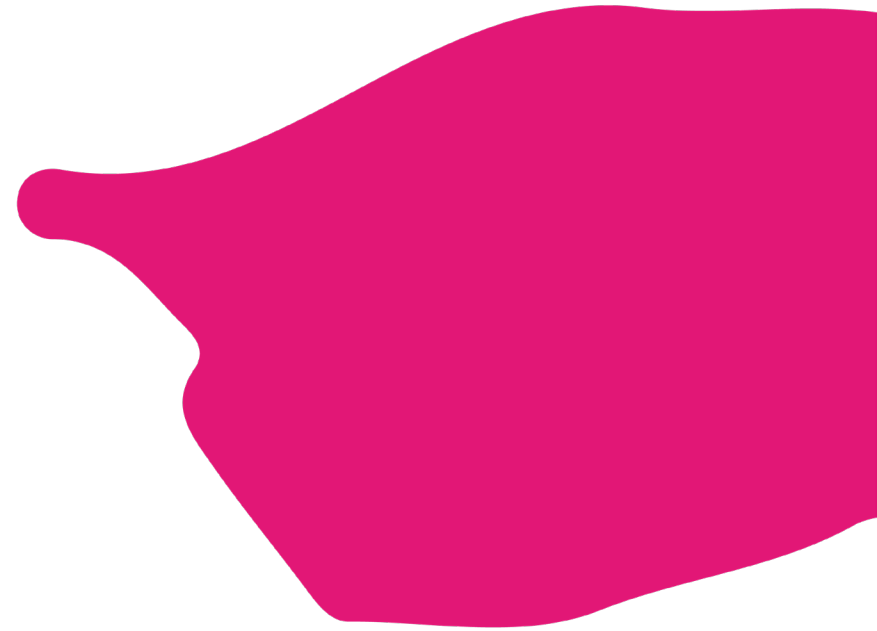
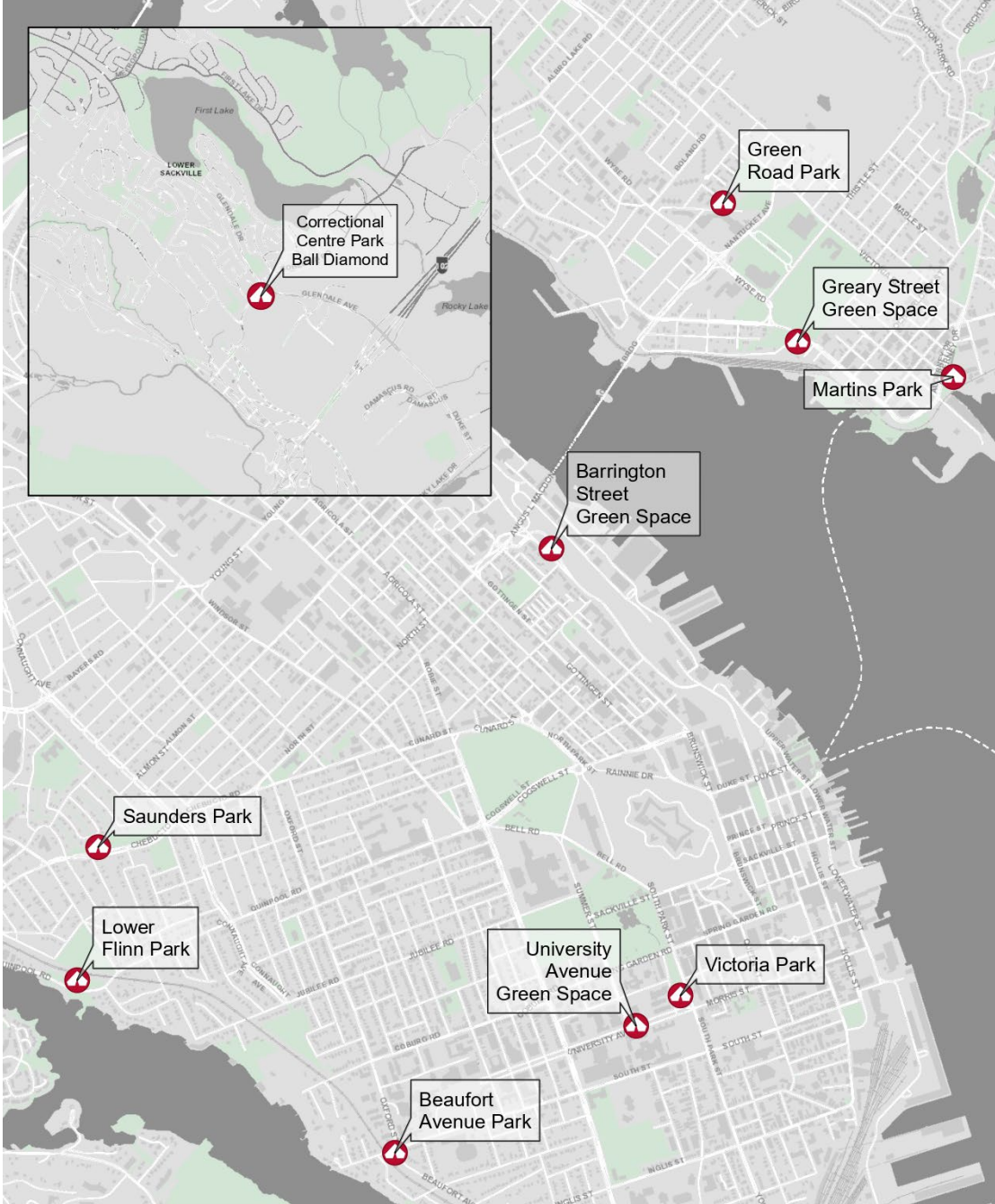
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Short Term Rental examples





Traditional Accommodations



Hotels
Motels
Inns

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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.
- A request from Planning Advisory Committee Sept 14, 2023
PAC/HAC recommends that staff consider hosting a public information meeting style to consult with the public on their opinions on short term rentals...



Background

- Staff Report from 2020
- **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? Serviced communities vs rural cottage areas

As an accessory use?

Primary residence only? Serviced

Share your thoughts about Short Term Rentals, through our *online survey* available here:

<https://www.westhants.ca/online-surveys.html>

Contact **Mark Fredericks**,

phone at **902-798-8391 Ext 148**

email at mfredericks@westhants.ca



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Survey Results

2. Do you think home owners should be able to rent their primary residence, when they're not living there?

[More Details](#)


Yes	222
No	31
Other	11



Survey Results

3. Do you own a secondary residence? (cottage, secondary suite, second dwelling etc.)

[More Details](#)

 Insights


 Yes	126
 No	136
 Other	2



Survey Results

4. Do you think home owners should be able to rent their **secondary (or 3rd, 4th, etc.)** residence, when they're not living there?

[More Details](#)

 Insights

 Yes	215
 No	32
 Other	17



Survey Results

6. Do you think West Hants should regulate Short Term Rentals?

[More Details](#)

 Insights

242

Responses

Latest Responses

"Yes. STR's disrupt the quiet life of West Hants living."

"Is there anything wrong with HRM regulations?"

"A few guide lines/ regulations would be good."

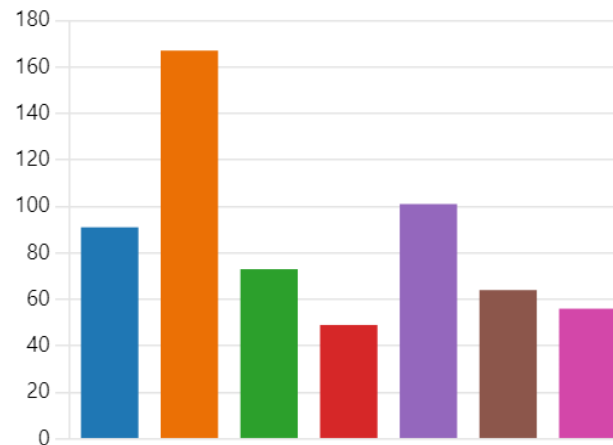


Survey Results

7. A range of regulations could be applied to Short Term Rentals. Please indicate which you think are important.

[More Details](#)

● Parking requirements	91
● Fire and Life Safety requirements	167
● Duration of stay	73
● Number of rooms	49
● Municipal Registration	101
● Municipal fees system	64
● Other	56



Housing Needs Report

Province of NS – Housing Needs Report - 2023

Short Term Rentals

- 0.5% of housing throughout the Municipality used as STR
- 129 STR throughout the Municipality in 2022
- 91% were full homes or apartments
- Increasing trend over the last 5 years

Halifax

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

Town of Wolfville

Regulations for short term rentals are part of the Town's Land Use Bylaw

In Residential areas:

- STR permitted in most residential zones
 - Primary residence
 - Fire and Life safety checks
 - Parking requirements etc.

Town of Yarmouth

Regulations for short term rentals are part of the Town's Land Use Bylaw

In Residential, Commercial or Mixed use areas:

- STR permitted anywhere a residential dwelling is permitted
 - Primary residence on the same lot
 - Only one STR per lot
- Development Agreement options for alternative situations

Options

Municipality may choose:

- Not introduce regulations for STRs
- Amend existing planning documents to include regulations for STRs
 - STR of primary dwelling only
 - STR in commercial areas
 - STR as a 'permitted use' within the Land Use Bylaw
 - STR anywhere, but with fire/building code compliance
 - STR in rural areas, but restricted in 'serviced areas'
 - STR in other arrangements

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