

# Short Term Rentals

Planning Advisory Committee

January 11, 2024

something inspiring awaits



# Short Term Rental examples

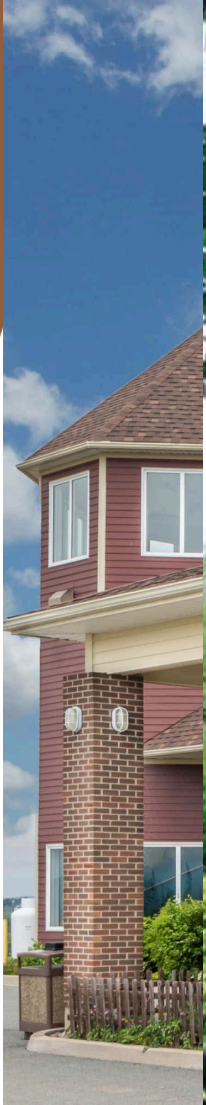
\$97 CAD

Falmouth



# Traditional Accommodations

Hotels  
Motels  
Inns



something inspiring awaits



# Background

- Staff Report from 2020
- 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
  - ...that staff consider hosting a public information meeting style to consult with the public on their opinions on short term rentals in the background and concurrently staff look at both current provincial regulations for accommodation businesses of all sizes as well as how other towns of similar size have regulated Airbnb's or other short-term rentals."***



# 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

# Background

- **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
- **November 21 Public Meeting – 50 members of the public**
  - *Many were opposed to introducing any STR regulations*
  - *Many expressed the desire to keep things as they are now*
- **Online Survey (Oct 31 – Dec 15) – 441 responses**
  - Mixed feedback (both in support of regulations and opposed)
  - Issues ranged from housing affordability to nuisance complaints, etc.



# Housing Needs Assessment Report

Province of NS – Housing Needs Report – Nov 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



# Considerations

If STRs are regulated, what aspects do we control?

- Occupancy limits
- Duration of stay
- parking, code compliance
- Enforcement challenges

Do regulations apply everywhere? Serviced communities vs rural cottage areas

As an accessory use?

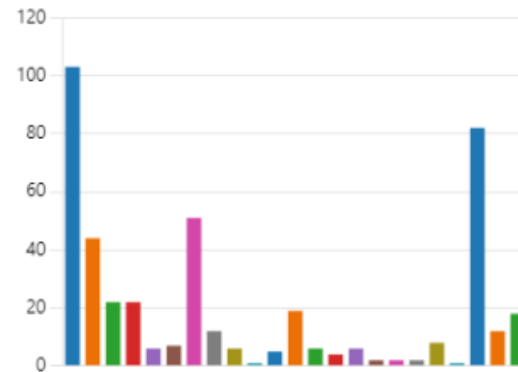
Primary residence only?

# Survey Results

1. Select the nearest community where you live most of the time (primary residence)

[More Details](#)

Windsor	103
Falmouth	44
Three Mile Plains	22
Hantsport	22
Martock	6
Windsor Forks	7
Vaughan	51
Ellershouse	12
Newport Station	6
St Croix	1
Ardoise	5
Brooklyn	19
Avondale	6
Mount Denson	4
Burlington	6
Summerville	2
Kempton Shore	2
Cheverie	2
Bramber	8
Cogmagun	1
Elsewhere in Nova Scotia	82
Elsewhere in Canada	12
Other	18



# 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	369
● No	54
● Other	18



# 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	347
 No	63
 Other	31

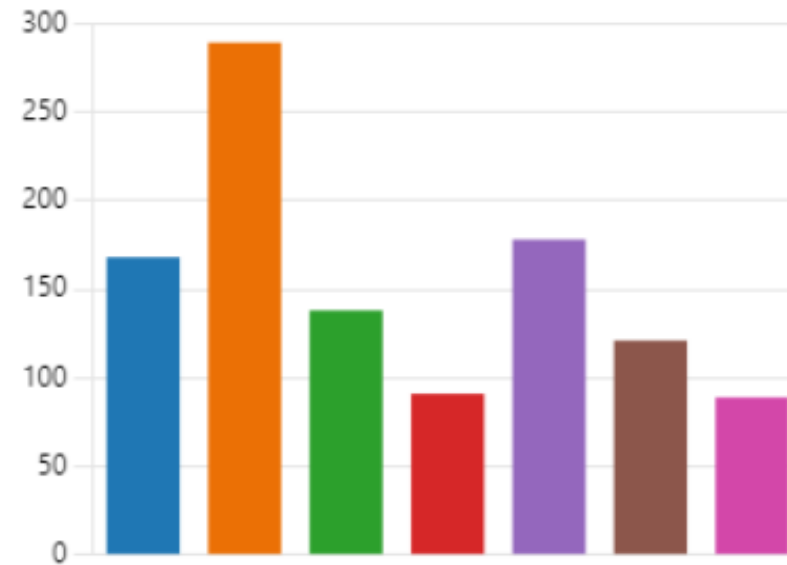


# Survey Results

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

[More Details](#)

● Parking requirements	168
● Fire and Life Safety requirements	289
● Duration of stay	138
● Number of rooms	91
● Municipal Registration	178
● Municipal fees system	121
● Other	89



# Public Feedback

- Public was generally leaning towards no regulations
  - Nearly all at the Nov 21 meeting, vs. more mixed in online survey results
- The impact may be limited – 0.5% of housing stock used for STR
- The economic value and job creation for support staff
- STR are a new flexible economic model
- Tourism and promotion of the area including rural communities without traditional tourist accommodations



# Public Feedback

- Public generally recognized the housing crisis and that more needs to be done.
- Affordability concerns if STRs begin to impact home prices
- Neighborhood stability and reducing nuisance from transient tenants
- Interest in safety standards and parking requirements being used
- A call for more data – location, numbers, frequency etc.



# Options

PAC to consider the public feedback and recommend a direction to Council

## Municipality may choose:

- No new regulations for STRs and re-evaluate in the future
- Include in the on-going Plan Review process for new planning documents
- Amend 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'

