



West Hants
something inspiring awaits

**WEST HANTS REGIONAL MUNICIPALITY
Planning and Heritage Advisory Committee (PAC/HAC) Agenda
January 11, 2024 – 6:00pm
Sanford Council Chambers and Zoom / Facebook Live**

- 1.0 Call to Order and Attendance**
- 2.0 Announcements**
- 3.0 Approval of Agenda and Additions**
- 4.0 Declaration of Conflict of Interest**
- 5.0 Approval of Minutes (December 14, 2023)**
- 6.0 Business Arising from the Minutes**
 - 6.1 Update: File #23-02 WMPS and WLUB Amendments: 368 Nesbitt Street, Windsor (Sara Poirier)
 - 6.2 Update: File #23-16 Affordable Housing Policies (Sara Poirier)
 - 6.3 Update: File #23-43 WHMPS Amendments: Wind Farm Policies (Sara Poirier)
 - 6.4 Update: File #23-19 Development Agreement: 411 King Street, Windsor (Alex Dunphy)
 - 6.5 Update: File #23-14 Development Agreement: 8 Upper Water Street, Windsor (Alex Dunphy)
 - 6.6 Update: File #23-04 Development Agreement: PIDs 45053030, 45343878, 45343894, and 45234382, Payzant Drive, Windsor (Alex Dunphy)
 - 6.7 Update: File #23-24 WHLUB Amendment: PID 4522636, Halewood Drive, Falmouth (Alex Dunphy)
 - 6.8 Update: File #23-35 Development Agreement: PID 45058310 and 45058344, Wagner's Court, Windsor (Alex Dunphy)
 - 6.9 Update: File #22-23 Development Agreement: PID 45006947 and 45415668, MacLeod

Court, Three Mile Plains (Mark Fredericks)

6.10 Update: File #23-07 Development Agreement: PID 45180635 Hwy 215, Summerville (Mark Fredericks)

6.11 Update: File #23-26 WHLUB Amendment: PID 45215290, Riverview Drive, Brooklyn (Mark Fredericks)

6.12 Update: File #23-33 Development Agreement: PID 45402831 Windsor Back Road, Three Mile Plains (Mark Fredericks)

6.13 Update: File #23-31 Rezoning: PID 45236601 Millard Crt, Union Corner (Alex Dunphy)

6.14 Update: File #23-32 Rezoning: PID 45225018 Saubren Ln, Cheverie (Alex Dunphy)

6.15 Update: File #23-45 WHMPS/WHLUB Amendments to the Hamlet Designation (Mark Fredericks)

7.0 Building and Development Activity Reports (December 2023) - Page 3

8.0 New Business

8.1 File #23-29 WHLUB Amendment: PID 45218658, Armstrong Lake East Road, Vaughan (Mark Fredericks) - Page 4

8.2 File #23-39 Windsor MPS/LUB Text Amendment: Pesaquid Comprehensive Development District (Alex Dunphy) - Page 19

8.3 File #23-44 HMPS, HLUB, WHMPS and WHLUB Amendments: Bog Road Boundary Review, Hantsport/Hants Border (Alex Dunphy) - Page 33

8.4 File #23-11 Information Report: Short Term Rentals (Mark Fredericks) - Page 44

8.5 Discussion: Industrial Lands (2022-09-08 Cole Drive Industrial Land report provided as background information) - Page 142

9.0 Notices from Adjacent Municipal Units

10.0 Questions and Comments from the Public

11.0 Next Meeting Date (February 8, 2024) / Adjournment

ACTIVITY REPORT

For Month of December 12/31/2023

Type	<i>Dec 2022</i>			<i>Dec 2023</i>		
	Permits	Units	Value of Construction	Permits	Units	Value of Construction
Single Family	9	7	2,695,000	13	12	2,402,500
Duplex/Semi	9	17	2,801,000	0	0	0
Apartments	0	0	0	0	0	0
Other Residential	5	0	25,100	1	0	70,000
Commercial	2	0	67,000	0	0	0
Industrial	0	0	0	0	0	0
Inst & Gov	0	0	0	0	0	0
Agriculture	0	0	0	1	0	100,000
Other	0	0	0	0	0	0
Total	25	24	5,588,100	15	12	2,572,500
Year To Date	380	179	55,887,659	339	244	69,089,811
Demolition	2	1		0	0	
Sign Permits	0			0		
Sub Applications	4	3 (Lots Requested)		2	2 (Lots Requested)	



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Mark Fredericks, Senior Planner

Date: January 11, 2024

Subject: WHLUB Map Amendment: PID 45218658, Armstrong Lake East Road, Vaughan; File #23-29

LEGISLATIVE AUTHORITY

Section 210 of the Municipal Government Act.

RECOMMENDATION

To enable the rezoning of the subject lot to the General Resource (GR) zone, staff recommends that the PAC/HAC forward a positive recommendation by passing the following motion:

"...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending Schedule A of the West Hants Land Use By-law to rezone PID 45218658 on Armstrong Lake East Road in Vaughan, from the Open Space (OS) zone to the General Resource (GR) zone as shown in the report #23-29 to the Planning and Heritage Advisory Committee dated January 11, 2024."

BACKGROUND

The subject lot was conveyed to the Municipality of West Hants when a subdivision application was submitted by the landowners, Dalhousie Projects Ltd. in 1989. The original survey is included as *Figure 4* which labels the subject property as lot #128.

The Parks and Open Space plan was adopted by West Hants Council in 2016 with two goals: (1) to direct the operations, maintenance, acquisition, divestment, funding, and programming of

the Municipal parks and open space network; and (2) To ensure that the local network of parks and open space will continue to meet recreational needs and protect unique, natural, and cultural resources for the next ten years. This plan recognized several parcels that were suitable for divestiture. On October 26, 2021, Council approved the motion to:

APPROVE THE DIVESTMENT OF 17 MUNICIPALLY OWNED PARKLAND PROPERTIES AS RECOMMENDED IN THE WEST HANTS PARKS AND OPEN SPACES PLAN AND FURTHER THAT THE PROCEEDS OF SALE BE RECORDED IN A CAPITAL RESERVE ACCOUNT AND TO BE DIRECTED TO THE COMMUNITY FOR WHICH THE PROPERTY RESIDED OR THE PROCEEDS CAME FROM.

Municipal Council directed the CAO to submit planning applications to rezone a select list of these surplus parcels by passing the following motion on September 11, 2023:

*THAT THE CHIEF ADMINISTRATIVE OFFICER BE DIRECTED TO SUBMIT AN APPLICATION TO THE PLANNING AND DEVELOPMENT DEPARTMENT TO CONSIDER REZONING LANDS PREVIOUSLY IDENTIFIED AS SURPLUS, PID 45226636, 45045952, 45215290, 45221868, 45222254, **45218658**, 45222049, 45236601 AND 45225018 TO PROVIDE OPPORTUNITY FOR RESIDENTIAL DEVELOPMENT.*

A completed application was received on September 20, 2023, from Mark Phillips, Chief Administrative Officer (CAO) of West Hants Regional Municipality, on behalf of the landowner, West Hants Regional Municipality. The application was needed for Council to consider rezoning of the subject lot from the Open Space (OS) zone to the General Resource (GR) zone to allow the potential for residential development.

DISCUSSION

The subject lot is approximately 16 acres in size with approximately 133 feet of road frontage on Armstrong Lake East Road. The lot is currently designated Resource (S) on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) (*Figure 1*). The subject lot is zoned Open Space (OS) on Schedule A of the West Hants Land Use By-law (WHLUB) (*Figure 2*).

Surrounding Context

All properties surrounding the subject lot are also designated Resource and zoned General Resource (GR) zone. The subject lot is in a lake side cottage area of Vaughan, that surrounds Armstrong Lake in a development called Chalet Hamlet.

The immediately surrounding properties are a mixture of vacant lots and some single unit dwellings and cottages. The south and east sides of the subject lot border a large lot (2750 acres) of Crown land. The nearest dwelling which abuts the subject lot on the west is a single unit dwelling owned by David Borden, who met with staff on site and provided a tour of his property and the subject lot. This tour highlighted some of the rocky terrain common to the area, including steep slopes and exposed bedrock which could be barriers for parkland

development, or residential development. The subject lot has large rock outcroppings and a wet area along Armstrong Lake East Road.



Figure 1 - Exposed bedrock throughout subject lot



Figure 2 - Entrance to subject lot

Parks and Open Space

The 2016 Parks and Open Space Plan identified the subject lot as an appropriate property to divest. The plan recognized the proceeds of the sale could be used to help fund other Municipally owned parks and open spaces in the area. The Armstrong Lake community has a picnic park with water access on a 4-acre property owned by the Municipality known as the Armstrong Lake Park, at 640 Armstrong Lake East Road.



Figure 3 - Armstrong Lake Park

Subdivision By-law

The West Hants Subdivision By-law outlines the parkland dedication required as part of any subdivision process. This process is the method that resulted in the Municipality owning the subject lot during a subdivision process in 1989. The details of parkland dedication are outlined in the Subdivision By-law, and an excerpt of this is shown below:

PART 14: PARKLAND DEDICATION

- | | |
|--|---|
| Transfer of land | <p>71. Prior to approval by the Development Officer of the final plan of subdivision, the subdivider shall either:</p> <p>(a) transfer to the Municipality, free of encumbrances, for parks, playgrounds, and similar public purposes, an area of useable land within the area being subdivided equal to five percent (5%) of the area of the lots to be approved, as shown on the final plan of subdivision, exclusive of streets, easements, and the residue of the land of the subdivider; or</p> |
| Transfer of cash in lieu | <p>(b) provide to the Municipality a sum of money equivalent to five percent (5%) of the market value, as determined by an assessor, of the lots to be approved, as shown on the final plan of subdivision, exclusive of streets, easements, and the residue of the land of the subdivider; or</p> |
| Transfer of equivalent value | <p>(c) where the Council agrees, provide to the Municipality equivalent value, in any combination as determined by the Municipality; or</p> |
| Transfer of land outside area being subdivided | <p>(d) where the Council agrees, transfer to the Municipality, free of encumbrances, an area of useable land of equal value outside the area being subdivided but within the boundaries of the Municipality, in lieu of the land in the subdivision required to be transferred under subsection 71(a).</p> |
| Transfer of land with water frontage | <p>72. Where the area of land being subdivided has frontage on the ocean, a river or a lake, any land transferred in accordance with subsection 71(a) shall include either useable land with frontage on the ocean, river or lake or land suitable for public access to the ocean, river or lake.</p> |

The subject lot was a transfer of land to comply with the criteria in subsection 71 of the West Hants Subdivision By-law, as it contributed towards five percent (5%) of the area of the lots to be approved at that time.

Document Review

Section 13.2 of the WHMPS describes Council’s intention of the Open Space zone to “...apply primarily to parkland and publicly-owned outdoor recreational uses which generally do not require main buildings. The main purpose of the zone is to preserve and protect open space for the use of residents of West Hants.”

Policy 13.2.1 *It shall be the intention of Council to establish an Open Space (OS) zone which applies to parks and other public outdoor recreation uses, cemeteries, historic sites and similar uses. Generally, open space uses do not involve main buildings, but the zone may also be applied to certain institutional uses, such as museums and interpretive centres, which are located on large parcels of land used as parkland.*

Policy 13.2.2 *It shall be the policy of Council to zone only public lands for open space purposes.*

The subject property has been zoned Open Space (OS) since it was created, as it was publicly owned over the past 34 years. However, this parcel was never developed into a park and the 2016 Parks and Open Space Plan identified it as a property for the Municipality to consider divesting. This determination considered the availability of open space in the area and the potential for the divestment to help fund the development of nearby Municipally owned parks and open space uses.

The intention of the Resource designation is outlined in Section 9 of the WHMPS. The purpose of the General Resource (GR) zone and the Resource designation is to prioritize resource based land uses and accommodate rural residential development which includes cottage style developments.

Policy 9.1.1 *It shall be the policy of Council to establish a General Resource (GR) zone which will apply to areas of West Hants in the Resource designation which are outside the Growth Centres, Village and Hamlets and are not zoned for agricultural, mineral or water supply uses. This includes large parcels of Crown land, land owned by forestry companies, areas of seasonal residential development which are accessed by private roads, and rural areas which are not considered to be under intense development pressure.*

The subject lot is part of an existing community around Armstrong Lake which is not zoned for agriculture, or part of a growth centre, village, or hamlet and meets the intent and purpose of the General Resource (GR) zone. The subject lot is on a private road owned and maintained by the Chalet Hamlet Property Owners Association. This area can most appropriately accommodate seasonal dwellings and single unit dwellings as outlined in Policy 9.1.8 and may permit some resource type uses if rezoned to the General Resource (GR) zone.

Policy 9.1.8 *It shall be the policy of Council that new private roads for subdivision purposes shall be permitted only in the General Resource zone. Development on private roads shall be limited to seasonal dwellings, single unit dwellings, home-based businesses and resource uses.*

General Criteria

WHMPS Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the Land Use By-law (Attachment A). In summary, the proposed rezoning meets the criteria as:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Development Officer, Manager of Building and Fire Inspection Services, Nova Scotia Public Works, and the private road owners/property owners association have no concerns with the proposed rezoning which have not been addressed in this report.

Public Information Meeting

During the Public Information Meeting for this file staff heard from a neighboring property owner regarding the topography and valuation of the property if listed for sale. Another comment during the meeting was regarding access during extreme weather events like a wildfire. While this community does include secondary/ informal routes, the overall road

network for private roads is not under review as part of this application. However, staff will be considering amendments to the MPS, LUB and SUB to require secondary/emergency exits for private road developments in the future, through the planning document review project which is ongoing. More information is included in Attachment B – Public Information Meeting Notes.

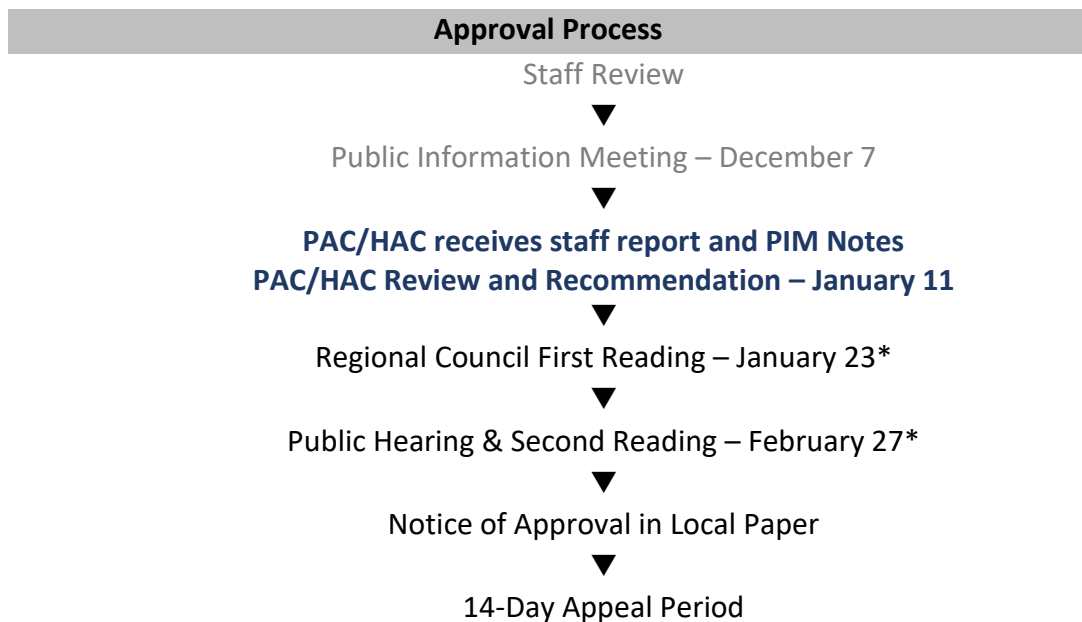
MUNICIPAL CLIMATE CHANGE ACTION PLAN

The West Hants Municipal Climate Change Action Plan (MCCAP) does not recognize the Vaughan area to be at risk from sea level or storm surge. The subject lot is elevated above Armstrong Lake and is sloped towards the road which appears to drain storm water effectively towards the lake. The MCCAP report does not show any climate change related flood risk on the subject lot.

If the property is sold, any new property owners are responsible for ensuring that the lot is suitable for the proposed use.

NEXT STEPS

As noted above, the proposed amendment has been considered within the context of both the intent of the Resource designation and the general amendment criteria of the WHMPS and is consistent with the intent, objectives, and policies of the WHMPS. The amendment is also consistent with the findings and recommendations of the 2016 Parks and Open Space Plan. As a result, it is reasonable to amend the zoning of PID 45218658 from the Open Space (OS) zone to the General Resource (GR) zone.



*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report. However, the possible future sale of the subject lot, following the rezoning could generate Municipal revenue.

ALTERNATIVES

In response to the application, PAC/HAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the WHLUB map amendment as drafted or as specifically revised by direction of PAC/HAC;
Or
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Figure 1	West Hants GFLUM Extract
Figure 2	West Hants Zoning Map Extract - Current
Figure 3	West Hants Zoning Map Extract – Proposed
Figure 4	Survey of Subdivision 1989
Attachment A	Policy Summary for WHLUB Amendments
Attachment B	Public Information Meeting Notes

Report Prepared by: _____
Mark Fredericks, Senior Planner

Report Reviewed by: _____
Sara Poirier, Director of Planning and Development

Figure 1 - West Hants GFLUM Extract



Figure 2 - West Hants Zoning Map Extract - Current

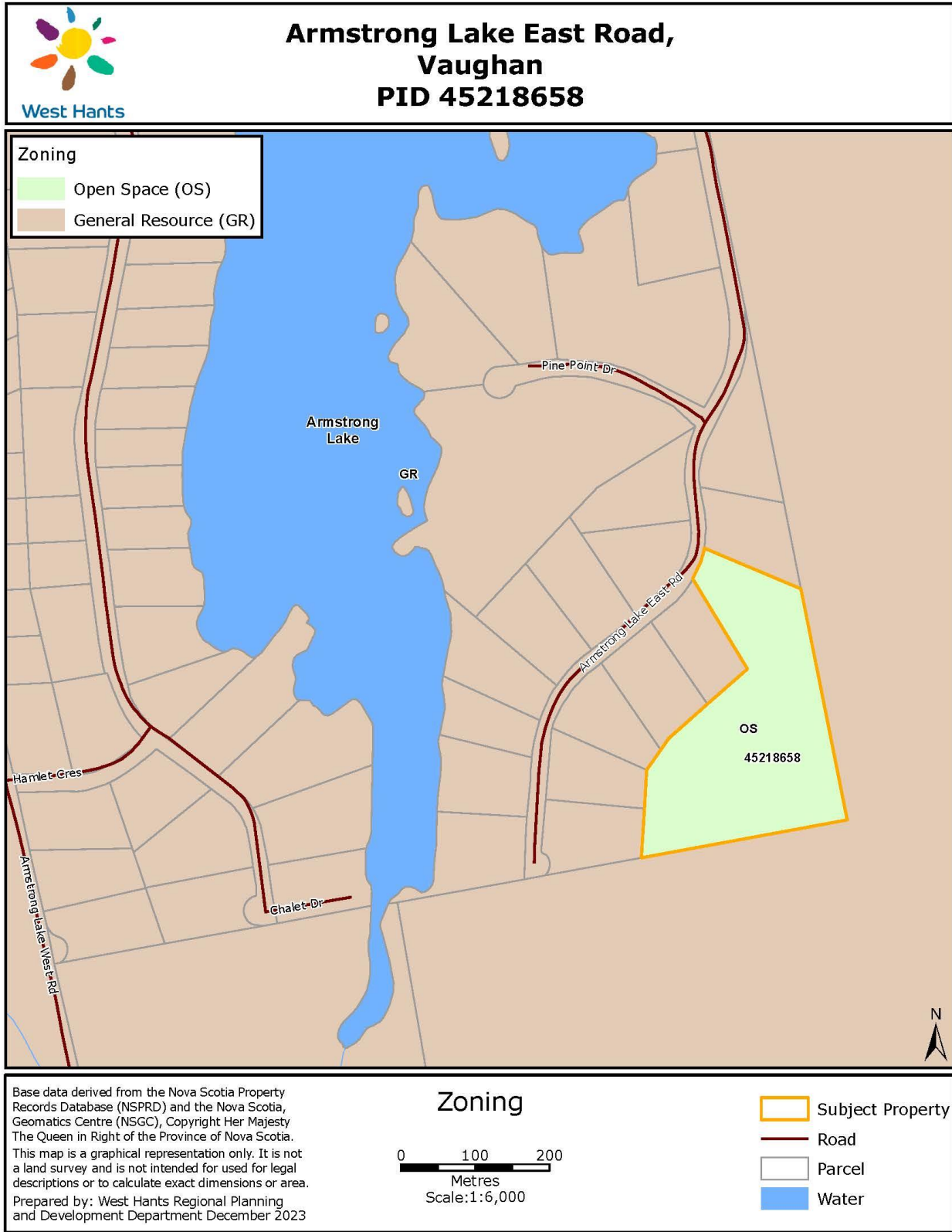


Figure 3 - West Hants Zoning Map Extract - Proposed

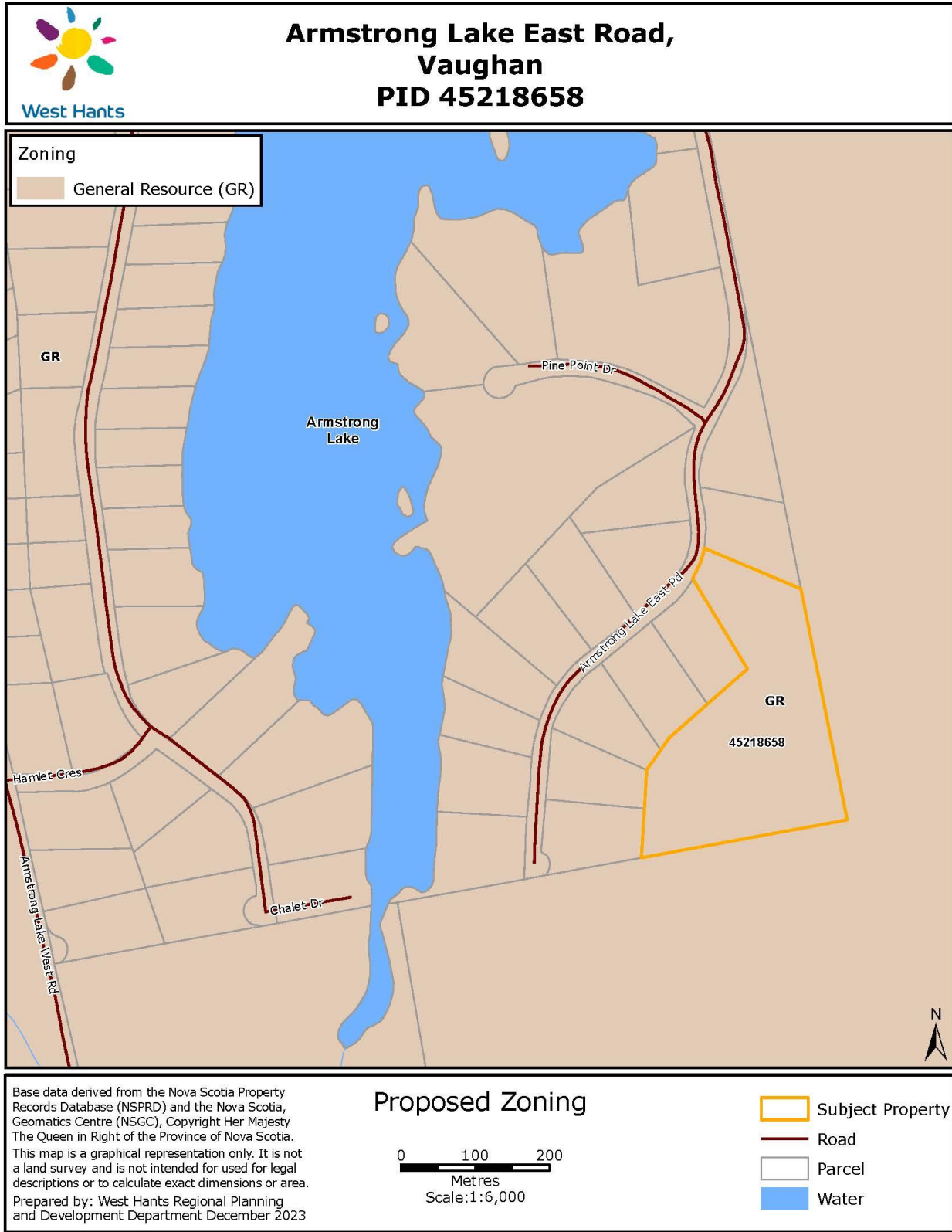
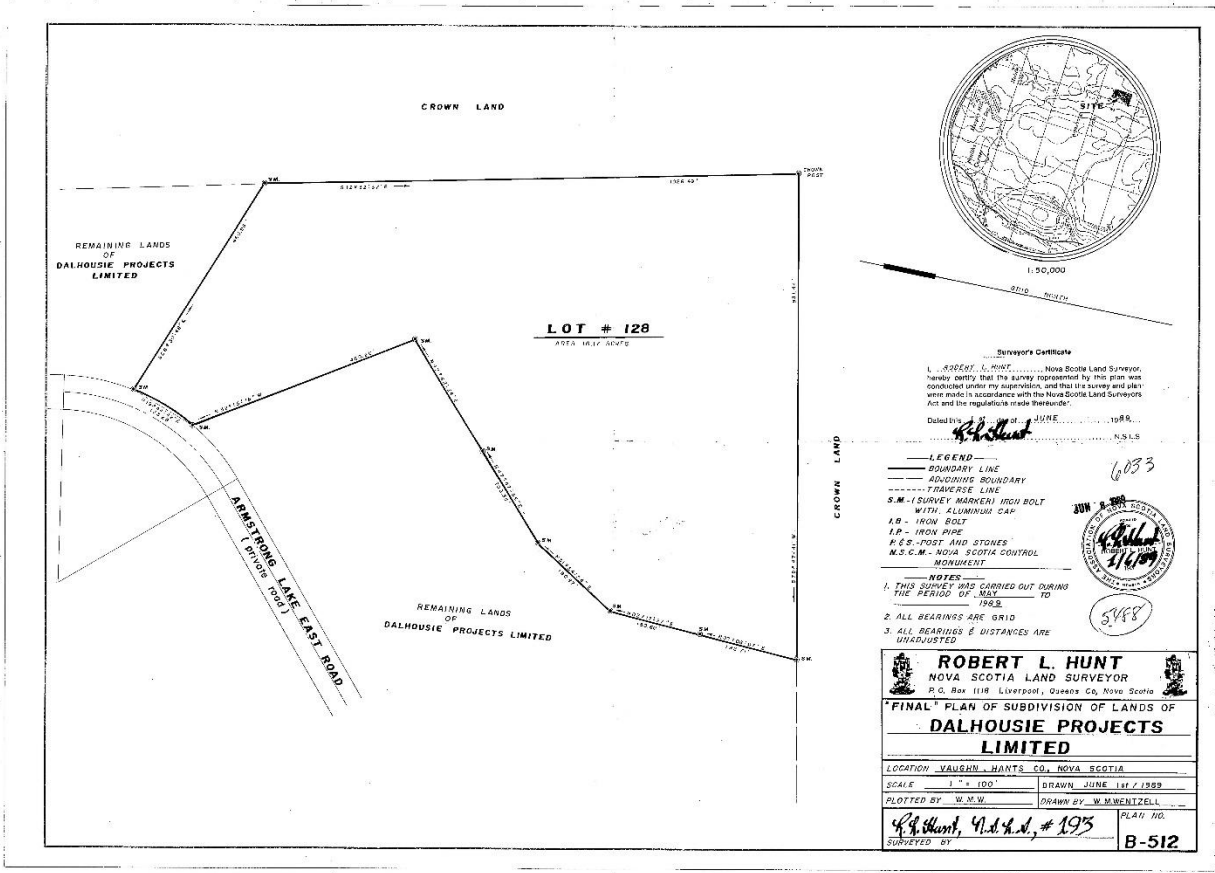


Figure 4 - Survey Subdivision 1989



Attachment A - Policy Summary for WHLUB Amendments

Policy 16.3.1 In considering development agreements and amendments to the West Hants Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:

<i>(a) whether the proposal is considered premature or inappropriate in terms of:</i>	
<i>(i) the adequacy of sewer and water services;</i>	No Municipal sewer or water services are available in Vaughan. The subject property has more than adequate lot area to meet the minimum lot size requirements for lots serviced by on-site well and septic. The approval for these on-site services is the jurisdiction of Nova Scotia Department of Environment and Climate Change.
<i>(ii) the adequacy of school facilities;</i>	The proposed rezoning represents a very small potential increase in school population which is expected to be accommodated by surrounding schools.
<i>(iii) The adequacy of fire protection and other emergency services;</i>	The South West (Windsor) Fire Department is approximately 5km away from the subject property. Staff reached out to the Fire Chief but have not yet received any feedback. It is unlikely that the proposed zoning would create any new issues with adequacy of emergency equipment or response time due to the low density of the residential uses permitted in the General Resource (GR) zone.
<i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i>	The local roads around Armstrong Lake are privately owned and maintained by the Chalet Hamlet Property Owners Association. Staff spoke with Patrick Landry who is one of the Directors of the association. He was supportive of the rezoning and possible sale, as this could increase the number of homes or cottages which contribute dues towards the maintenance of the road. Patrick confirmed that the existing roads are able to accommodate low density residential development if rezoned.

<p><i>(v) the financial capacity of the Town to absorb any costs relating to the development.</i></p>	<p>There are no anticipated costs to the Municipality regarding this development. However, the possible future sale of the subject property, following the rezoning, could generate Municipal revenue.</p>
<p><i>(b) whether the development is serviced, or capable of being serviced, by a potable water supply and either central sewer or an approved on site sewage disposal system;</i></p>	<p>See (a)(i) above.</p>
<p><i>(c) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i></p>	<p>The Chalet Hamlet Property Owners Association had no concerns with the suitability of road regarding the proposed rezoning. There is no active rail transportation in the vicinity. There is no sidewalk or other pedestrian infrastructure in the vicinity.</p>
<p><i>(d) the adequacy of the dimensions and shape of the lot for the intended use;</i></p>	<p>The shape and size of the lot is larger than the surrounding lots. Staff expect that the shape and dimensions of the subject lot could enable it to be used for a residential use.</p>
<p><i>(e) the pattern of development which the proposal might create;</i></p>	<p>The arrangement of properties in this area is consistent with typical rural residential private road developments. The rezoning would not create any unusual development patterns.</p>
<p><i>(f) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses or wetlands, and susceptibility of flooding;</i></p>	<p>The subject lot appears suitable for the proposed residential development. The subject lot has a wet area next to the road and has an incline and out cropping of bedrock throughout it. These aspects may introduce some challenges for most forms of development including parkland or residential.</p>
<p><i>(g) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by laws and regulations; and</i></p>	<p>All Municipal, Provincial, and Federal regulations will have to be met.</p>
<p><i>(h) any other matter required by relevant policies of this Strategy.</i></p>	<p>All relevant matters have been addressed in this report.</p>

Attachment B - Public Information Meeting Notes

December 7 - 21, 2023

WHLUB Map Amendment: PID 45218658, Armstrong Lake East Road; File 23-29

<p>Meeting date and time</p>	<p>A Public Information Meeting was held on December 7, 2023 beginning at 6 p.m. in Council Chambers at 76 Morison Drive in Windsor.</p>
<p>Attending</p>	<p>In attendance:</p> <ul style="list-style-type: none"> • Councillor Francis • Councillor Ivey • Senior Planner, Mark Fredericks • Planner, Alex Dunphy • Director of Planning and Development, Sara Poirier • Planning Administrative Assistant, Vanessa Lake • PAC/HAC member, Paul Beazley • 4 members of the public
<p>Applicant CAO Mark Philips on behalf of Council</p> <p>Subject Lot PID 45218658, Armstrong Lake East Road</p>	<p>Planner Fredericks outlined the request from the Chief Administrative Officer to rezone a surplus Municipal property on Armstrong Lake East Road from the Open Space (OS) zone to the General Resource (GR) zone.</p>
<p>Comments</p>	<p>Four members of the public were present at the meeting.</p> <p>Paul Beazley requested that the PAC/HAC report should include some discussion around road access, particularly relating to the wildfires issues with limited access in the spring of 2023.</p> <p>Staff responded that this information could be included in the report that comes forward to PAC/HAC.</p> <p>David Borden requested that when pricing the property for sale, consideration should be given to the steep slopes, rocky terrain, and water on the site as these may present barriers to residential development and the appraised value should reflect this.</p> <p>Staff responded that appraisals were being done for some of the selected surplus lands being rezoned, but they were not certain if this property has or will be receiving a property appraisal. Planner Fredericks is looking to meet David on the site to explore the area as it abuts Mr. Borden’s property.</p>

	No additional input was received during the comment period.
Adjournment	There being no further business, the meeting adjourned at 6:15 p.m.



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
 Alex Dunphy, Planner

Date: January 11, 2024

Subject: WMPS and WLUB Text Amendments: Pesaquid Comprehensive Development District; File # 23-39

LEGISLATIVE AUTHORITY

Municipal Government Act Section 210

RECOMMENDATION

Staff recommend that the PAC/HAC forward a positive recommendation by passing the following motion:

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Windsor Municipal Planning Strategy and Land Use By-law to allow residential units at the rear of commercial uses on the ground floor of existing buildings in the Pesaquid Comprehensive Development District (P-CDD) zone in a manner substantively the same as Attachment B of the staff report to the Planning and Heritage Advisory Committee report dated January 11, 2024.

BACKGROUND

Property X	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received from Chad and Mandy Singleton on October 19, 2023. The application is to permit residential units behind commercial units on the ground floor.

DISCUSSION

The applicants are owners of a business on Water Street in Windsor and would like to convert a portion of the ground floor for residential uses. The commercial use would still face the street. The applicant's lot is designated Town Centre and Commercial Development District on the Generalized Future Land Use Map (GFLUM) of the Windsor Municipal Planning Strategy (WMPS). The subject lot is zoned Pesaquid Comprehensive Development District (P-CDD) and are included in the Architectural Control District on Schedule A of the Windsor Land Use By-law (WLUB). Currently, the WMPS and WLUB do not allow residential uses on the ground floor in the Pesaquid Comprehensive Development District (P-CDD) zone. Staff reviewed the WMPS and WLUB and determined there were no policy options to consider the proposed use by development agreement. Staff reviewed the application and determined the request was similar to the Commercial (C-1) zone in Hantsport where residential uses are permitted with located behind, above, or below a commercial use. Staff have drafted the following amendments based on the Commercial (C-1) zone from the Hantsport Land Use By-law which, if approved, would allow the requested residential use behind a commercial use on the ground floor.

Windsor Municipal Planning Strategy

Policy 7.5.3 and 7.5.5 of the Windsor Municipal Planning Strategy (WMPS) outlines the types of uses that Council will consider within the Pesaquid Comprehensive Development District (P-CDD) zone.

Policy 7.5.3 It shall be the policy of Council that within the Pesaquid CDD, Council will consider a mix of uses including:

(a) commercial development including retail, service, office and entertainment uses;

(b) recreational facilities to accommodate passive and active recreational activities or special events;

(c) residential development as a secondary focus, located on the upper floors of commercial buildings; other types of residential development, such as apartment buildings or town houses, will be considered, but will not be the dominant feature of the development.

Policy 7.5.5 It shall be the policy of Council that within the Pesaquid CDD, minor development such as a change in use in an existing building, a small addition or accessory building, and

repairs or renovations, shall be permitted as-of-right in accordance with the provisions of the Town Centre (TC) zone. In summary, to permit the proposed residential use, the following changes are required to the WMPS:

- Adding wording to Policy 7.5.3 (c) to include residential developments to be located behind an existing commercial use; and
- Adding wording to Policy 7.5.5 to allow residential developments to be located behind existing commercial uses.

The full set of changes can be found in Attachment B.

Windsor Land Use By-law

Section 15.1 of the Windsor Land Use By-law (WLUB) permits the following categories of development in the Pesaquid Comprehensive Development District (P-CDD) zone as-of-right:

- (a) change in use in an existing building, provided the use is permitted in the Town Centre (TC) zone;*
- (b) additions not exceeding 1,000 ft² (92.90 m²) in floor area, alterations, repairs and renovations to existing buildings, subject to Town Centre (TC) zone requirements;*
- (c) accessory structures not exceeding 500 ft² (46.45 m²) in floor area, subject to Town Centre (TC) zone requirements; and*
- (d) temporary retail sales and food service kiosks subject to Section 15.2. The current parking requirement for apartment buildings is a ratio of 1.5 parking spaces per dwelling unit.*

In summary, to permit the proposal, the following addition to the WLUB is required:

- Adding residential uses on the ground floor not exceeding 50% of the ground floor area, located behind commercial use to Section 15.1.

The full set of proposed amendments can be found in Attachment B.

Impact of Proposed Changes

The proposed changes would only affect properties within the Pesaquid Comprehensive Development District (P-CDD) zone. There are currently only 16 properties within the P-CDD zone and they are all located on the north-west side of Water Street in Windsor (Figure 1). The existing uses located in this zone are primarily 1-2 storey buildings with ground floor commercial uses and residential units above. Allowing residential uses to be built behind existing commercial uses on the ground floor will not impact the intended streetscape experience, as commercial uses will still be required at the front of buildings at street level.

Based on inquiries to the local Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Traffic Authority, and Public Works Engineering Division, these changes did not raise any concerns which are not otherwise addressed in this report.

General Criteria

Policy 16.1.1 allows Council to review and make amendments to the WMPS. Amendments may be considered when the GFLUM is required to be changed, in order to bring the Strategy in line with the Statements of Provincial Interest, or when Council deems it necessary because of a change in policy intentions or the development environment. In this circumstance, the request for a ground level residential use within a commercial district is not permitted within the current planning documents and provides Council with the option to consider the proposal as a change in the development environment. The proposal also aligns with the Statement of Provincial Interest Regarding Housing as the amendment will provide additional opportunities for residential development which would not have otherwise been permitted.

Policy 16.3.1 establishes the general criteria that must be considered for all amendments to the WLUB. The full list of criteria is included with this report in Attachment A. In summary, the proposal meets the criteria as:

- the proposal is not considered premature or inappropriate for the area;
- no municipal costs related to the proposal are anticipated; and
- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Traffic Authority, and Public Works Engineering Division have no concerns which have not been otherwise addressed in this report.

MUNICIPAL CLIMATE CHANGE ACTION PLAN

The Municipal Climate Change Action Plan (MCCAP) for Windsor (2014) highlights two simulated flooding scenarios. The first scenario is based on a storm surge that occurred in 1997, which shows the expected damage is to occur along the coastline. The second scenario shows the simulated flooding extent for probable maximum flood due to climate change. Under this scenario most of the community of Windsor will experience extensive flooding, including the entirety of the Pesaquid Comprehensive Development District (P-CDD) zone.

As the proposal is intended to be contained within existing buildings, no impact to the flow of stormwater from properties in the Pesaquid Comprehensive Development District (P-CDD) zone is expected.

Property owners are responsible for ensuring that their lot is suitable for the proposed uses.

NEXT STEPS

As noted above, the proposed amendments have been considered within the context of the general policies of the WMPS, and is consistent with the intent, objectives, policies and criteria of the WMPS. As a result, it is reasonable to permit the requested changes to allow residential units behind commercial uses on the ground floor of existing buildings in the Pesaquid Comprehensive Development District (P-CDD) zone.



*anticipated dates; final dates set by Council

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

ALTERNATIVES

In response to this application, the PAC/HAC may recommend that Council:

- hold First Reading and authorize a Public Hearing to approve the amendments as drafted or as specifically revised by direction of PAC/HAC;
- provide alternative direction, such as requesting further information on a specific topic.

ATTACHMENTS

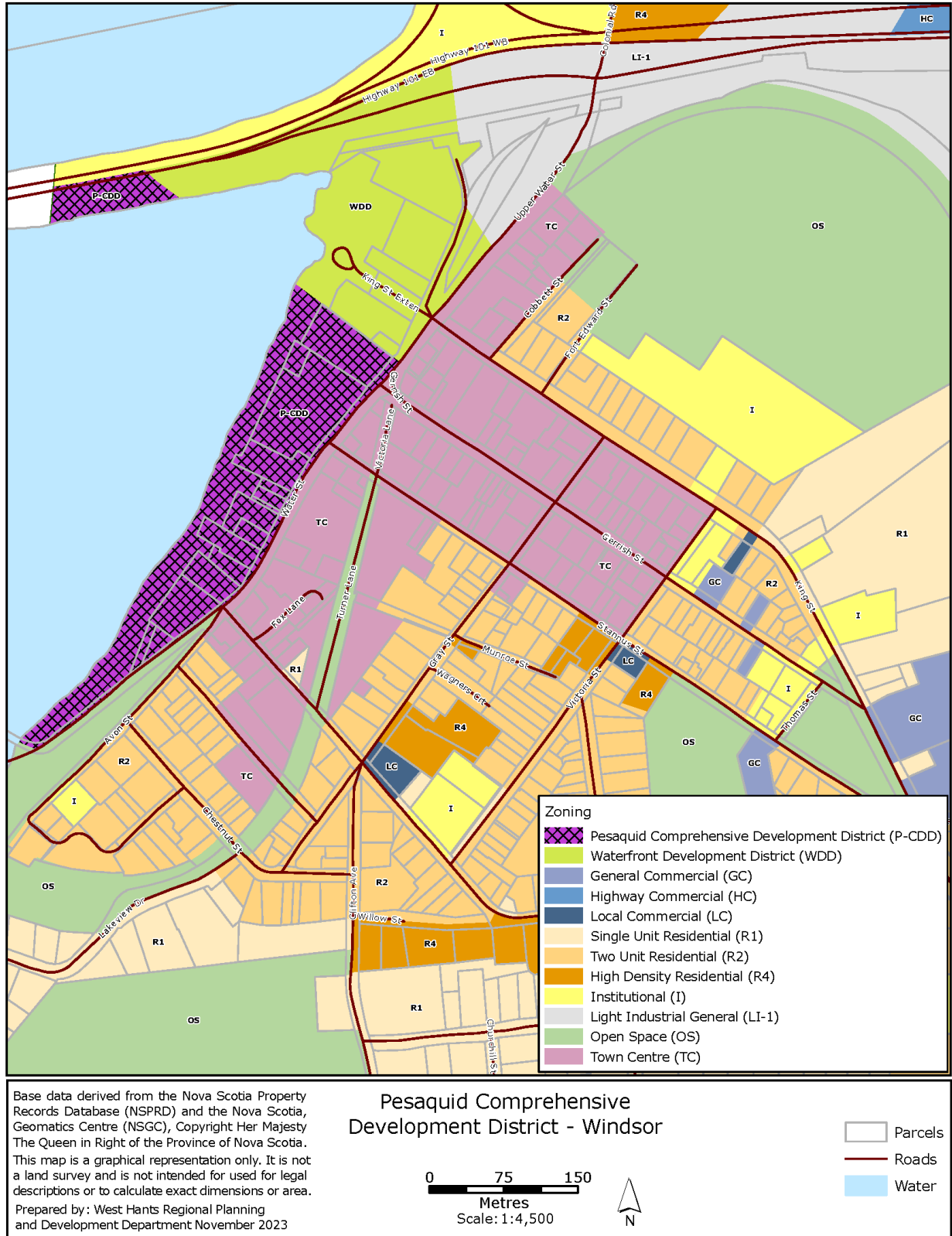
Figure 1 Windsor Zoning Map Extract

- Attachment A Policy Summary for Planning Document Amendments
- Attachment B Draft Amendments
- Attachment C Public Information Meeting Notes

Report Prepared by: _____
Alex Dunphy, Planner

Report Approved by: _____
Sara Poirier, Director of Planning and Development

Figure 1 – Windsor Zoning Map Extract



Attachment A – Policy Summary for Planning Document Amendments

<p>Policy 16.3.1 <i>In considering development agreements and amendments to the Town of Windsor Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider:</i></p>	
<p><i>(a) whether the proposal is considered appropriate in terms of:</i></p>	
<p><i>(i) the adequacy of sewer and water services;</i></p>	<p>The Public Works Engineering Division commented that they had no initial concerns regarding ground level residential uses on Water Street. The Director of Public Works was unable to provide comment at the time of the writing of this report. Staff hope to have that feedback prior to the Planning and Advisory Committee Meeting.</p>
<p><i>(ii) the adequacy of school facilities;</i></p>	<p>The Regional Executive Director of the Annapolis Valley Regional Centre for Education stated that “We have a responsibility to provide public education for students living in the catchment areas served by these schools. We therefore expect our facilities to accommodate any new development.”</p>
<p><i>(iii) the adequacy of fire protection;</i></p>	<p>The Manager of Building and Fire Inspection Services commented that any residential unit would require a fire separation from the commercial space. This fire separation is implemented to ensure that there is adequate fire protection between the residential and commercial uses. At the time of writing this report, staff have yet to receive comment from the</p>

	Windsor Fire Chief. Staff hope to have that feedback prior to the Planning and Advisory Committee Meeting.
<i>(iv) the adequacy of road networks adjacent to, or leading to the development; and</i>	The Municipal Traffic Authority commented that they did not have any concerns regarding the adequacy of the road networks provided that off-street parking is provided for the residential units. Off-street parking is required in the WLUB for as-of-right developments.
<i>(v) the financial capacity of the Town to absorb any costs relating to the development.</i>	There are no anticipated costs to the Municipality regarding this development.
<i>(b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</i>	The Traffic Authority has no concerns regarding the suitability of movement for properties in the Pesaquid Comprehensive Development District (P-CDD) zone, provided that off-street parking is provided for the residential units. Sidewalks are provided on Water Street for pedestrian traffic and there is no active rail line in the vicinity.
<i>(c) the adequacy of the dimensions and shape of the lot for the intended use;</i>	The Development Officer commented that they did not have any concerns regarding the adequacy of the dimensions and shape of the lots for the proposal. As the proposal intends to permit a residential use to occur within an existing building, this would not change the adequacy of the lots which the existing building is located.
<i>(d) the pattern of development which the proposal might create;</i>	The Development Officer commented that they did not have any concerns regarding the pattern of development that the proposal may create. The

	proposal is not anticipated to affect the streetscape of the Pesaquid Comprehensive Development District (P-CDD) zone, as the changes would only permit residential units to be built behind the commercial use on the ground floor of existing buildings.
<i>(e) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;</i>	As the proposal is intended to be contained within existing buildings, no impact to the suitability in terms of grade, soil, geological conditions, water bodies, or flooding of properties in the Pesaquid Comprehensive Development District (P-CDD) zone is expected.
<i>(f) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations;</i>	All Municipal, Provincial, and Federal regulations will have to be met.
<i>(g) any other matter required by relevant policies of this Strategy.</i>	All relevant matters have been addressed in this report.

Attachment B – Draft Amendments

Note: purple text indicates a change from the present WMPS or WLUB as recommended by staff and is provided only for the convenience of PAC/HAC and Council.

Text amendments to Section 7.5 of the Windsor Municipal Planning Strategy to allow residential developments to be located on the ground floor, behind a commercial use within an existing building.

Windsor Municipal Planning Strategy

- 1. Amend Policy 7.5.3 in the Windsor Municipal Planning Strategy to include residential development behind commercial uses on the ground floor of existing buildings, so that Policy 7.5.3 reads as follows:**

Policy 7.5.3 *It shall be the policy of Council that within the Pesaquid CDD, Council will consider a mix of uses including:*

- (a) commercial development including retail, service, office and entertainment uses;*
- (b) recreational facilities to accommodate passive and active recreational activities or special events;*
- (c) residential development as a secondary focus, located **behind the commercial uses on the ground floor or on the upper floors of existing commercial buildings; other types of residential development, such as apartment buildings or town houses, will be considered, but will not be the dominant feature of the development.***

- 2. Amend Policy 7.5.5 in the Windsor Municipal Planning Strategy to include residential development behind commercial uses on the ground floor of existing buildings, so that Policy 7.5.5 reads as follows:**

Policy 7.5.5 *It shall be the policy of Council that within the Pesaquid CDD, minor development such as a change in use in an existing building, a small addition or accessory building, and repairs or renovations, **in accordance with the provisions of the Town Centre (TC) zone, as well as residential units located behind the commercial uses on the ground floor of existing buildings shall be permitted as-of-right.***

Text amendment to the Section 15.1 of the Windsor Land Use By-law to allow residential developments to be located on the ground floor, behind commercial uses within an existing building.

Windsor Land Use By-law

- 1. Amend Section 15.1, *As-of-Right Development*, in the Windsor Land Use By-law to include residential developments on the ground floor to the permitted uses list, so that Section 15.1 reads as follows:**

As-of-Right Development

- 15.1 The following categories of development shall be permitted in the Pesaquid Comprehensive Development District (P-CDD) zone as-of-right:
- change in use in an existing building, provided the use is permitted in the Town Centre (TC) zone;
 - additions not exceeding 1,000 ft² (92.90 m²) in floor area, alterations, repairs and renovations to existing buildings, subject to Town Centre (TC) zone requirements;
 - accessory structures not exceeding 500 ft² (46.45 m²) in floor area, subject to Town Centre (TC) zone requirements;
 - temporary retail sales and food service kiosks subject to Section 15.2;
 - residential uses on the ground floor of existing buildings in accordance with 15.1.1.

- 2. Create Subsection 15.1.1, *Requirements for Ground Floor Residential Uses*, in the Windsor Land Use By-law to include provisions for ground floor residential uses, so that Subsection 15.1.1 reads as follows:**

Requirements for Ground Floor Residential Uses

- 15.1.1 Residential uses on the ground floor of existing buildings shall occupy no more than 50% of the ground floor area of the structure and be located behind or below a commercial use. The commercial use must have frontage on the street.

Attachment C – Public Information Meeting Notes

December 7 - 21, 2023

**WMPS and WLUB Text Amendments:
Pesaquid Comprehensive Development District; File # 23-39**

<p>Meeting date and time</p>	<p>A Public Information Meeting was held on December 7, 2023 beginning at 6:14 p.m. The meeting was broadcast live on the Municipal Facebook page.</p>
<p>Attending</p>	<p>In attendance for the meeting: Two (2) Councillors:</p> <ul style="list-style-type: none"> • Councillor Francis (Chair) • Councillor Ivey <p>Four (4) members of staff:</p> <ul style="list-style-type: none"> • Planner Dunphy • Planner Fredricks • Planning Assistant Lake • Director Poirier <p>3 members of the public and the applicants.</p>
<p>Applicant Chad and Mandy Singleton</p> <p>Property Not Applicable</p>	<p>Planner Dunphy outlined the application to amend the text of the Windsor Municipal Planning Strategy and Land Use By-law to permit residential uses on the ground floor of existing buildings in the Pesaquid Comprehensive Development District.</p> <p>The applicant presented on their plan to develop an additional residential unit within their property at 198 Water Street, Windsor, provided that the proposal is successful.</p>
<p>Comments</p>	<p>Comments from the public could be submitted to Alex Dunphy by mail, e-mail and telephone between December 7 - 21, 2023.</p> <p>Staff received no comments or questions from the public.</p> <p>1 member of the public and the applicants spoke during the December 7, 2023, Public Information Meeting. Staff responses are included in purple text.</p> <ul style="list-style-type: none"> • Paul Beazly asked about an option to build the residential unit through a development agreement. <i>Alex clarified that there were no policies to allow</i>

	<p>Council to consider the proposed residential use by development agreement.</p> <ul style="list-style-type: none"> The applicant, Mandy Singleton, asked about how the change to the text of the planning documents would be determined. <p>Alex responded that the wording of the proposed amendments has not yet been determined. A change is required due to the planning documents prioritizing commercial development in the Pesaquid Comprehensive Development District (P-CDD).</p>
Adjournment	The PIM was adjourned at approximately 6:28 p.m.



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation X	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
 Alex Dunphy, Planner

Date: January 11, 2024

Subject: Housekeeping Amendment: Hantsport – West Hants Boundary; File # 23-44

LEGISLATIVE AUTHORITY

Municipal Government Act Part VIII, *Planning and Development*

RECOMMENDATION

Should Council wish to approve the amendments, the following motions would be in order:

...that PAC/HAC recommends that Council give First Reading and hold Public Hearing to consider amending the boundary line shown on the maps of the Hantsport Municipal Planning Strategy and Land Use By-law and the West Hants Municipal Planning Strategy and Land Use By-law to reflect the former Town of Hantsport boundary as shown in the 2006 survey plan as show in the report File #23-44 to the Planning and Heritage Advisory Committee dated January 11, 2024;

...that PAC/HAC recommends that Council give First Reading and hold Public Hearing to consider amending the Generalized Future Land Use Map of the Hantsport Municipal Planning Strategy to include a portion of PID 45046315 and 45366515 in the Residential designation and amending Schedule A of the Hantsport Land Use By-law to include a portion of PID 45046315 and 45366515 in the Two Unit Residential (R-2) zone as show in the report File #23-44 to the Planning and Heritage Advisory Committee dated January 11, 2024.

BACKGROUND

Property X	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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It was brought to staff’s attention during an application to rezone five (5) lots on Bog Road that there was a discrepancy between the text and the map of the Hantsport Land Use By-law. Additional background information can be found in the staff reports for File 22-24 and 22-25. This report outlines an option to remedy the identified discrepancy, ensuring that the planning documents follow the former Town of Hantsport boundary as previously surveyed.

DISCUSSION

Section 3.3. of the Hantsport Land Use By-law outlines how zoning boundaries will be determined. Section 3.3 (e) states that “where a zone boundary is indicated as following the town boundary, the town limit shall be the boundary”. However, upon further investigation of a survey plan from 2006 (Appendix A) it was determined that the mapping boundary does not follow the former Town boundary as previously surveyed. The survey plan indicates that the surveyor established an approximate location for the former Town boundary, which follows the lot boundary of PID 45046315 and that splits through PID 45366515. This line is also depicted on archived mapping of the former Hantsport and West Hants (1976, 1994). Staff are unaware of when the boundary line was changed on the mapping.

The issue was brought to staff’s attention by a developer’s surveyor who is adamant that more of their property should be designated/zoned residential rather than agricultural. They believe the planning document mapping should follow the former Town boundary, as stated in the Hantsport Land Use By-law.

Department of Municipal Affairs and Housing

In response to questions about the boundary in March 2023 the Department of Municipal Affairs and Housing responded that “As the former Town of Hantsport dissolved in 2015, the Municipality is responsible for determining the location of the boundary. We have reviewed the documents and the subdivision plan from 2006 and suggest you seek a legal opinion on the location of the boundary in relation to your planning documents. In the Hantsport Land Use By-law, Section 3.3 (e) ties the zoning boundary to the former town boundary.”

Legal Opinion

To follow up to the correspondence from the Department of Municipal Affairs and Housing, staff reached out to the Municipal Solicitor for legal advice on the Hantsport Land Use By-law referencing the former Town boundary as the zoning boundary. The Municipal Solicitor advised staff that it would be best to ensure that all mapping produced by the Municipality is consistent. Two options were proposed, both of which requiring the usually public planning process:

1. Alter the mapping in the West Hants Municipal Planning Strategy and Land Use By-law, as well as the Hantsport Municipal Planning Strategy and Land Use By-law to reflect the former town boundary line as shown in the 2006 survey plan; or
2. Change the statement in the Hantsport Land Use By-law (Section 3.3(e)) to remove the requirement that the mapping follow the former Town boundary.

This report relates to the first option provided by the Municipal Solicitor, which is to amend the mapping of the planning documents to follow the text of the Hantsport Land Use By-law.

Designation and Zoning

The smaller of the two affected lots (PID 45366515) is split designated Residential on the Generalized Future Land Use Map (GFLUM) of the West Hants Municipal Planning Strategy (WHMPS) and the Hantsport Municipal Planning Strategy (HMPS). The lot is split zoned Two Unit Residential (R-2) on Schedule A of the West Hants Land Use By-law (WHLUB) and the Hantsport Municipal Planning Strategy (HLUB). Surrounding land uses include primarily low-density residential units and farmland to the south of the affected lots.

If Council agrees to change the boundary of the mapping in the Hantsport Municipal Planning Strategy (HMPS), Hantsport Land Use By-law (HLUB), West Hants Municipal Planning Strategy (WHMPS), and West Hants Land Use By-law (WHLUB) to follow the former Town of Hantsport boundary as identified on a survey plan from 2006, Council will also need to determine the designation and zoning of lots impacted by the boundary change. This would include a portion of PID 45046315 and a portion of PID 45366515 which would then be contained within the Hantsport plan area.

Both PIDs would require designation and zoning amendments to the Residential designation on the Generalized Future Land Use Map of the HMPS (Appendix B) and the Two Unit Residential (R-2) zone on the zoning map of the HLUB (Appendix C).

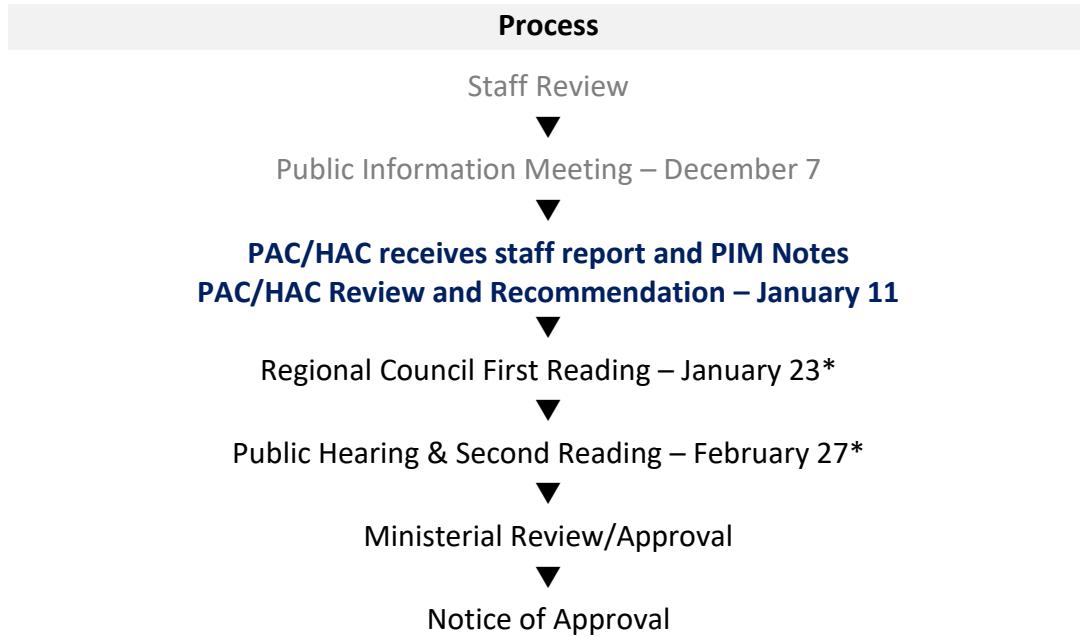
NSCAF Community Boundary

Staff consulted with a representative for the Nova Scotia Civic Addressing File (NSCAF) who confirmed that their data for the Hantsport community boundary has been the same as what is currently shown in the planning document since at least 2006. The Hantsport town boundary layer that was used in previous versions of the planning documents came from the Nova Scotia Topographic Database (NSTDB), which was at the time different than NSCAF community boundaries.

The representative for the Nova Scotia Civic Addressing File (NSCAF) confirmed that the process to change the NSCAF community boundary is straightforward once a request is made. These changes can be implemented within a few business days. From discussions with NSCAF, there are no implications to changing this boundary, other than including more of the sole property

owner's lots within the Hantsport planning area.

NEXT STEPS



FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

There are implications to the owner of PIDs 45046315 and 45366515 based on how much of the lot can be developed as-of-right under the new zoning. Residential zoning would permit subdivision of the lots to allow residential development which is more than what the original agricultural zoning would permit.

APPENDICIES

Appendix A	2006 Survey
Appendix B	Proposed GFLUM Boundary Amendment
Appendix C	Proposed Zoning Boundary Amendment
Appendix D	Public Information Meeting Notes

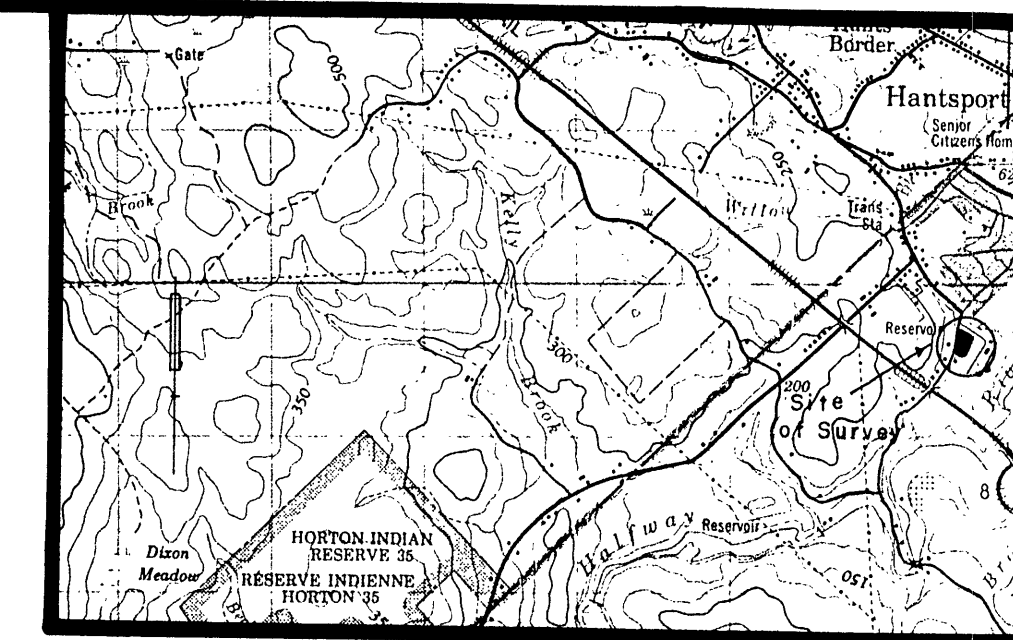
Report Prepared by: _____

Alex Dunphy, Planner

Report Reviewed by:

Sara Poirier, Director of Planning and Development

Appendix A – 2006 Survey

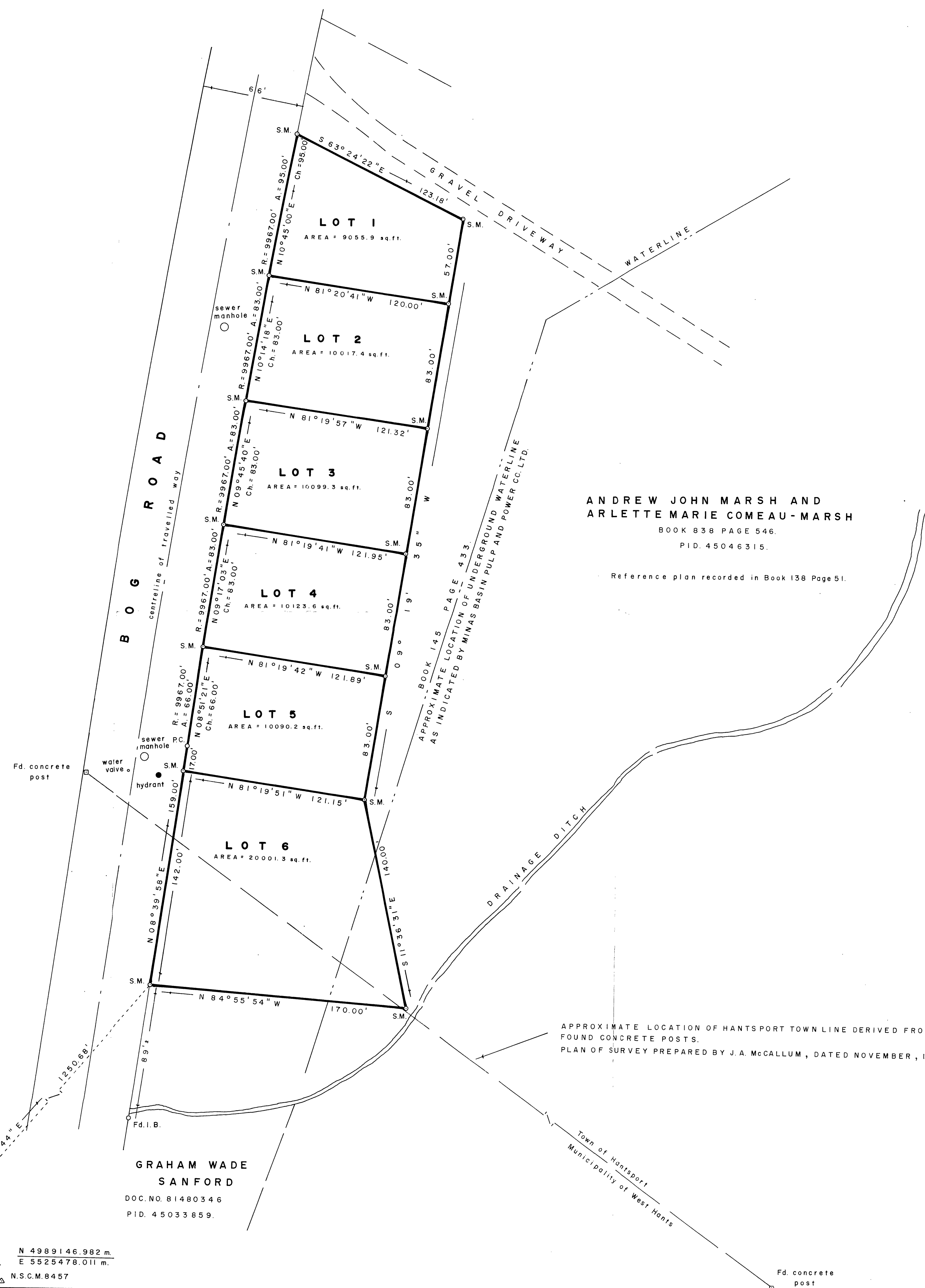


KEY PLAN SCALE 1" = 50,000

LEGEND

- S.M. SURVEY MARKER
- I.P. IRON PIPE
- I.B. IRON BAR
- C. CALCULATED POINT
- R.P. ROCK POST
- △ N.S.C.M. NOVA SCOTIA CONTROL MONUMENT
- W.P. WOODEN POST
- Fd. FOUND
- WIT. WITNESS
- P.C. POINT OF CURVATURE
- R, A, CH, T. RADIUS, ARC, CHORD, TANGENT
- (D), (M), (P), (C). DEED, MEASURED, PLAN, CALCULATED
- C/L, T/L. CENTRELINE, TIE LINE
- OH.W.M. ORDINARY HIGH WATER MARK
- LANDS DEALT WITH BY THIS SURVEY
- LINE NOT TO SCALE

THIS SURVEY WAS CONDUCTED DURING THE PERIOD OF
MAY 2 - JUNE 1, 2005.
SCALE FACTOR WAS NOT APPLIED TO DISTANCES.
COMPASS RULE ADJUSTMENT WAS APPLIED TO MEASUREMENTS.
BEARINGS ARE REFERRED TO THE NOVA SCOTIA S^d MODIFIED TRANSVERSE
MERCATOR GRID - ZONE 5, CENTRAL MERIDIAN 64°30' WEST AND WERE
DERIVED FROM THE LINE JOINING N.S.C.M. 8456 TO N.S.C.M. 8457
HAVING A BEARING S 41°41' 34" E.

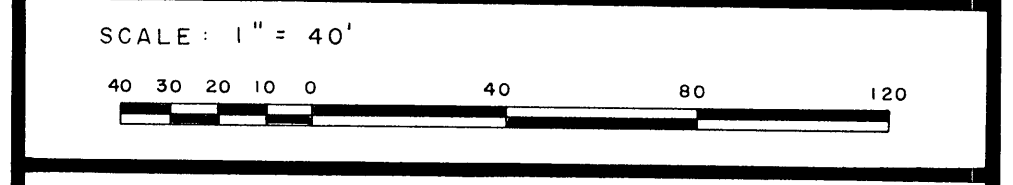


REGISTERED OR RECORDED AT 1:41.90 O'CLOCK
AUG 23 2006 A.D. AS NO. 85951516
Janet Burns Acting
Tina Landzaat, Registrar

PLAN OF SURVEY SHOWING
LOTS 1 to 6
SUBDIVISION OF LAND OF
**ANDREW JOHN MARSH AND
ARLETTE MARIE COMEAU-MARSH**
BOG ROAD, HANTSPORT,
HANTS COUNTY, NOVA SCOTIA.

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOTS 1 NO. 85951516
Dated August 21, 2006
ENDORSED: DEVELOPMENT OFFICER

SURVEYORS CERTIFICATE
I, D. ALLAN CYR, NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE NOVA SCOTIA LAND SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.
DATED THIS 7th DAY OF JUNE, 2005
D. Allan Cyr N.S.L.S.



OF NOVA SCOTIA LAND SURVEYORS
No. 54949

CYR SURVEYS
D. ALLAN CYR,
Nova Scotia Land Surveyor
P.O. Box 904,
Kenville, N.S.
B4N 4H8

DATE OF PLAN JUNE 7, 2005
PLAN NO. S-11-2005-024

MUNICIPALITY OF WEST HANTS
FINAL PLAN APPROVED
PLAN No. 32-06
APPROVAL OF LOT 6
REMARKS: No part of this plan is shown on any other plan.
I certify that this plan of subdivision has been duly approved in accordance with the provisions of the Municipal Government Act.
Date Aug 23/2006
Signed: [Signature]
WEST HANTS MUNICIPAL DEVELOPMENT OFFICER

4990379.259 m
24380.369 m
N.S.C.M. 8456

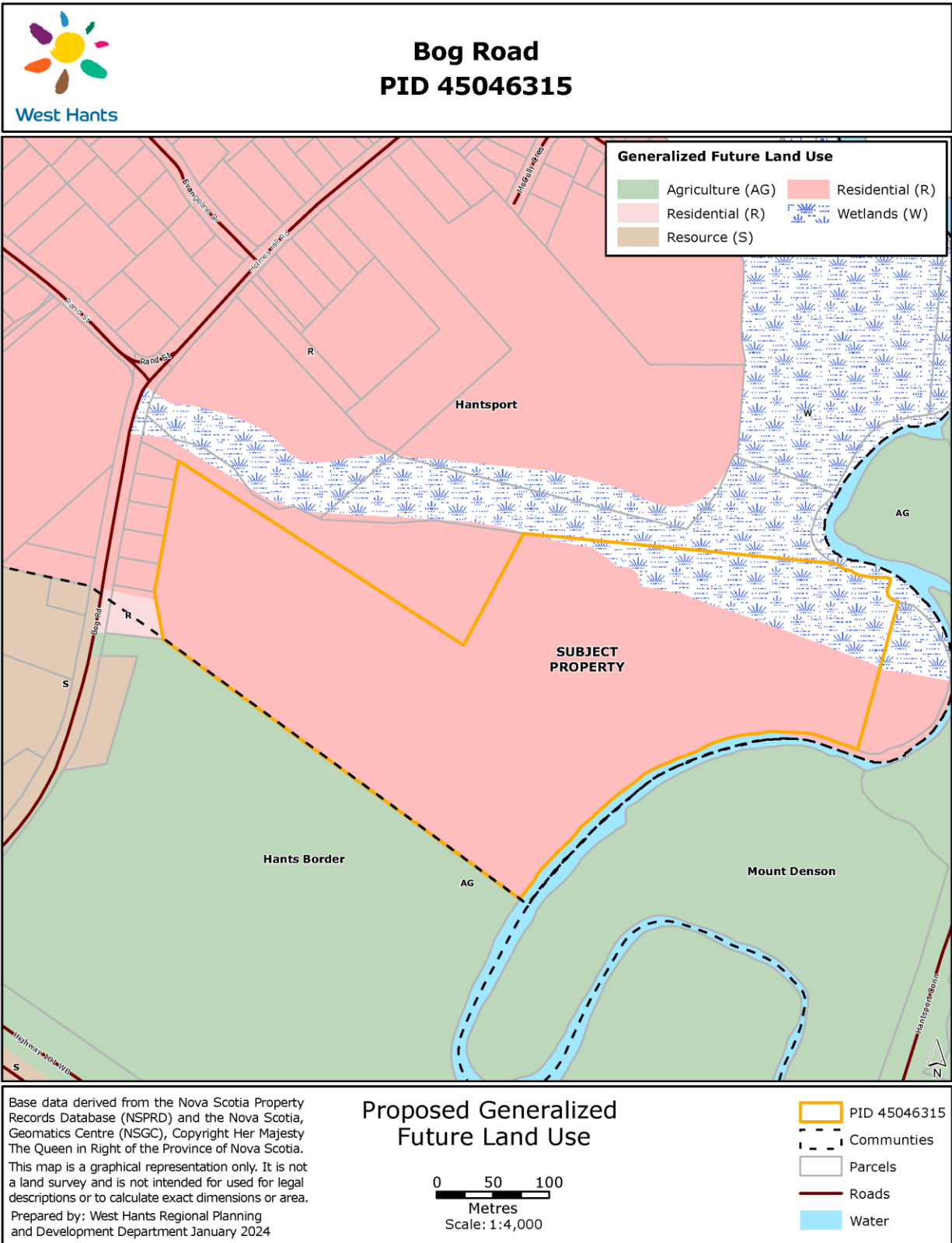
N 4989146.982 m
E 5525478.011 m
N.S.C.M. 8457

**GRAHAM WADE
SANFORD**
DOC. NO. 81480346
PID. 45033859.

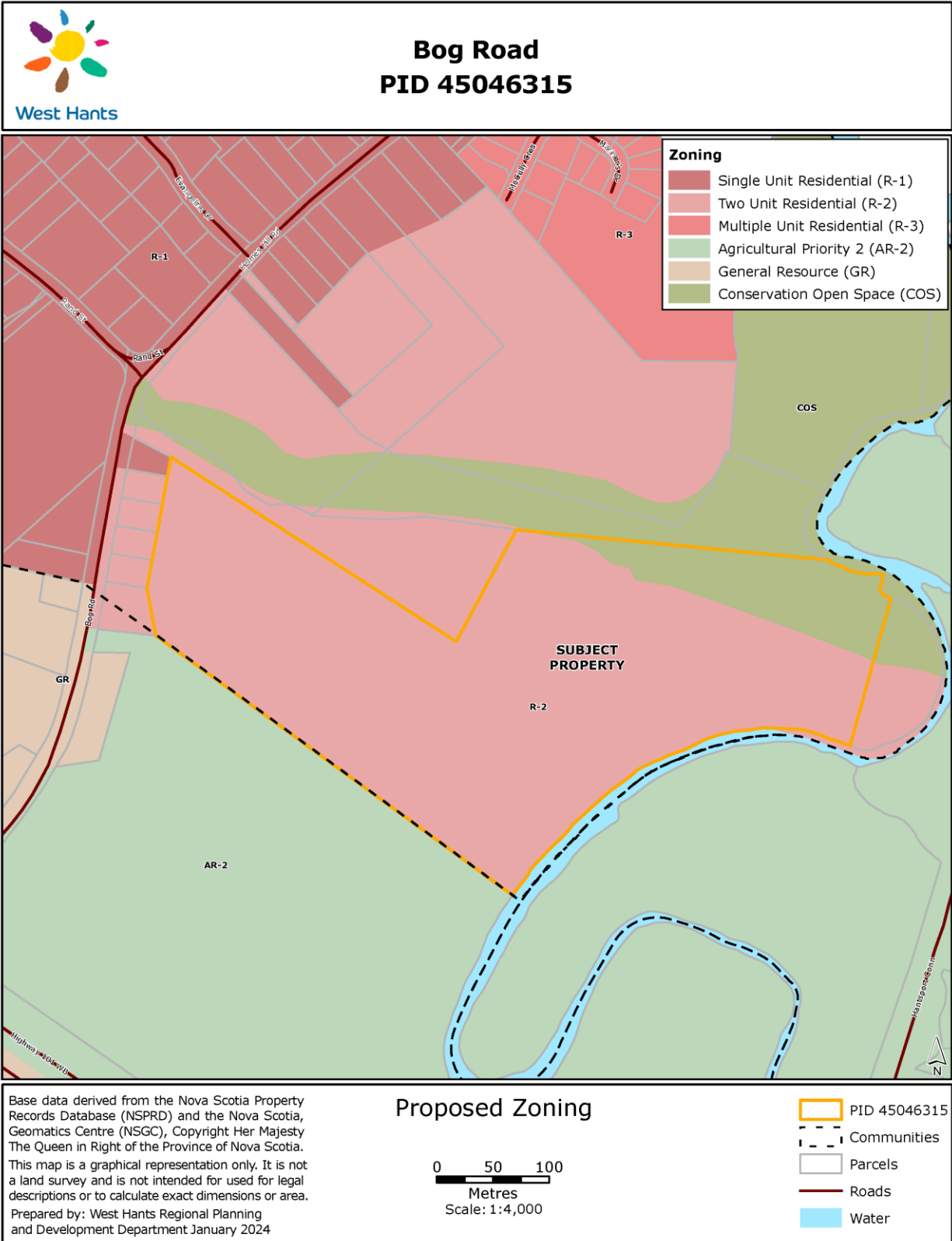
APPROXIMATE LOCATION OF HANTSPORT TOWN LINE DERIVED FROM FOUND CONCRETE POSTS.
PLAN OF SURVEY PREPARED BY J.A. McCALLUM, DATED NOVEMBER, 1904.

GRID NORTH

Appendix B – Proposed GFLUM Boundary Amendment



Appendix C – Proposed Zoning Boundary Amendment



Appendix D – Public Information Meeting Notes

December 7 - 21, 2023

Housekeeping Amendment: Hantsport – West Hants Boundary; File # 23-44

Meeting date and time	A Public Information Meeting was held on December 7, 2023 beginning at 6:29 p.m. The meeting was broadcast live on the Municipal Facebook page.
Attending	<p>In attendance for the meeting:</p> <p>Two (2) Councillors:</p> <ul style="list-style-type: none"> • Councillor Francis (Chair) • Councillor Ivey <p>Four (4) members of staff:</p> <ul style="list-style-type: none"> • Planner Dunphy • Planner Fredricks • Planning Assistant Lake • Director Poirier <p>3 members of the public.</p>
Applicant Internal project Property Hantsport/West Hants boundary	Planner Dunphy outlined the application to amend the Hantsport and West Hants planning documents to change the Hantsport/West Hants boundary line to follow the former Town boundary line as shown in a survey provided to staff.
Comments	<p>Comments from the public could be submitted to Alex Dunphy by mail, e-mail and telephone between December 7 - 21, 2023. Staff received no additional comments or questions from the public.1 Councillor spoke during the December 7, 2023, Public Information Meeting. Staff responses are included in purple text.</p> <ul style="list-style-type: none"> • Councillor Ivey asked about a former rezoning which occurred on one of the lots that would be affected by the movement of the boundary line. Alex explained the previous rezoning application for the lots along Bog Road and that moving the boundary line would not affect that property. Councillor Ivey then asked if the intent was to split the lot affected as shown in the survey plan. Alex responded that the intention was to follow the

	former Town boundary line and that the lot would be split between the Hantsport and West Hants jurisdiction.
Adjournment	The PIM was adjourned at approximately 6:44 p.m.



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input checked="" type="checkbox"/>	Recommendation <input type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Mark Fredericks, Senior Planner

Date: January 11, 2024

Subject: Information Report: Short Term Rentals

LEGISLATIVE AUTHORITY

Municipal Government Act Section 214

Tourist Accommodations Registration Act Section 6

RECOMMENDATION or DECISION REQUEST

This report is being provided for information purposes only.

BACKGROUND

In April 2023, the Province of Nova Scotia introduced a tourist accommodation registry which requires all short term rentals to register with the Province annually. This applies to all short term rentals including those within people's homes and is defined as a rental arrangement that lasts fewer than 28 days. This registration approach involves providing the Provincial registration number within all rental listings through online booking platforms like Airbnb.

On May 9, 2023, COTW recommended that Council direct staff to prepare a report regarding regulations for short term rentals. On May 23, 2023 the Council passed the following motion:

“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.”

On September 14, 2023, the PAC/HAC considered an information report from staff with examples of how short term rentals could be regulated and discussed the potential implications on staff resources, and other issues like consistency in regulations, based on differences in communities. This report is included as Attachment B.

At this September 14, 2023 meeting PAC/HAC passed the following motion:

“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.”

Following this meeting, an online survey was established that collected 441 responses between October 31 and December 15, 2023. All the responses received through the survey can be found in Attachment A – Survey Results. In addition to the input received through this survey, staff also hosted a public meeting on November 21, 2023, to discuss short term rental regulations with the public. This meeting was attended by several staff, Councillors and PAC/HAC members along with more than 50 members of the public.

DISCUSSION

The feedback from the November 21, 2023, public meeting revealed that regulating short term rentals could introduce problems with affordability for owners who supplement their mortgages with income from short term rental arrangements. This scenario was highlighted with many cottage owners in attendance at this meeting who shared their stories which include the ability to rent their cottage and how that helps them with costs of ownership. These cottage units, mostly located in un-serviced, rural communities, may not represent a significant loss in long term rentals when they are used for short term rentals. This location issue was also recognized in some of the survey responses as housing availability and affordability could be impacted when residential units are converted into short term rentals within serviced communities like Windsor, Falmouth, Hantsport and Three Mile Plains. However, when short-term rentals are located in rural areas around lakes and along the coastline, and are often seasonal dwellings, there is less demand for these to be used as long term rentals, and in some cases seasonal dwellings would not be appropriate for year-round habitation.

Another portion of the conversation at this public meeting was the Housing Needs Assessment report which had been released earlier in November, prior to this public meeting. This report found that approximately 0.5% of the housing stock in WHRM was used for short term rentals. This report also found that the Municipality was approving new housing developments at a fast rate which could help avoid any housing shortages into the next decade.

Other common themes staff heard from the survey, and during the public meeting, included:

Income Generation: for the owners who rent their homes or cottages, it helps them with cost of ownership, and generates income for other support staff including local cleaners, local handy persons, snow removal, and yard maintenance staff.

Tourism and Local Economy: short term rentals can contribute to tourism by providing alternative accommodation options, potentially bringing in more visitors into the rural areas of WHRM and boosting the local economy. This was recognized during the meeting as the region does not have many formal accommodation options besides the Super 8 hotel and a few Bed and Breakfast establishments.

Flexibility for Travelers: Short term rentals often offer greater flexibility in terms of location, amenities, and cost, providing travelers with more personalized and affordable options compared to traditional hotels.

Cultural Exchange: Short term rentals can facilitate cultural exchange as guests stay in destinations and have the opportunity to interact with local residents.

Housing Affordability: One of the primary concerns staff heard was the potential impact of short term rentals on housing affordability. If several short term rentals are established in a community, this could contribute to the reduction of long term rental units, which may drive up rental prices. However, staff also heard about the affordability challenges that regulations could bring, if an owner was no longer able to rent their cottage or second home, and how they could not otherwise afford to own it.

Neighborhood Disruption: Some argue that the influx of short term renters can disrupt the sense of community in residential neighborhoods, leading to noise and increased traffic. Other survey responses spoke to the compatibility of their guests and neighbors. Another consideration staff heard at the meeting related to long term tenants who might also create this type of disruption, and how these problems are not exclusive to short term tenants.

Enforcement Challenges: The rapid growth of the short term rental market has outpaced regulations in many municipalities whether intentionally or not. This can create challenges in enforcing any new regulations on an already established market.

Why regulate short term rentals?

At the December 14, 2023, PAC/HAC meeting, an update was provided to the Committee on this project, and it was requested that consideration be given to the question of why the Municipality would want to regulate short term rentals and what objectives were trying to be met. This question also arose during the November 21, 2023, public meeting. The direction that staff received from Council and PAC/HAC was limited to the motions listed above. Staff believe the following types of concerns are likely to have generated initial interest in the topic.

Regulating short term rentals could serve the following purposes:

- Housing Affordability: Regulation can help address concerns about the impact of short term rentals on housing affordability. This can be done by limiting the conversion of long term rental units into short term rentals.
- Community Stability: Regulations can contribute to maintaining the stability of residential neighborhoods. This can be achieved by establishing zoning rules, noise restrictions, and other measures to prevent disruptions caused by a high turnover of short term renters.
- Safety And Standards: Governments can implement regulations to ensure that short term rental properties meet safety and quality standards. This may involve requirements for inspections, adherence to building codes, and compliance with health and safety regulations.
- Fair Competition: Regulations can help level the playing field between traditional lodging (e.g., hotels) and short term rentals. This may involve licensing requirements and ensuring compliance with hospitality industry standards.
- Data Collection and Monitoring: Establishing regulations enables data to be collected on the short term rental market. This includes information on the number of listings, occupancy rates, and economic impact. Gathering this information is valuable for making informed policy decisions.
- Community Engagement: Implementing regulations often involves engaging with the community. This includes residents, property owners, and local businesses. Their input is important to address concerns and ensure that the regulations reflect the needs and values of the community. The feedback gathered through the public meeting and survey was an effective approach to considering the community's perspective on short term rentals. There were various positions expressed within the community input, but the majority leaned towards less regulation, and a more open approach which would seek the continued allowance of short term rentals to exist anywhere a residential unit is permitted.

Regulating short term rentals is context specific, and different municipalities may weigh these factors differently based on their unique circumstances and priorities. Municipalities may choose not to regulate short term rentals based on local priorities, economic goals, political factors, and community desires. Some of the reasons why a municipality might opt not to regulate short term rentals include:

- Limited impact: Some municipalities have a low percentage of their housing stock being used for short term rentals and the impact is therefore limited and may not be worthwhile investing in creating and enforcing regulations. In WHRM approximately

0.5% of the existing housing inventory is used for short term rentals (November 2023 Housing Needs Assessment prepared for the Province of Nova Scotia).

- **Economic Stimulus:** Short term rentals can contribute to the local economy by attracting tourists, creating jobs, and generating additional income for property owners. Some municipalities may prioritize the economic benefits and fear that stringent regulations could limit this growth.
- **Tourism Promotion:** Communities which are reliant on, or want to promote tourism may view short term rentals as a crucial component of their tourism industry. Regulations might be perceived as barriers to attracting visitors who prefer the flexibility and uniqueness offered by short term rentals over traditional accommodations.
- **Flexibility and Innovation:** A municipality may value the flexibility and innovation that short term rentals bring to the housing market. For example, allowing homeowners to rent out their properties on a short term basis can be seen as a way to adapt to changing economic conditions and consumer preferences.
- **Limited Resources:** Some municipalities may lack the resources, such as staff and funding, to implement and enforce regulations effectively. Establishing and maintaining a regulatory framework can require significant administrative effort and costs.
- **Local Opposition:** In some cases, there may be strong local opposition to regulation from property owners, residents, or businesses who benefit from the current state of the short term rental market.
- **Data gaps:** some municipalities may lack comprehensive data on impacts of short term rentals including tourism benefits which could make it difficult to assess the need for regulations.

Staff Considerations

Effective regulation of short term rentals requires flexible policies that can address local concerns while considering the global nature of this evolving industry. Regulation may be a worthwhile tool when short term rentals are contributing significantly to housing shortages. However, in WHRM at the current rate of 0.5% of housing being used for short term rental, and a recent Housing Needs Assessment report identifying the Municipality as having favorable housing approval numbers into the future, this threshold may not have been met.

NEXT STEPS

Discuss the public feedback collected and recommend a direction to Council on whether to consider regulations for short term rentals in WHRM.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the filing of this report. However, if the direction is to establish regulations which require staff to inspect or enforce short term rentals,

this may impact staff resources which could have financial implications for the Municipality.

ALTERNATIVES

In response to this report, the PAC/HAC may:

- Recommend that Council direct staff to take no action in regulating short term rentals at this time;
- Direct staff to prepare amendments to the planning documents related to short term rentals to be incorporated during the Plan Review ; or
- Provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

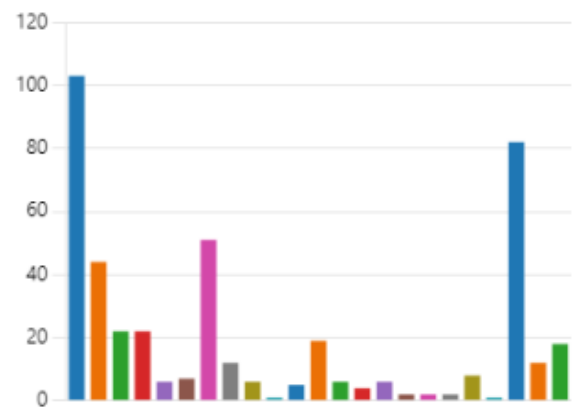
Attachment A	Survey Results
Attachment B	PAC Information Report - September 14, 2023

Report Reviewed by: _____
Sara Poirier, Director of Planning and Development

Attachment A - Survey Results

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

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
Kempt Shore	2
Cheverie	2
Bramber	8
Cogmagun	1
Elsewhere in Nova Scotia	82
Elsewhere in Canada	12
Other	18



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



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



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



5. Tell us about your experiences with Short Term Rentals (positive or negative)

'Nothing but positive
A great way for home owners to make some extra cash
A great way for someone to make extra money and promote tourism to the area
A lot better than a hotel/motel, gets you closer to the community
A short term rental saved us when our home closing was delayed by 2 weeks - it was a less expensive option than the Super8.
That said, I was recently in Hamilton, ON and stayed in a short term rental for 3 nights. The unit is owned by a company who has bought out most of the properties in the downtown and industrial area, and while I paid marginally less, I was distressed by the fact that there were citizens sleeping rough in tents just outside the door - citizens of the town who SHOULD have been able to rent the very apartment I was staying in but couldn't because of the short term rental market.
ABSOLUTELY HORRIBLE!!!! There is a short term rental right behind my house operating illegally. We are zoned for single-family dwelling only. There is a parade of lunatics renting this property and you never know what is going to happen at the house. The homeowner is useless and doesn't care what happens to the house or property. They also know there are zero consequences imposed for operating their illegal rental. We have witnessed violent fights, domestic violence, and suspected human trafficking. End short term rentals! It's horrible
Absolutely positive. Makes exploring the maritimes a treat
Add much value to our community
Air B&B in Yarmouth while my son was in hospital. Reasonably priced, convenient and made a difficult situation easier.

Air bnb should now be regulated to only rooms in the primary residence
all experiences with rentals for summer vacations have been good
All good very positive
All have been positive. Short term rentals in many areas are the only option due to lack of other types of suitable accommodation
All positive. Was the only option when hotels are booked solid; which is most of the time whenever there is an event or tourist season.
Always a rent increase and the landlord don't want to repair nothing and if so put a bandage on it. Sucks!! If landlords increase the rent it should have to be inspected to make the living space is up to code, out of fairness.
Always extremely positive it's nice when you need a place to stay to put the money in the pocket of someone like you instead of into a big corporation it also helps those who may not be able to fully afford that residence, The means to help pay for it.
Always good to have an option to rent a cottage on a lake or ocean There are no hotels in most of these areas, nice to be able to rent a cottage and enjoy some time in nature without having to buy a property!
Always positive
Always positive a great way to get away
Always positive here in NS and elsewhere throughout Canada, the US and England.
Always positive. Able to have a more personal stay. Stay in areas where no hotels are available.
Always positive. There is a demand for short term rentals. Brings I people from away and they spend their money in small communities which helps small businesses.
As a family of 5 it is the only way we can travel as we are to big for one hotel room but our kids are to small to have 2 rooms. Str are truly our only option!
As a guest travelling as a family of 5 (2 adults, 3 children) and a 100-lb dog, I only stay in short-term rentals. I like when the children have their own space, a kitchen so we don't have to eat out three times a day, and a home away from home feel. I also own a cottage in southwest Nova Scotia, that we rent out when we are not using it. I promote it in my home province and get mostly out-of-province travelers who come to our less-traveled area of Nova Scotia on vacation because they found me on social media. They love the fact that they have a direct contact with the owner that knows the area very well and can give them recommendations on things to see and do, places to eat, hidden gems to discover, etc. There is also human/relationship aspect - being the guest of an actual person and not of a chain or big brand - that also plays a big role in hospitality; as marketers say, nowadays people want to buy from people.
As a previous STR owner in HRM, I had an amazing experience renting out my basement apartment as a STR seasonally (STR May-Aug and LTR for Sept-Apr). Unfortunately, due to the new regulations in HRM, I am no longer able to operate and have faced significant loss of income. I fear of losing my home and I do not wish the same fate on others. Further, I have attended several family functions (weddings, gatherings, etc) in/near West Hants and have always used a STR. I enjoy the convenience of a STR and will be saddened if they are no longer an option.

As a renter: Short term rentals are the only reasonable solution for a family to get together or travel. Staying at a hotel can not compare to renting a cottage by the ocean, on a lake, or in the woods. As an owner: the ability to rent our cottage makes it affordable and allows others to enjoy it as well instead of it sitting empty.

As a seasonal homeowner family (we are locals) who are also registered for short term rental we find that STRs:

Help with costs of family ownership

Increases the quality of life for our families

Provide Year-round support for local businesses

Provide employment opportunities in community that otherwise is non-existent

Ensures increased #s of Ambassadors promoting underserved areas

We pay to provide free to you - Provincial, National and International Marketing specific to underserved areas

As a Short Term Rental owner I enjoy sharing my little slice of heaven with others.

As a single mom raising 2 kids I would not be able to get by without it. I find people respectful of my property and it has been a great experience for me and my family.

As a traveller, short term rentals like AirBNBs offer flexibility and convenience that hotels simply cannot offer. I travel to Ontario to see my daughter quite often. Living out of a hotel room and eating out for every meal is no way to visit with family. An AirBNB allows me to feel like I'm in a home, where I can grocery shop, prepare meals, and relax.

As a host in the Windsor area, I can tell you that the inventory of short-term rentals, including the hotels and Bed and Breakfasts, do not meet the capacity at all times. Granted, much of the time there are options open other than AirBNBs. That said, a lot of my guests have been travelling with family or for a week-long or month-long visit, and an AirBNB with a fully furnished apartment fits their needs more than a hotel or a bed and breakfast would. We have hosted travelling nurses, students who are in town for a two-month educational course, etc.

At Falls Lake Resort, we are having the experience that properties are being sold or build for STR's. Our community is being stripped away by fires during fire ban, fireworks also during the ban and late night.

A fire started here will make the national news for sure because we are in the middle of a forest. I hope you adopt HRM policy.

Awesome

BAD

Bad

Bad and not much neighbor did about because they were out of country

<p>Being able to rent our cottage for 2 months in summer was part of of financial plan when we bought it. It allows us to enjoy it for the other 10 months. Creating a cozy, artistic and relaxing place for other families in addition to our own- brings us a lot of joy. This is our 4th summer doing limited STR and most of the families who rent out the cottage are the same ones,now coming for their fourth summer. We have received many wonderful messages about memories they created and cherish, at our cottage.</p>
<p>Best option for our family with a small child and a dog. Being able to cook our own meals and have our own rooms makes the journey so much better.</p>
<p>Caution is best approach. Money up front as you'll lose if you dont doesnt apply</p>
<p>Dumb. Worse than a hotel, unless you have a big group. Takes away from the home supply</p>
<p>Each time I've stayed in a short term rental I have had a wonderful experience, I have absolutely nothing negative to say.</p>
<p>Expensive and to my knowledge, do not necessarily have to meet same standards as registered/approved accommodations like a hotel, inn or bed and breakfast. Ie. renting out a room in a home does not require a license.</p>
<p>Extremely positive - has provided alternate employment for me as a stay at home parent that aligns with my value system</p>
<p>Extremely positive - I've been renting our secondary residence located next to our primary residence for 6 years. We have hosted guests from many parts of the world who enjoy what Nova Scotia has to offer and participate in the local community. Some are looking to relocate to NS when they retire. Most spend a lot in the local community.</p>
<p>Far more welcoming than a hotel room. You can cook, relax, travel with your entire family on an affordable budget. Can't do that if you're relying on hotels.</p>
<p>Federal subsidy exists for foreign workers to come in. This is why air b&b is dangerous and housing issues face Canadians. There are stipulations like your employment must provide housing if you're a low wage worker, example Tim's workers.</p> <p>Housing: Employers must ensure that low-wage temporary foreign workers have access to suitable and affordable housing. In some cases, the employer may provide these accommodations, while in other cases the employer will simply ensure the employees are able to access this. The total cost of the housing cannot exceed 30% of the worker's income before taxes.</p>
<p>Friend was renovicted from their apartment and it was turned into an airbnb, so they had to come stay with me in a spare room for a few months to find a new, affordable place to live.</p>
<p>GARBAGE HOUSES SITTING VACANT THE VACANT HOUSE REMOVE FROM THE COMMUNITY PEOPLE WHOM MAKE COMMUNITIES AND THE VIABILTY OF COMMUNITIES.</p>
<p>Good experience but it wasn't in NS.</p>
<p>Good experiences. Makes traveling with a baby easier than staying in a hotel</p>
<p>Good option for people especially in west Hants where there's not many options. Ie: hotels, B&B's.</p>
<p>Good.</p>

Great for get aways and family vacations. Way better and relaxed then hotels and motels with children. Better locations. More pet friendly options. Definitely preferred way to stay away from home.
Great for rural areas where no hotels or motels are available. Helps tourism, attracts more people to areas they normally wouldn't have the opportunity to stay.
Great option for vacations. Prefer air bnb to hotels now.
Great way for people to experience Windsor. Many international guests choose Windsor because it's central. Then when they arrive they see what a cute town we have and they spend \$ here. Go to the restaurants and cafes shop in our stores and wineries. Brings a lot of revenue to the town that would otherwise be spent in other communities if there was not enough places to stay in Windsor.
Great, no issues
have been renting short term for mini break and large family holidays for app 20 years. We could have never afforded to take our whole family 5 kids spouses and grandchildren on a group holiday without short term rentals. We have amazing photo books of "grandchild week" and the fun everyone had blending our blended family. Now all the cousins are close and have a stable base that divorced families seldom achieve. The togetherness of being in the same location eating together playing games at night watching little ones grow cannot be achieved in a hotel room. Now we are old and enjoy short breaks. Having the flexibility that a short term rental provides is a game changer. It also enables us to support local businesses. If there were no short term rentals we would not go.
Have had an STR in the past and don't agree with government not allowing them and telling people what to do with their own property. Looking to do a couple again in the future but not if we can't use them as an STR. We also own LTR's so have experience in both areas.
have no but heard terrible stories about them.
Have not rented to date.
Have not used
Have rented houses in Florida and have had great experiences
Have rented them elsewhere for vacations. All secondary properties we own nearby are long term rentals.
Have some experience hosting and renting wit Airbnb. Overall very positive experience.
Have you looked at the hotels in West Hants, literally none so where do you want people to stay when they are traveling to our beautiful province. Dont kill tourism and all the local businesses that depends on it.
Haven't been able to find a short term rental that is accessible and affordable in West Hants.
Haven't rented locally, but they're great anytime we have

Having lived near them before, sometimes they are rented by people for the purpose of having a party and can be disruptive to the people around them who live in a residential neighborhood and did not expect to be living next to a de facto hotel.
Home owners should be able to rent there home if someone wants to live in it for a short time. I don't think hotels should be turned into someone's home permanently. That leaves no room for people out of town who visit and need a place to stay.
Housing spots being used as air b&bs means housing taken from those who need it. Plus there is not enough vetting to ensure the renters are behaving appropriately
I always choose a short term rental when traveling over hotels if my stays are more than a few nights. Much more convenient and comfy
I am a cleaner for short term rentals in the west hants area. If these properties are forced to extend their stays to 28 days or more this not only impacts their income but also impacts mine significantly.
I can not afford to buy a home in my home town because STRs have inflated the market to much.
I clean an Airbnb here in Cheverie. It's brought a lot of tourists to the area.
I do Airbnb myself and love that there is an option to choose something else but hotel and not be limited just to a hotel especially when you have a family or group of friends staying together.
I do not have any experience with short term rentals. However it's a shame to have a rental empty while the owner is away for months at a time. There are so many people living on the streets that even one night with a roof over there head might make a change.
I do not use them or rent mine out.
I don't have any experience with Airbnb but I have 13 years experience in short term rentals in the tourism industry as a campground owner. I was also a board member and past president of COANS and a board member of QVS
I don't think it should be anybody's business what other do with the property they paid for
I enjoy having the option to rent a cottage/ cabin/ home in NS to enjoy the local scenery and amenities.
I enjoy renting out seasonally. I have full control over who rents it and it is short if the experience is negative (vs long term where you are stuck in a bad situation with little rights over your own property and could find yourselves financially ruined). We also love that our children have the opportunity to meet people from all over the world. We had the opportunity to help our neighbours who were displaced by the wildfire by providing free accommodations during the worst moment in their lives.
It has also helped us to put food on the table and pay the mortgage during a recent layoff period. We would have likely found ourselves at food banks or faced challenges keeping our home. This gave us breathing room when we needed it and the safety net is one of best decisions we've made as home owners.
I enjoy short term rentals. It makes it easier to be in a community and be close to where you need to be when there are not many hotel options
I enjoy them very much when travelling

I firmly believe short term rentals help our community by housing travel nurses, resident doctors, people working in our communities to grow our economy ... Telus workers, NS Powers workers etc. as well as those citizens who are not in a position to sign a 6 month or annual lease (people moving here, people between houses, etc).

Tourism is a critical part of the NS Economy. Rural areas do not have hotel or commercial accommodation capacity to accommodate all the tourists we get. If there is no where for them to stay, we very well may lose that income. Let's be the welcoming Nova Scotians the world knows us to be.

I have a senior friend who had to move out of her home with her husband and dog during repairs after the hurricane. They live in West Hants. The insurance company wanted them in a motel with a kitchenette in Halifax. No stove, just a microwave. I was able to help them get into a STR/Air B&B in their community. They were comfortable and were very grateful that it existed. There is a family now living in the same STR/Air B&B for almost a year now, as their home is being built in West Hants. With rentals a problem now more than ever, where would they be if this business was not there?

I have always had a very positive experience with Short Term Rentals. Not only does it help tourism NS, but it also brings people to different communities that have previously never been. For small communities like West Hants that have Martock, Bentrige Winery, etc. having rentals helps them gain more business.

I have always had positive experiences with short term rentals. They are usually very well maintained and are great when travelling. I've never had a negative experience with a short term rental or the owners of said rentals.

I have an air bnb and it has provided me a great secondary income

I have been using short-term rentals for recreational properties for years I feel it's excellent for the economy and property owners to be able to maximize use of their secondary homes

I have enjoyed staying in homes in the Caribbean, yet it's all about respect and respecting one location.

I have found having a pet travel with me is hard finding suitable accommodation that allows them to stay. Short term rentals make it more home like and offer more flexibility when travelling with our dog.

I have had great experiences with short term renters in my area. Short term renters bring monetary benefits to the community.

I have had lots of great experiences with short term rentals. They are much easier and nicer than hotels. I even had trouble getting a hotel in the super 8 in Windsor so I'd there were no air B@b's I could not stay in Windsor.

I have had no experience with short term rentals

I have had positive experiences as a renter

I have had some good experiences renting short term, in many cases I find the rental of a home useful for my family as hotel costs continue to rise.

I have moved back home from a tourist town in Alberta and short term rentals (airbnb, vrbo type) are a huge contributing factor as to why people are being run out of that town. There are no homes for rent, and the ones that are available are priced at unattainable rental costs. As demand always equals higher rent and vacation (short term rentals as you have dubbed it) rentals lead to increasing demand and the removal of long term rentals from the rental market. Giving people incentives to buy 2nd, 3rd, 4th and more homes should only be allowed if they are renting them for folks to live in. We need homes not investment opportunities for the “haves”.
I have never rented one
I have no desire to stay in hotels when on vacation. I will not travel within the province if I have to stay in a hotel as they are already way too expensive. I would prefer spending my money on Airbnb's as the money going to the Airbnb owners stays in the province.
I have no experience but would require a legal contract and deposit for security of damages.
I have no experience with rentals
I have none
I have not rented my properties for short term rentals but have rented other properties as short term
I have rented an airbnb before they got too expensive. It was nice but I now realize they just take away housing from people.
I have rented vacation AB&B's around the province. All positive experiences
I have stayed in short term rentals in larger cities in the past. Some of these were in buildings with strict policies against such rentals. The convenience of having a place to myself did not outweigh how anxious I felt staying somewhere with such a policy.
I have stayed in two STRs - one on exchange to France, and once when I moved to Ontario. For the French one, I lived in the same apartment as the owner, and I feel it significantly enriched my experience by living with someone who knew the area and spoke the language. By contrast, when I moved to Ontario I spent a week in an STR that was basically a hotel. The only benefit was that it was cheaper than a hotel, but I recognize the strain that puts on surrounding residential uses.
I have used air bnb for several years in Ont and Que. Most were positive experiences but have found the pricing more expensive than motels over the past year.
I have used an STR before. I think they're ok in small quantities, but there should be restrictions in place based on the number of STRs an owner can provide (on the property where they reside) and what can be done on secondary properties that they own (but don't reside in).
I have used my cottage as a STR for the past 1.5 years and it has been a positive experience for both ourselves and those renting. It is a nice option for people who want a quieter place to stay with all the conveniences of a home. We have never had a problem with guests damaging our home or property and have not had any complaints from neighbours. We have also stayed at STR which allowed us to stay in beautiful locations and save by making our own meals.
I have used them and want to continue having that choice
I have visited many Air Bnb's

I know some seniors who use their cottage as short term rentals in order to help with their increasing cost of living. It's important for people to be able to utilize their assets that they've paid for themselves, to help get by.
I like staying in short term rentals when visiting family in Windsor. The prices have gotten too expensive for me lately though.
I like using airbnb for rural vacations, but agree with the ban in Halifax as housing needs to be priority. Also don't believe people should be able to own 2+ airbnbs
I live by a off grid airbnb, as far as I know there are no regulations..this person blocks our driveway, has invited strangers on others properties, butns during burn bans etc etc..I pay alot of taxes and am bombarded by someone who doesn't....I'm taking legal action because of non disclosure in the sale of our home.
I live in Cottage Country. I have no issues with people renting their property as long- or short- term rentals and have not seen any big issues in my community.
I live in HRM and I used to have 1 STR (3-bedroom) before the City stepped in and indiscriminately shut down over 65% of the small-scale STRs, operated mostly by individual residents owning 1 or 2 STRs. My wife and I kept the STR well-maintained with a regular cleaner, gardener, and local kid to cut the lawn. We employed local people and brought in tourist dollars from other provinces and countries to the local economy, while renting out on a medium-term basis (1-6 months) throughout the winter. We had very low vacancy rates, and housed profs, travel nurses, med students, etc in the off-season. We had a good system set up, and no complaints from neighbours. In fact, several of our neighbours had family members come to stay at our STR when they visited, so they could stay in the same neighbourhood. STR regulations should focus on ensuring owners operate their STRs responsibly, in the benefit of the surrounding neighbourhood, and in bringing money into the local economy... not on banning STRs outright, with no reason other than poor planning for affordable housing on the government's part. A quick note - we even used to give 1% of our revenue (not profit, but revenue) to two local charities - Out Of The Cold and Feed NS - with plans to increase this percentage as we continued to work on making our STR operate more efficiently. Unfortunately, that all evaporated when the City failed to listen to local STR owners and chose to side with the Big Hotels in the city.
I love em. We use them when we visit friends and family in CB or Ont.
I love renting short term rentals as it gives me a dog friendly option for my pet, as well as gives me flexibility with the space. I also appreciate renting out my personal cottage time to time to help with my mortgage payments at these high interest rates, have eyes on the property, etc.
I love using short term rentals for weekend getaways in NS. It gives us an opportunity to visit other areas in the province and keep tourism alive
I much prefer the intimacy of renting a fully equipped home for myself and family when traveling than a large chain hotel. I have always had wonderful experiences
I myself have enjoyed staying at short term rentals. They offer a more affordable, accessible, option for families who want to travel. I think they are a great way for tourists to enjoy our province.
I only book short term rentals because they are more accommodating for my families needs with a pet and children.
I only have long term tenants. Any time I have stayed at a short term rental it has been a cottage or use of the primary home while the owner is away.

I own 2 short term rentals in Falls Lake. I have hosted thousands of people and brought thousands of dollars of business to the area. I also directly employ about 5 local people who clean, maintain, mow and plow my places. I have noise monitors and cameras to keep an eye on my places. I have only had a handful of very minor incidents over the last 5 years. No parties have happened and I my neighbours rent their places as well.

I own a cottage in the Vaughan area. This cottage was built as a recreational property in a recreational cottage bare land condominium community. The property was originally built by Cottage Country and rented as a short term vacation rental for years before being sold as a bare land condo. The cottage is 650 sq/ft. and didn't have any laundry until recently. I have lived there as a primary residence for a period and it is not really suitable as a reliable full-time residence. The road can be dangerous, the septic system was designed as a secondary residence, it has occasional well water issues, and commuting for work is a challenge. This unit has never been reliable housing or rental stock, so it should not be treated as such.

As a recreational property, it is amazing. It is close to a lake and the community is such that is is an oasis from a busy lifestyle required to make ends meet today. The advent of online rental platforms Airbnb and Vrbo have allowed my family the ability to earn income on a property that could not be reliably rented by traditional long term means. This made the dream of owning this property a reality that could not otherwise be realized. The property is within a strata community that allows short term rental, it is registered with the Province of NS as a tourism accommodation, we pay for several insurance policies, I pay enormous amounts of income tax, and we utilize only local businesses, and promote heavily local businesses like Martock, OnTree, Bent Ridge, Bedard Bakery, Walkers Diner, Route 5 Pub, School House Brewing, Lisa's, The Spitfire Arms, and more. We pay several different cleaners \$110-\$160 per clean for 1.5 hrs of work 1-3 times a week. These are woman who benefit from a flexible employment and who do not have childcare. We allow cleaners to bring their children and use out amenities while cleaning and provide free stays on occasion. We used a local lawn care and snow removal companies, we paid for a roof from a local roofer, and repairs from local plumber and electrician. We engage our neighbors an ensure our STR is not a nuisance. We engage with other short term rentals to collaborate on attracting tourism to an underappreciated corner of the province and are rewarded with hundreds of warm reviews and stories about washer toss with family, apple picking, hours on the lake, dinner at Bent Ridge or a weekend at Martock with a hot tub to relax. We are engaged with our community and passionate to share and offer a unique accommodation that is not serviced by hotel chains that funnel money out of the province. We are not real estate investors, we are not even breaking even after tax, we're attempting to provide family with a place to share memories every summer and without this opportunity we simply could not make that happen. Not to mention, we paid premium, top of the market, multiple offer prices for this property based on a property evaluation that a property like this could be used for short term rental. If this property can't be rented in this fashion, the property value will plummet so it can't be sold, long term rental prices for this property will not cover the monthly costs, I will be in financial ruin and forced to leave the province again for higher paying labor market away from by child to try and service the mortgage. I do not believe this is the intended spirit of the discussion, as no rental stock will be returned to market.

On the other side, when traveling outside of a major city, I exclusively use Airbnb as a platform for my vacation rentals. Hearing every conversation or a hall full of drunk or belligerent people is not as appealing as a private home or suite with a kitchen when travelling with a child.

I own a short term rental. It has been a great additional income. We purchased our cottage as an investment property as it is located in a cottage resort.

I previously used AirBNB when I traveled until I learned about the negative impacts that short term rentals have on the housing market.
I really don't understand how STR are a problem for municipalities, especially small rural areas where it's a dying population. The problem is lack of housing, which tax paying home owners should not be responsible for providing. It's a lively hood for many NS residents. And it encourages tourism in the area.
I refuse to move anywhere short term as I'm continually looking for long term. I understand short term is good for some circumstances, but majority rental now all seem to be short or fixed term.
I rent a cottage in the valley twice a year. I can't afford my own cottage so I appreciate being able to enjoy some paradise in this province and renting a cottage on Airbnb
I rent a gorgeous place on Falls Lake every year. The person who owns it has it as their family cottage. I take care of this place like it's my own. I am thankful I have a place like this to escape to.
I rent mine I pay the mortgage and Taxes Its my choice.
I rent out my cottage on airbnb in the vaughan area when me and my family are not using it. We have welcomed guests from all over and have loved sharing our property with visitors. We employ our neighbors for cleaning, landscaping, snow plowing, lawn mowing, plumbing, carpentry, etc. They have appreciated having the additional income, especially in the winter. Our guests visit local restaurants, businesses, wineries, and stores while they are staying with us. We have had a very positive experience with short term rentals.
I see no problem with short term rentals. It brings more people and money into the community
I simply do not understand why we allow people to take apartments and houses entirely off the market, turn them into airbnbs, and charge extortionate amounts of money for them per night instead of taking on a full time tenant. We're in a [REDACTED] housing crisis, people are dying, this should not [REDACTED] be allowed.
I spent a couple of days in a cottage close to Windsor. It was a great shor term rent experience.
I stayed at an Airbnb twice a year in Nova Scotia in the valley. I now have my own cottage that I love opening up to travellers like me. Most of our guests are Nova Scotians looking for a week away at a lake house
I take my family to NS regularly and stay at cottages and airbnbs, using different platforms. I prefer them to hotels motels bc I have special needs family, and they can accommodate me much better with better facilities and experiences. Please don't ban this. The owners are tax payers too, and should be allowed to do what they want with their properties as long as it doesn't interfere with anyone else's privacy. They offer value people are looking for. They should not be the scapegoats for others greed.
I think as a property owner, you should be able to do as you please with the property you paid for and pay taxes on. It should not be the responsibility of the home owners to take care of the population who does not have a home that is the government's of all levels jobs with the taxes we pay so they need to start doing their jobs on ALL levels.
I think it's a great alternative to hotels especially given the lack of hotels in the area. Gives the opportunity to get away and experience short term lake living
I think it's great especially since there is only one hotel in the area.

I think short term rentals are the issue with why rent has skyrocketed, it makes the rentable properties have a dangerously low inventory, I believe Nova Scotia should follow suit with other places, and place higher tax on short term rentals
I think that residents who own secondary property should be able to rent it short term.
I think that short term rentals have a much needed place in society. There are many people who need accommodations for shorter periods of time and to have a home or apartment can give people comfort. I believe that if someone has a secondary or recreational property as long as the zoning allows they should be able to do as they wish at anytime with that property.
I often choose to stay in a short term rental over a hotel or motel, as I enjoy the conveniences they have to offer, and the privacy as well. Almost all of my experiences have been a 10/10 and I find people who operate short term rentals to have a high amount of care for their guests and the properties they rent.
I think they are a valuable asset to small communities and large. They offer a different stay than hotels. I stay in both but prefer STR.
I think they are an amazing boost for the economy of Windsor. People being able to come for the weekend and enjoy downtown; the wineries and breweries, weddings, and Martock. I think it would be a huge disappointment to remove or regulate short term rentals. This is not the answer to the housing issue in Windsor.
I travel with children and a dog - staying in STR in the valley and by bay of fundy is the only way we could take these kinds of getaways. If we had the option between staying at home or staying in a hotel we would opt to not take the trip. We also rent our cottage as a STR when we are not there. It is not insulated for winter use so will never be suitable for a long term tenant. Renting it out to others for a few weeks a year helps us maintain the cottage and gives our single mom neighbour a part time job cleaning and her son mows the lawn.
I use them almost exclusively. They are essential for affordable travel and/or vacations that meet my needs.
I use them exclusively when travelling, they are a wonderful alternative to hotels and a welcome find in areas without hotels. We have several in our area and they bring much needed tourist dollars.
I use them when visiting an area, better than a hotel.
I used short term rentals lots and feel way more comfortable and having the amenities of a kitchen far exceeds a hotel.
I work in the insurance industry (company side) and have seen everything good and bad
I've had great experiences using short term rentals for short vacations. With most being dog friendly it's given me the option to take the dogs too. They're typically more cost efficient as well giving as way more options to visit areas around the province.
I've had very positive experiences with both using and offering short term rentals. I believe short term rentals add value to an area and an economic resource by bringing tourists into an area, especially rural areas that might not necessarily have a lot of tourist traffic. I much prefer staying in a home environment, it is much more personable, than a hotel. I own a property in Falls Lake where there are many short term rentals and it's never been an issue. I don't agree with all the rules and regulations coming in to try and limit short term rentals as the solution to our housing crisis.
I've only rented while in other places. It was always positive. No contact check ins, no hassle. And usually cheaper than a hotel with more space.

I've rented a cottage in the area & it was a very positive experience, and much nicer than staying in a hotel. I would recommend it to anyone
I've stayed in a few short term rentals. It's nice to find affordable accommodations that aren't in a hotel setting allowing larger families or groups a place to stay. Also allowing people to stay in more rural areas
I've used short term rentals for staycations as well as when travelling. My experience is a positive one. However, I can see the harm to the housing shortage as well.
I've used Short Term Rentals when travelling with friends, and have found it to be an affordable and comfortable option to staying in hotels.
impact on shared septic systems, no concern for proper waste /garbage disposal, not sorting or responsible, noise, renters not following condo bylaws, frequency of travel in and out of shared roads, in condo shared community there is all the impact on the associated and no benefit from the owner/renters but all the impact. insurance rates for the condo community, moved to retire, quiet to a closed single family community. private.
In Cape Breton where my secondary residence is, short term rentals have decimated local rental stock for long term residents. Neighbours of these vacation homes did not intend to live next to a motel or party house. They have no recourse except ensure the disruption or sell.
In my area, I know of people that are leveraged to a point that they are going to effect some sort of housing shortage or a collapse of their own wealth due to speculative housing investments. All bad.
In regards to the above question renting, i mean long term renting, NOT AirBnB!
It brings in money from tourism and provides people in our communities employment. (E.g. cleaners, property managers)
It has been a wonderful experience. We rent out our cottage each July and August when we travel out of the country. We typically see the same families each year and they all are grateful for the opportunity to give their kids a lake cottage experience. We pay tax, including income tax and we employ a local cleaner, yard maintenance etc. renting when we are away allows us to afford to keep the cottage and we spend every other weekend throughout the fall, winter and spring there.
It has been great! They keep the price of accommodations low, they provide unique stay experiences, provide accommodations in areas that down typical have hotels/motels, increase overall tourism in the province and can generate so much needed income for people during these tough financial times.
It helps if you need a place to stay for a short period of time while waiting for a more permanent place to be ready to move into but it is very stressful when you have to keep finding a new place to move into in a short period of time especially if you have a family you're responsible for.
It provides choices for people to meet their specific needs
It's a decent concept but the execution is flawed
It's been absolutely positive. Short term rentals bring additional income to middle class families along with extra tourism dollars to communities.
I've never utilized short term rentals, other than Air B&B's in other areas of NS
I've often rented AirBnbs, and if I was a neighbour of one I'd be quite upset. Too much coming and going, residents not invested in the community, potential for noise, garbage issues, etc. In short, short term rental tenants don't always make good neighbours, and the owners are more interested in the income rather than policing renters. AirBnb type apps only let renters evaluate hosts so the hosts

pander to them. Neighbourhoods need good neighbours not transient renters or pandering hosts.
I've rented my secondary residence and I've also been a guest in someone else's STR. In both cases it was a great experience, meeting diverse people from all over. In the case of my secondary residence, my neighbors preferred having STR guests over my LTR tenants as the STR visitors staying for 1-2 weeks were more respectful of neighbors, there was less garbage on the property, no parties, and engaging conversations with visitors working or vacationing in NS.
I've used Airbnb and Home rental services for vacations
I've used Airbnb to book several stays away from home and have had great experiences. We use them for our staff retreats as well which has been very convenient. Our team is remote so twice a year we get together in person for a few days. Being able to be all under one roof has been really great, and we've got to discover parts of the Province that we may not have been able to if we were strictly looking at hotels/motels.
Just had my first year doing STR and love it. Guests come and go. No fighting with tenants, you meet people from all over the world! Make connections, and still get to enjoy your space when not renting. Much prefer this over LTR.
Lack of regulation has had me experience both great Short Term accommodations, and truly terrible ones. There was no one to really help resolve my issue when my host had failed to clean the room or change the linens of where I was staying.
Long term rentals are needed at the moment to aid the housing crisis.
Looking for a place to rent
Loss of property tax revenue from Short Term Rental enterprises operating hidden within R1 and R2 residential zones, and loss of income tax revenue from property owners making a fast buck off of their non-primary residential properties.
Love that there are a home away from home!
Love them, hotels are not a good alternative for family vacations or for travel anywhere outside of a city. Hotels are far too expensive. STRs bring tourists to the whole province, not just HRM.
Love them. more affordable for families and 2 couples travelling together and more flexible ie kitchen and sometimes laundry provided
Lovely
Luckily I have never had to do that yet
Make it almost impossible to find an available rental for more than a few months. I want a home, not just shelter.
Many Renters do not follow by laws or respect the full time resident's space. Having strangers next door like a revolving door, does not make for a peaceful life. Many short term renters are there to party.
Mostly Air bnb in remote locations.
Mostly in Florida or warmer places. Generally great to okay experiences.

My family rents a cottage every thanksgiving, it's a hunting cottage and I think it's great to have that option. But it's a COTTAGE not a home, if you asked me 5 years ago I wouldn't have thought anything of it and said people can do what they want with their homes or secondary homes. But today? Too many people are profiting off of this housing crisis. It needs to be slowed down for sure.

My neighbour has a short term rental. It has been a horrible experience for the surrounding people. We once had a beach that was full of clams and was quiet that not many people went to. She uses the privacy of the beach and the clams as a selling point for her rental. There is no longer any clams to be harvested because her tenants over harvested them.

Some of her tenants yell and holler at other people going to the beach(her property views the beach and is up against the access road for it. Last summer my kids and I also had one of her renters follow us around the beach then follow us back to my property. We no longer feel safe in our home or in our community because the amount of different people who are constantly going through her rental.

My wife and I use short term rentals most of the time when we travel. It is a way to integrate yourself right into the community and feel at home. We have become lucky enough to be short term rental owners as well, and get to provide that very comfort to our guests that we look for when we visit places. Being integrated into the community also means money in the community. If my chain hotel has a restaurant I'm probably not going to go to the mom and pop diner down the road.

Negative. Because of all the short term rentals, there is very few long time rentals. And because there are very few long time rentals, the price of rent has sky rocketed.Yes

negative. Home owners do not take responsibility for issues when renting.

No experience ,It would depend on the background etc, of the renter .

No community engagement from owners, rude, loud, unknown guests and loss of privacy in yard next to rental.

No concerns with short term rentals, they bring tourism to the area and with that they bring dollars to the local economy and support local business. We need these to maintain our vibrant community. We have a lack of hotels within this area that can support groups. Short term rentals provide options to visit the area without being limited to the Super 8!

No experience except hotels for vacation/work trips

No issues at all. Helps me affords my residence.

No negative experience

No positive
No negative

No shows. Improper recycling. Parties

Noise, theft, casing out areas for theft, fire ban entitled renters, no long term rent opportunities, out of province B&B owners that only exploit rural areas.

noisey weekend parties in rentals, garbage thrown on beach from houses

Not an apparent issue within West Hants, however, moving from Halifax this was a large issue with a constant revolving door of people in adjacent buildings. Short term rentals have depleted the long term rental supply and substantially increased local rent prices.

Not me but know of two others that had there rent jacked up an couldn't afford to stay there Sounds to me they were forced out of there rental for really no reason. Other than rent increase
One of the most affordable ways for travellers to explore rural areas in this province. Not everyone can afford a cottage so being able to rent one is perfect for many families.
Only ever used one once and it was convenient to have a place to large enough for our whole family to stay instead of renting multiple hotel rooms
Only want to rent in cottage communities
Our experiences with short term rentals has been almost entirely positive. My wife and I travel the world whenever time and resources permit us to do so and we only choose traditional hospitality options when absolutely necessary. STRs offer a tremendous amount of choice to travellers and a much more engaging and inspiring experience than other options. Privacy, functionality, cleanliness, location, ease of check-in/out, size and convenience based on number of guests, price, etc... all reasons we choose STRs over hotels or other hospitality options. We also typically feel like we've had a more authentic experience when we stay at a STR, and often hosts will engage and offer local tips on restaurants, tours or other experiences that we otherwise wouldn't be exposed to. In my experience, peer-reviewed STRs are typically better equipped and better managed than traditional hospitality options. Detailed descriptions are provided by hosts so that guests know exactly what amenities and features are present - parking, rooms, utilities, extras.
Overall positive. Have used them when visiting, have never rented out a space
Overwhelmingly positive both as a renter and landlord. Our province has very little tourist accommodations especially in rural areas. Short term rentals provide people with places to stay to support our tourism industry and allow people to experience our beautiful province.
Overwhelmingly positive, aside from renting to "international students".
Owners don't do enough research on their potential tenants. It appears to be a money grab for the owners.
Positive
Positive
Positive
Positive
Positive
Positive - they fill a needed gap for events, people who travel with pets (most hotel/motels don't accept pets) and can give a traveller more of a home feel when travelling. Times are tough and most people need a second income beyond their day jobs. This helps deliver that.
Positive experience
Positive on most stays
Positive a) Good source of income for hosts b) Affordable compared to hotels c) Good for tourism industry
Positive! traveling with a family all over the world I would choose airbnb/STR over hotels. Better accommodation, more comfortable, able to choose what you need.
Positive. Helps us pay bills/ survive in this overpriced economy created by our government.

Positive. When I moved to NS, I stayed at an AirBNB in HRM for a bit and when I realized I wanted to stay in the province the landlord and I agreed to turn it into a long term month to month agreement. Please note that that was in 2020, before the housing crisis. Things are probably very different now.
Positive.. a great way for added income with things as expensive as they are these days. Also with little accommodations available in the area short terms are required to keep visitors to the area.
Positive.. no issues
Predatory pricing, and seriously depletes available stock for people who actually want to live in their home.
Prefer Airbnb over hotels specifically since COVID. Less exposure.
Premises not well monitored for parking and behaviour of renters. Owners are "out of province" or "out of country" therefore not readily available for rental monitoring.
Prices are too high for anyone to afford.
Provides a place to stay when we're traveling that isn't a stale environment like a hotel. Much more comfortable lodgings, and provides the opportunity to keep the money local, instead of in a hotel chain account overseas.
Rent cost is too high.
Rentals under 28 days should be limited as there is such a housing shortage. Air BnB tenants are not a sustainable aspect of the community long term, homes get damaged, lack of property management support, out of province buyers running them
Renting in Windsor is expensive and if the new units being built are STR's, im screwed.
Short term rentals are a great way to stay in comfort at a reasonable price. That said, sometimes people will rent just to throw a party. In my single bad experience with rentals the lack of respect for the community and surrounding properties was a problem law enforcement could not help.
short term rentals = less than 1 year lease = student housing, flop houses, airbnb. all of these are bad for locals. they do not generate income for the community, but rather end up costing the community more as the houses are treated like motels but the business isn't acting like a motel (eg: having commercial garbage contracts in place, etc) student rental / short term rentals are not good as students tend to destroy property.
Short term rentals allow me to experience vacation home living without the expense of owning a vacation home. I've travelled all over the world using short term rentals and they are a completely different experience than hotels. I would be very sad if they disappeared.
Short term rentals are amazing!
short term rentals are an amazing way to have affordable, accessible and personalized stays!
Short term rentals are essential to tourism and for families from Nova Scotia that like to get away for a couple of days but want to stay in a house like environment so that they can cook, let kids play outside and to enjoy the local neighbourhood
Short term rentals are great
Short term rentals are great and major necessity here in our province!
Short term rentals are great for vacations and staycations in rural areas where hotel accommodations are not prevalent

Short term rentals are phenomenal for the economy here in Nova Scotia. People are struggling in the economy and short term rentals allow people to get away on a budget when they can't afford to travel elsewhere. Cottages should always be able to be rented out. It's a win win.

Short term rentals are unregulated. The fact that the market has exploded with short term rentals should be an indication that a loop hole is being exploited.

Short term rentals being tourists to the community, support local businesses and employ cleaners, property managers and maintenance workers. Without short term rentals the tourist traffic would be non existent.

Short term rentals bring in needed accommodation resources and satisfy this need for short term accommodations as the current commercial supply cannot meet the demand. Short term meets market at peak periods and is Not suitable for long term "low rental housing".

Short term rentals can create a shortage of long term rental stock.
The typical renter is on vacation and being on vacation they may not adhere to the basic premise of a neighborhood. Late night noise, transient nature of the renters.
If STRs are allowed to proliferate without any regulation, they will make it increasingly difficult to find housing and will continue to drive housing prices higher.
Those residents that do not choose to monetize their property should have some protection from a commercial enterprise starting next door and completely changing the dynamic of the single biggest investment of their lives.

Short term rentals have contributed to the current housing crisis. Smaller communities that attract tourists are scooping up long term housing to rent short term. Decreasing long term housing and driving up rents and property values.

Short term rentals of recreational properties play an important role in contributing to the economy outside major cities.

Short term rentals provide a necessary form of temporary housing for NS and other residents who may be travelling with family, visiting family, doing a work term or school term or a place to stay when in between other accommodations. Families travelling for school functions or extra curricular activities also use airbnbs in areas like hants county where there are limited or no hotel and motel options. It's also a critical element for homeowners to supplement their income to be able to stay in their homes with the rising costs of living and interest rates. STRs provide flexible options to the homeowners to control what they do with THEIR assets. A government that dictates what you can or cannot do with your assets is too heavy handed and controlling.

Short-term rentals fill a very evident void in the tourism sector.

Short-term residences fill a necessary need in both the housing market and the tourism market. They provide a transitional option for those changing accommodations, moving into the area, moving out of the area, or, from a tourism perspective, visit the area in a manner that does not fit well with traditional tourism accommodation options. Traditional tourism accommodations do not cater well to larger groups and families, stays lasting more than a week or so, people travelling with pets, and a number of other key use cases. Most importantly, they provide for unique stays, like waterfront cottages or estate stays. Willow Vale Estate in Falmouth is a fairly good example of a short-term option that fits well with the community and offers a unique tourism product, attracting the type of corporate retreats, family reunions, wedding events, and similar groups that simply would not stay at a Motel 8. I have used short-term rentals on several occasions, as they are just more suitable for longer-term stays with families or for longer-term business travel.

I used to own a condo that I rented out for short-term stays, not the kind of AirBnB or VRBO stays of days to weeks, but more of an executive furnished rental for stays between one month and a year. The types of renters we catered to were mostly new residents and displaced residents. For example, the president of a local university stayed while his family got settled and found more appropriate long-term accommodations, which allowed them to get a feel for the area and which neighbourhoods might match their needs. Another renter was displaced for three months after a burst pipe did a significant amount of damage to their home.

Some (very few) can be really respectfully but most guess are loud and disrespectful. We live in a private road and I find the renter's don't know the road and use high speed which causing danger for the rest of us.

Some are great, beautiful, clean and lovely to stay in.. but without regulation and regular inspections.. others are unhealthy dumps.

Some do not respect the quiet times. On our private cottage rd the association put a 10pm quiet time in place for all cottages including the rentals do to some of the rentals guest partying into the late hours. The cottages across the lake (it is a narrow cove) do not have regulations and most appear to be a short term rental my friend had their retirement home built a cross from us then the next home became a short term rental and they ended up selling it a few months later as a result.

Some hosts are insane and dangerous. Any commercial activities should be regulated. STRs can not be.

Some renters not respectful of full time residents with regard to noise and waste collection/management.

Stayed in a VRBO near Peggys Cove during a family Thanksgiving get together. Generally good but comings and goings must have been nuisance to neighbours close by.

STRs take permanent housing out of the market. We are in a serious housing shortage, it is unconscionable that owners of secondary housing should be allowed to rent housing for a short term or restrict full time housing to the months October-April.

Tenancy board is useless and a money grab by government.

Terrible, there are none, landlords are to picky, no dogs,catsnor kids, criminal record check, credit check, yet newcomers have to done of this. Rent to our fellow country men and women.

The lakes and cottages in the area offer for perfect family or friends getaway, especially as the area is developing with nice restaurants and the proximity to tourist areas.

The make cottage country loud and have no respect for surrounding area when camp and cottages are available through a company, private rentals should be regulated
The people can be loud and disruptive in cottage country. Lots of litter and less respect for the area. A cottage should not have 10 non locals in it.
the province has the data, use it
The rise of short term rentals as a revenue stream is two-fold: First, you can make far more money (retail rates versus LTR rates). But more to the point... it's SO MUCH easier. When you LTR, you have to deal with an inconsistent and incredibly tedious landlord tenant board. The rules are mushy at best, poorly enforced (landlord or tenant side), and privilege people who already own things outright. It's a long game, to be sure, but it's also not easy. If it's going to be long, it's got to be easy -- or else people will look for short cuts like STRs.
Whatever regulations come for STRs (and I believe they should be regulated like any B&B or small hotel is), the reality is the LTR market is inconsistent, risky, and a very, very long-game to make profit. Why on earth would someone money-minded want that?
There are limited places stay in West Hants. STR are a great option
There are too many, convenient when done right but we are in a housing crisis and there are too many financially well off people abusing their income and taking housing away from those in need in our communities.
There is no where to stay in the Annapolis Valley. Short term rentals help bring in tourism and help people make additional income. It is not the municipalities business to decide what someone can or can not do with their own property.
There needs to be more of them
There's a shortage of housing. Let people rent their homes.
They are a fantastic alternative to staying in a hotel. You get the space and privacy of being "home" and being able to cook meals is one of the biggest benefits.
They are a good economic driver to our region. They provide free promotion to businesses and events. STRS's are good for us.
They are a perfect fit in response to either a lack of hotels in an area, or for families who can't spend afford the same level of comfort at a hotel. It also helps people afford their mortgages and brings money to the local neighbourhood outside of city cores.
They are very few and very expensive. Not helpful when you are in an emergency situation
They benefit the community by bringing business to the area plus provide jobs like that for cleaning companies and others trying to supplement their income. How are we going to grow? People who stay in these places and have a good experience are most likely to revisit our province again. Its great for the tourism industry! Would be a shame to lose it if it's beneficial.
They destroyed the housing market. They take rental units off the market and leave less supply for the people who need to rent. NYC has banned air bnb entirely, and that is resulting in the cessation of growth of rental prices in that city.

They don't follow the rules. They have fires during fire ban. Always loud noise and party. They take equipment from other properties and steal things. They don't follow the rules for garbage, because it not their community.
They have been excellent in every way. Getting a space for business retreats. Family vacations where there are no hotels. Providing economic uptick in small communities.
They offer a more unique vacation experience, especially rurally. I think they are great for places outside of big cities.
They provide a necessary service that's not being met elsewhere in the market.
They provide much needed income during drastic increasing costs of living. To some, it helps keep food on the table. It also provides visitors and income for other businesses throughout West Hants and provides tax generation for our government.
They're a great way for families to gather at a reasonable price. They also encourage tourism in more rural areas.
Time and place for str
Too many party goers. Too much extra traffic in a confined area. Disrespectful garbage management, often throwing compistable items over the cliff to be washed away by the tide.
Uninvited people on our property. We have lakefront and have had to tell people to get off property. Noisy parties. Live in a condo Corp with shared septic...renters do not follow septic rules causing backups. Garbage overflow and not being sorted. Shared garbage bins are rejected for pickup. Negative experiences. Not adhering to fire bans.
Use them quite often especially when hotels are full.
Very little experience
Very enjoyable to discover areas outside on the main tourism zones
very expensive
very good, increase tourism, supports local business, and adds much-needed revenue that hard-working people will appreciate rather than answering these unnecessary read tape surveys to prove that short term rentals are good for the economy
Very limited,, but it should not be goverened by any municipality.
Very negative. Many family homes are being turned into rentals forcing families out of our community.
Very positive
Very positive experiences visiting different areas that do not have hotels and therefore would not have the opportunity to visit otherwise
Very positive for short term rentals, we have a vacation property in kempt shore that we were able to keep in the family by providing short term rentals to offset the cost. It has been amazing to share our property and what we love with others, and visitors from out of province and even country!
Very positive short term rental experiences.
Very positive!
Very positive, it's great for the community as it brings in revenue for businesses.

Very positive.
Very positive. We moved to NS in 2014 and renting short term rentals across the province helped us discover this beautiful province.
Very variable in terms of value and reasonableness of owner's expectations. Used to be a compelling alternative to hotels but no longer. Once stayed in an Airbnb (in Montreal) and encountered the building's owner who was unaware that his tenants had put the unit on Airbnb.
Way too many new people going through the communities which could be adding to the increase in thefts.
We are seniors with a dog and love short term rentals. We like peace and quiet get up early go to bed at 9 pm and really need to cook our own food for health reasons. We also need naps. Independent short term rentals are our only option.
We had a case in falls lake resort where a str was used then left open for a crew to empty it out. There are slow driving vehicles here on a regular basis. We are looking to gate the community for protection.
We have a short term rental that we rent through AirBNB. It has allows us to have a family cottage that we couldn't afford otherwise. The money we make also allows us to assist with housing for our retired father and his common law partner that are on fixed income.
We have been involved in short term rentals for federal years and it has been a positive experience.
We have had great success in renting out bedrooms within our primary residence on a short term basis. We operate a bed and breakfast accommodations business.
We have had only positive experiences renting our space
We have operated both short term and long term rentals for several years. In our experience, short term rentals bring huge dollars to the local area through tourism spending, and also provide a means for some interesting architecture to be constructed and renovated in the areas we operate in. There is no real impact to the long term rental market by regulating the short term rental market, as in our experience units earmarked for short term rentals, especially in rural areas, do not cross well into the long term rental market. Landlords are not willing to rent their decorated, well maintained rural properties on a long term basis and instead just dispose of them or hold them for their own use.
We have stayed in AirB&Bs and have always had great experiences.
We live in-between two short term rentals as well as there are many on our road. There is an increase in noise, enjoying outside living on the weekend in the summer, is almost impossible. The owners pay the same taxes as we do and yet they run a business. All other businesses pay commercial taxes. I believe short term rentals are good as long as owners are treated like businesses.
We love renting STR like cottages in west Hants
We love short term rentals for weekend get always and longer vacations. Staying in a home in a small town makes us feel part of the community. We also spend money in the community at restaurants and grocery stores, for example.
We never had any issue it's very positive experience and we should promote as a part of travel. It offer traveler's more flexibility, affordability and variety than traditional hotels. They also provide a more authentic and local experience of the destination.

We own a short term rental cottage on Falls Lake. The cottage is our family cottage, where we enjoy summers by the lake with our 8 year old son. In recent years, with the cost of living going up, we have started to rent the cottage out to help offset costs.

Since starting the rentals, we have created an influx of jobs into the very local economy. We pay our cleaners \$25-\$50 per hour, well over the going rate. Most of our cleaners bring their children when they clean, providing a steady stream of income while being able to also stay at home to raise their kiddos. In the past year, we have employed a roofing company (brand new roof after the summer storm), a plumber to put in laundry(as nobody has ever lived full time in the cottage since it has been built, but our family needs it when we stay), exterminators, snow removal, lawn maintenance, hot tub maintenance, and electricians. We have spent tens of thousands of dollars in the Windsor area.

(Happy to provide receipts and evidence). We only use local companies and folks.

We also solely advertise and support local tourist businesses, restaurants, wineries, activities.

Martock is a huge draw to our guests and people come all year round.

We allow pets which many hotels don't. We have a full kitchen to help families save money. We offer free laundry. There are many things in our cottage that cannot be offered in conventional hotel rooms, especially when traveling with children.

We rent cottages in the Falls Lake area often. It's a family tradition that we cherish greatly. We chose to rent from private owners as apposed to hotels or large camp grounds for the added experience and privacy. We come to the area for this amenities that are otherwise not serviced and make a weekend out of skiing, dinner at Bent Ridge, and live music at School House Brewing. We love the trip in for breakfast at Bedard bakery and enjoying a private

Hot tub in the woods. It truly be a crime to not allow us to come to this area of the province to spend our hard earned money.

We rent our cottage in Kings County as a short term rental. It has allowed us to keep this property in our family until we are able to sell our primary home in Hants County and move to the cottage. Our guests have been from Nova Scotia and across Canada. They want the "non-tourist" experience and come to enjoy the sights and attractions in the area. Many are not interested in staying in hotels where the profit leaves the province and goes to big industry. They want a local experience and feel good knowing their vacation dollars are supporting local people and businesses.

We used to have a str and it went well for the most part. We rented for four years and only had two bad experiences. With that being said my neighbors had to deal with those two bad experiences and for that we felt awful. I think, with proper screening str's can run smoothly buy you always need to be considerate of your neighbors.

We've rented air bnb for quarantine for Covid locally.

We use them all the time when we travel

We've used str's for a number of years and have always found it's a great way to vacation with family - everyone in the same house.

We recently started renting our home out through Airbnb. We're very strict about the guests that rent our home and we've had only positive experiences. Our guests are either here to visit family, to work or to visit the province as tourists.

We've had both negative and positive experiences with short term rentals. But the negatives really stand out as it seemed there were no consequences for the hosts. One time in particular they gave us the wrong address. After hours of trying to get a hold of them to get the correct info, we had to give up and find a hotel. The next day they tried to charge us an extra fee for not showing up.

We've also had hosts hire people to let us in and stay in the premises. They stayed up all night in the living room to ensure we would not leave the assigned room. Neither of us drink or smoke, we just wanted a place to rest after hiking in cape Breton all day. But we felt like we were under guard, they didn't even want us using the washroom and timed our shower in the morning to charge extra fees if we took longer than 10 minutes.

After so many negative experiences, all in Nova Scotia, we no longer use airbnb.

when I travel within Canada I always use airbnb Hotels are to expensive and often to far away
I always had a good experience

When traveling with family including children, ST rentals are the most convenient and I never book anything else. Tourism is wonderful. What I do not appreciate is foreign ownership and rentals. Non-Canadians or PRs should not be permitted to own property in Canada.

When travelling, cottage or Airbnb are great alternatives to hotels or motels.

When we travel or just want to get away for the weekend, we always stay in short term rentals (not hotels) because we love the ability to stay in nature and experience places like locals. We also own a cottage in Vaughan that we use as a short term rental because it allows us to be able to afford a cottage. Our cottage is not suitable for long term rental because it's not winterized and doesn't have closets or laundry.

While they are great for vacationing, they take away from livable places for people with no home.

With a shortage of rentals for tourists, it's a nice alternative to hotels and motels

With the increase in interest rates short term rentals are the only way we have been able to keep our cottage. Many people from all over the world have come to stay at our cottage and increase tourism for Nova Scotia.

Without short term rentals our backyard wedding at home would not have been possible. We only have one reasonable hotel in the area (super 8) which was fully booked that weekend. Luckily our guests from away were still able to come and celebrate with us and had a safe place to lay their heads with short term rentals. We live in the middle of nowhere - unless some major hotels go in the area - we need rentals!!

Would rent out our family cottage for several weeks per year to help with expenses and upkeep. Allowed us to keep the cottage.

You are able to remove bad renter immediately. You have access to check he property often.

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

No. As an owner who is a first responder who has to transfer around and pay rent at a second place, its the only way to afford it. Its my property so as long as i am not involved in criminal activity its no one else's business.
A few guide lines/ regulations would be good.
Absolutely
Absolutely and it needs to be enforced
Absolutely not, the municipality has no business telling people what they can and cannot do with their own property
Absolutely not, we are not a big city and regulating short term rentals will only deter small amount of tourists that we get from our area
Absolutely not.
Absolutely not. Again, why is it anyone else's business what people do with their property
Absolutely not. If this happens, in my opinion it is the first start to violating rights. What is to stop the regulation to grow into anything else....
Regulating houses rental is not going to fix the lack of houses, it will not reduce rental properties
Absolutely NOT. Leave the home owners alone to do as they please with their properties. We have enough rules and regulations on this █████ country.
Absolutely not. West hants needs to promote accommodation/tourism, not spoil it.
Regulating STR is not going to solve the housing crisis. But it will affect those locals who are trying to make an honest living through investing in their own property.
Absolutely, ban them. See above!!
Absolutely, if you penalize financially, for short term rentals, that well in return, increase the inventory for long-term rentals in terms to purchase
Absolutely. There are too many short term rentals of apartments that could be rented by people in the community who need a place to live. It's unfortunate to see people have to choose to stay or leave the community because of a shortage of rental options.
Absolutely. We are in a housing crisis, unless it's a cottage then regulations need to be in place
All short term rentals pay hst to Canada and the Province they are registered. I believe there should be a cap on the amount of rentals that one person can have to prevent large business investors from buying up all properties. All properties also pay municipal taxes.
As long as they are registered with the province this should be enough.

Ban them altogether or heavily regulate them and enforce those regulations with heavy fines.
Companies should not be allowed to buy up properties for the purpose of short rental as it much needed takes long term rentals off the market.
<p>Cottage country has been built on tourism. The areas around the lakes do not need regulation, cottages were built as vacation properties.</p> <p>If you plan to regulate, please look at the Kelowna/West Kelowna model. Resort areas/cottage areas are designed as short term rental areas. Our cottage will never and has never been lived in full time and will not solve the housing crisis.</p> <p>If you want to implement a tax or levy, I could see this.</p> <p>I'm also in support of a grandfather clause, short term rentals currently established are fine but no new ones with new builds.</p> <p>Please look carefully at the financial impact this would cause to your bustling tourist industry. No tourism means fewer jobs.</p>
Current, regulations are fine as is. Treated like the small business they are. A lack of housing is not a concern.
Definitely Yes
Emphatic YES! Short term rentals allowed everywhere disrupt the neighbouring residents and erode the sense of community. Regulations should strictly control where and how they can be implemented.
For fire regulations maybe parking but don't interfere with the market place.
I believe an owner should have the freedom to rent their property on their terms.
I believe STRs should be allowed in West Hants. It brings income into the region and enables guests a place to stay where otherwise they may need to travel to HRM. I do not believe that STR are contributing to the housing crisis. That was caused by other factures that I will not go into here.
<p>I believe they should absolutely regulate STRs! They should however take the opportunity to learn what other areas (namely HRM) did wrong, and actually REGULATE them, not BAN them. A small group of us had come together following our Hearing (where 71% of the speakers spoke out against the proposed regulations as written - we were ignored) and asked for common sense regulation that focused on four key points:</p> <ol style="list-style-type: none"> 1) licensing to ensure that we maintain a healthy balance in number of STRs and LTRs, 2) regulations and best practices instituted to minimize disruption to neighbours (for both the STR and LTR side), 3) the grandfathering of any well-operating STR, and 4) a 2% levy in the place of the hospitality tax to be put towards long-term housing solutions. <p>Again - I hope that West Hants takes the opportunity to look at those proposed solutions to make regulations that make sense for all residents of West Hants, while promoting the county as a tourist destination. There are many lessons to be learned here about how HRM screwed up their public consultation process - particularly by not listening to the very people at their Hearing.</p>
I can not think of any reason that they should be regulated other than to protect both parties in safety and environmental issues.

I can think of other things my tax dollars can be spent on that are more important than policing this.
I do not think it is necessary to regulate as they are self regulating in that negative reviews are enough for most to avoid the space in future
I do not think West Hants should regulate Short Term Rentals, especially in cottage areas. With Halifax's recent ban on short term rentals and the lack of hotels in our area, travellers are looking outside HRM for tourist accommodations and this could be really good for the West Hants economy. Also, times are tough and homeowners should have the option to use their properties in ways that help them cover costs of mortgages, etc.
I do not. I feel it should be the owners choice. Again, without my air B and B we wouldn't afford being able to live.
I do, but only to the extent of the large companies that have multiple investors and multiple units.
I don't know
I don't mind regulating them, depending on what regulate means.
I don't really think it's necessary but I'm speaking as someone who follows all the rules through Airbnb. I feel that property owners should be able to decide how to use their own property.
I don't think apartments should be used as short term rentals but I feel cottages are just fine.
I don't think they should regulate short term rentals. This is going to put too much pressure on renters and the community around them. The rentals need to still follow the condo corp. requirements (if this applies) but that should be it.
I don't see an issue with short term rentals. Unless home owners are making tenants rehome to rent them short term I see no issue
I don't think thing short term rentals should be regulated any more than long term rentals. The duration of a rental shouldn't matter. Whatever safety regulations are attached to long term rentals should apply but it should not be more onerous.
I feel some of these new places being built is not affordable, maybe ask developers to have some that are affordable. I know some folks are homeless living in their vehicles because of health reasons too. Cannot move into an unhealthy building. Tenancy board needs to update their regulations on what is charged for rent.
I think any regulatory framework for short-term rentals should be via land-use bylaw and zoning mechanisms and not a regulation of the industry itself. Define when, where, and how secondary suites and other accommodations can be built and leave primary residences out of scope for any sort of regulation. Housing supply will always meet demand, perhaps lagging, but I don't think short-term rentals are having a negative effect on supply any more than an influx of new residents might. In both cases, builders will meet the need.
I think everyone should have the right to rent their property if they wish
I think regulating those rentals will cause people to move out of that area and leave many people without accommodations for skiing and other sightseeing in the valley areas. I think doing this will cause a lot of financial loss for the area and the people that pay the taxes in that area. Imagine the restaurants and gas stations that won't see those tourists or the local grocery store.

I think regulating will be fine as long as there are not excessive taxes or fees. It is a benefit to our community to have visitors spending time and money here. There are not a lot of accommodations so short term rentals are needed to accommodate visitors.

I think STR should be regulated similar to LTR with respect to basic safety standards. I don't think any government should tell a property owner what they can do with their property. Unless NS Residential Tenancies is overhauled to give property owners more protection you will not see me going back to LTR.

I think that a short term rental property should be required to register/have a permit to operate like any other business.

I think that if someone is renting an apartment long term (a year or more), they shouldn't be able to airbnb that apartment. BUT if someone owns a secondary property, they should be able to rent that out on a short term (though airbnb) or long term basis as they see fit.

I think that West Hants should regulate short term rentals on the basis of safety.

I think there should be better regulations of who gets to rent out their homes to people. I know lots people with cottage rentals who make good money and make happy families, there is a downside, such as too many rentals such as air b n b. Especially clustered together to make a bunch of "rental neighborhoods". Where are the houses for families that need houses? All these wealthier people renting their homes out isn't helping people with less. I think that if you have two homes and you rent out one that you shouldn't be able to register a price for that. there should be a company involved, otherwise the owner should be a landlord and give their house away because theres just no need of having two houses at this point when canadian citizens cannot even afford one house for their families.

I think they should be encouraged

I think west hants should ban them entirely. We are in a housing crisis. People are dying. Ban airbnb and open up these rentals to full time tenants. And add a rent cap while you're at it. No apartment in this province is worth \$2k a month.

I think West Hants should start a movement collectively to encourage the entire province to notice this is why we are facing large issues of Canadians being unhoused. Work with neighbouring First Nations and Canadian Municipalities such as Hammonds Plains where I live and working collectively with HRM.

If regulations are considered for short-term rentals, it's vital to differentiate between the family that owns a cottage and rents it from time to time when they don't use it and the large-scale commercial operations that manage a large portfolio of properties. A one-size-fits-all approach would overlook the substantial differences in scale and nature within the STR industry. Tailoring regulations to each type of player would ensure fairness and relevance.

If somebody wants to use their vacation home as a short term rental that allows for someone else to get enjoyment out of a property that is otherwise vacant I see no issue. This helps the home to be occupied and allows for higher utility costs that puts money back into the community. Those people will be purchasing local items, gas, groceries and so on when otherwise they would not.

A broader conversation with massive public input should be had to determine how short term rentals best fit into west hants. I think that any regulations should not be blanketed for the entire municipality as there are so many different areas that have different needs in terms of short term rentals.

I'm not against regulating SRT but not restricting it all together. There needs to be rules that protect neighbors and the community.

Is housing shortage an issue? if not, then no.

Is there anything wrong with HRM regulations?

It depends- what is the need? Many neighbor complaints? Dangerous situations? If this isn't happening, then I think the taxes collected are a benefit to the municipality. It allows renters- family homes, not hotels/or commercial cottage developments to build family memories for a week. Many renters don't want to own a cottage, they just want to rent it. So STR are filling a need. Properties that enter the resale market- where short-term rental are prohibited, have less value.

It has to be! At some point the municipality has to take responsibility

It's their property that they pay bills/taxes on. You have no right to tell a person what they are to do with their own property. Honest hard working people are being punished for the corruption/mistakes made by our government.

limitations on air bnbs..only new builds as air bnbs...existing dwellings should not be converted to air bnbs

Maybe in the town but not cottage country. It's not fair that only rich people in this province would now be able to experience cottage country

Most definitely. A s.all one bedrolm.cottage should not be rented to "sleep 8" people. Also too many random people coming through small neighbourhoods with no regard for the people living in the area. Sewage and water concerns especially when 3 or 4 units are hooked up to 1 small sewage holding tank. And fire safety when 3 or 4 residences are connected to one power source by extension cords.

Needs more regulation and enforcement ability

No (x30 unique submissions)

No - it's not your property to regulate. How someone uses their real estate is not up to anyone but the homeowner.

No - Make informed decisions regarding the area of West Hants. Get the facts, recognise uninformed bias. We have unique areas in West Hants that are underserved such as the Shore and Cottage Country where primary and secondary homes and cottages fill that gap. By using these properties as STRs it helps offset the costs of ownership for locals and Nova Scotians while providing year round support to local businesses in these underserved areas.

It is an ASSUMPTION that if a seasonal/secondary home or cottage is not used as an STR that it will become affordable housing or housing on the open market; this is an assumption. For those of us on the Shore it's not true, ask STR owners in West Hants directly, get the facts. They have their properties for specific reasons such as quality of life for their families. So if STRs are not permitted, these homes will sit empty when families aren't there, property owners will experience undue hardship in already difficult times, and the local economy will not be served creating unnecessary hardship for businesses in underserved areas. This doesn't make sense.

No - more regulation is just costly and an interference.

No - will lose our rental spots and will stop visiting

No

This province needs people to start small businesses, and needs to stop putting roadblocks in the way. The only exception to this, would be for people who live out of province, I could see some regulation for that, but otherwise let this grow! Nova Scotia is perfect for these types of businesses, and they present an opportunity for people to make a living in creative ways. Please don't destroy the potential of this!

No

where would travellers go? there are no hotels

No as long as everyone is abiding by the municipal noise bylaws

No as previously mentioned there is the need for short term rentals in the area.

No because it promotes tourism

No I do not. Short-term rentals can contribute to local economies by generating additional income for homeowners and fostering tourism. The economic boost can extend to local businesses such as restaurants, shops, and attractions, leading to increased job opportunities and overall economic growth. Short-term rentals provide the homeowners with the flexibility to earn extra income by renting out their property for short periods. It can be particularly beneficial for individuals or families facing financial challenges, as it allows them to leverage their property for additional revenue. Not regulating short-term rentals allows consumers to have a wider range of choices when it comes to accommodation. I may prefer the unique and diverse options provided by short-term rentals over traditional hotels, leading to increased competition and innovation in the hospitality industry.

No I do not. What is the problem with how they are managed now

No more or less than any other business.

No need for endless bureaucratic meddling! Enough is enough!

No opinion

No people who own these businesses should be regulated
Do you regulate grocery stores ? Do you regulate long term rental?

No problem t will hurt way more people than it would help. Some people have had to build them selves a job around these shorter rentals. You would be putting them out of buisness. The cleaners, the hosts and the businesses around them. Rely on the income. Also many people rent to subsidize longter tenants rent so they don't have to raise it. And to help pay there own bills.
No there are enough regulations now, no need to add more to an already terrible housing issue.
No They have No Say legally None at all.
No they should not. There are enough rules, regulation's, permits and laws on people and their property in addition to having to already have the insurance, etc. on their property.
No this is not a solution to housing. Most short term rental ie VRBO would not be appropriate or cost effective to the renter or rentee as a housing option. We need to focus on affordable/accessible rental units.
No we don't need more government regulations
No we should not regulate short term rentals. With all the regulations being put in place in HRM it would make it very hard for individuals of West Hants to provide short term rentals. This would then decrease the tourism coming in and supporting local within the community.
No wh are poor regulators with a history of fighting and controversy
NO You can see that there was no impact to the housing crisis when HRM implemented regulations, if that is why Hants may be considering the same type of by laws. Short term rentals provide a necessary form of temporary housing for NS and other residents who may be travelling with family, visiting family, doing a work term or school term or a place to stay when in between other accommodations. Families travelling for school functions or extra curricular activities also use airbnbs in areas like hants county where there are limited or no hotel and motel options. It's also a critical element for homeowners to supplement their income to be able to stay in their homes with the rising costs of living and interest rates. STRs provide flexible options to the homeowners to control what they do with THEIR assets. A government that dictates what you can or cannot do with your assets is too heavy handed and controlling.
No!
No!
NO! Let the free market forces regulate it.
No, absolutely not. Regulating them in Halifax is already going to destroy tourism in Halifax as we have friends who will no longer visit now because they do not want to stay in a hotel while visiting Halifax. Hotels are way too expensive and they aren't willing to pay for 3 meals a day because they don't have a kitchen in their hotel room. Airbnb owners are small business owners and if we want money to stay in our province, we need to have these short term rentals as an option.
No, because it's the owners right to use their property for their own financial gains.

No, because the province already has strict regulations regarding short term rentals. More regulations and taxes do nothing to fix our current housing crisis, if anything they contribute to the problem by deterring people from renting their properties. This is clear by the number of apartment buildings currently for sale across the province. Regulating short term rentals will force people to sell but very few would ever be considered "affordable" and the demand in our province is still so much more than the housing supply therefore will not alleviate any housing pressure and do nothing to help low income earners. Most short term rentals are in seasonal cottage country settings which also provide many people with the opportunity to experience our province in ways that they would be otherwise unable to do.
No, don't create extra work for yourself. Let private business thrive. Let people make money, which they reinvest.
No, I don't think West Hants should regulate STR. The platforms to advertise STR have strict guidelines for ensuring guests follow rules and that protect the host if damage should occur to their property.
No, I don't think it's necessary. The industry can regulate itself. Bad reviews are bad for business so most str owners go above and beyond to make the experience a positive one.
No, I encourage a free market.
No, I think people are already regulated enough and should be able to do what they want with their own property, although I am not a fan of Air B&B type rentals (those should be regulated as it is being used like a business for income)
No, if insured and following rules there are no legitimate reasons short term rentals shouldn't be here to stay! AirBnB is life saver to me and my work travels! They are all to code and I've never had any issues.
No, it should be up to the homeowner
No, it's a source of income for so many renters also a investment with a hard way earned money. People need to see that part as a human being. It's same like we are not happy let others not happy as well. We have so peaceful community in West Hants with responsible people living there so there is no need at all, also no tourist wants to stay at hotels these days it's not worth it.
No, it's cottage country for the most part and it bring business to martock bent ridge and Windsor.
No, it's not a government task to regulate. You don't regulate hotels and since becoming further involved in regular long term rentals, government has created a disastrous mess.
No, it's not needed.
No, it's personal property. It is someone's choice.
No, it's pointless to do so
No, many of these were purchased with the understanding they could offset cost with short term rental.
Many areas rentals and cottages or other similar style stays.
No, no need!
No, people invest all their money into their rentals. How does anyone have the right to take that away from them
No, people should be free to do what they like with there property

No, people who travel has specific needs and AirBNBs provide those for people.
No, regulations are making it very difficult to run this type of part time business adventure. Remember, as hosts we use our hard earned after tax money to own and operate and pay taxes on every cent of profit we make.
No, Short Term Rentals generate a positive economic boost to our Communities
No, stay out of it. We are being regulated to death. The province is already requiring registration, stay out of it.
No, that's taking away people's freedoms and rights
No, the municipality should not regulate short term rentals
No, the short term rentals already adhere to regulations through the platform or insurance they use!
No, they are very important for tourism , which supports local business
No, they have enough to sort out now!
No, this is someone's investment towards retirement. They may have spent money to upgrade to make a certain return on that investment. Just regulating them does not mean it will turn into a long term rental. It does not mean long term rentals will increase for tenants. It is the tenancy board that needs to be updated so that landlords can remove tenants not paying or destroying property and not had to sit back and watch it happen. It is because of these tenants that fixed term leases are being used and good tenants are suffering for this.
No, we are not a big city, that is the appeal to bring tourists into our area, we don't have hotel chains or a lot of BnBs . People like to stay in a small community and not have to drive a long way to spend a night.
No, what people do with THEIR homes and THEIR properties that THEY pay taxes on, should be free to use it as they please. You build long term rentals and leave people alone.
No,, this us a personal decision plus most insurance companies (if owner is away) requires that the owner have the property checked regularly,
No,we are currently building an in-law suite. In the future it could be a rental. Building cost was too great to recoup with a yearly lease. It would be an unaffordable monthly rent long term.
No. These short term properties are individually owned, income for individuals and already follow area regulations that other individuals living in the area abide by. These are personal properties that governments should just leave alone.
No. We are ruled to death
Concentrate on primary issues to make our area more desirable. Quality shopping and medical so we don't have to take out money outside of Windsor
No. Folks have built their primary and/or secondary dwellings to code and policy of the day. Their intentions have complied with regulations. They have followed process. To have it dictated to them what they then do with their properties following that is not fair nor just. And really, abuse of power by any government entity.
No. I believe if it is the homeowner's right to rent responsibility.

No. Leave owners and their property alone.
No. Regulating makes no sense in the manner in which it is being contemplated. Units removed from the short term market will not just automatically be added to the long term market. There will be no material impact on the housing shortage. It may make sense to add a levy or tax to the short term rental units to increase some of the tax base, and to allow a fair offset against the operators rental income however. 2-4% billed at the source of the rental would be fair, and would add to the tax fund for the municipality which can then be redirected to programs which will actually make an impact on long term rental housing issues.
No. The amount of airbnbs in west hants is not substantial enough to warrant regulations like imposed in Halifax. It would also been sad for the current Airbnb owners to have their income taken away by regulation. We have seen that it hasn't solved the housing issues in other communities it won't have any positive affect here only negative. Regulation is just a cash grab
No. Administering program will add to my taxes. Population isn't dense enough to warrant regulation. Entirety of municipality is less than 20,000.
No. Air bnb already regulates.
No. Government has to stop over regulating things that are not problems or broken. Short term rentals are not the problem to the housing issues.
No. HRM decided to do it and it's causing a lot of issues with places closing. If hotels are booked up then where will people stay for a short term visit? HRM's decision is a money grabber for them, they just can't see the repercussions of what they are doing to the economy. Once again they make a decision, roll it out, and has severe repercussions to the economy. Wait until they see the ripple affect of the damage it will do!
No. I don't think it is up to them what I do with the property I own and pay for
No. I don't think the municipality should have a say in what you do with your home or secondary properties as long as it isn't violating any laws. The onus should not be on hard working people to fix a crisis that they did not create.
No. I don't see the need. STRs drive a lot of economic value in the region that would otherwise not be present. Guests that choose STRs don't typically opt for traditional hospitality stays so regulating STRs will lead to a net loss in tourism dollars, not to mention the economic benefits that STR hosts inject into the economy by hiring local people to assist with day-to-day management of properties. I don't think entire apartment buildings should be used for STRs but small operators should be free to do with their property as they see fit.
No. I think if someone owns a property they should have the right to rent it out whenever they want. Most people who own these rentals use them for their families as well and just rent when they are not going to their cottage. Regulating short term rentals will only screw over the people who own them as these people would never be able to rent their cottage long term as they would no longer have anywhere to stay for vacation either. Limiting short term rentals will not fix the housing crisis!
No. I think it will affect our tourism which we rely on!

No. I think we pay more than enough in taxes we should able to choose how we use our properties.
No. In a small town such as West Hants, there are very few hotels and rental options available without STR. These rentals provide an option to visitors that otherwise may not even visit. I think you would see a drastic decline in vacationers if STR were to be abolished. Not to mention the amount of hardship it would cause to all the business owners.
No. It accounts for less than 0.5% of all housing in West Hants.
NO. it is not the concern of the municipality to interfere with what people do with their own property they pay their taxes on. This is not their business so they have NO right dictating what someone can do with their own property.
No. It is not the county's business what WE do with our own properties. We pay our taxes and keep our properties maintained. What is done with our properties is non of the governments business.
No. It is private and does not concern the municipality.
No. It's lovely to have a place to rent outside of the city for a week or so instead of hotels!
No. Just adds unnecessary government meddling in some ones personal business. We need less regulation, not more.
No. Just because someone wants to run an air b and b doesn't mean they want to or should a land lord.
No. Main reason? There are no places to stay overnight as it is in West Hants when any event happens or during tourist season. There are enough regulations imposed by Air bnb/insurance companies already. Try banning short term rentals and watch Windsor turn into a geriatric retirement town while tourists move along further down the valley to where there are actually accommodations available.
No. Many people including us need affordable options. Also places where we can maintain our independence with dignity. We love the east coast especially this area and love to support local businesses. Please don't take that away from us.
No. Not for primary residences or family cottages.
No. Nova Scotia relies on tourism and markets its hospitality. Short term rentals offer a convenience and hospitality that hotels and motels cannot. To eliminate that for tourists and residents who earn living is very short sighted. It will do nothing to solve the housing crisis and will damage tourism.
No. Other than the very most basic of safety requirements. There's really no need. If a person rents their home then it's their choice. Their liability. Their extra income that will be declared regardless. It's not a true commercial venture and regulating another small business idea is just unnecessary.
No. Owners should have authority over how they allocate their time, energy and resources.
No. People have the right to do whatever they want with the property or properties they work hard to have
No. People pay good money and high taxes. They should be able to do as they see fit with there properties. By regulating you will increase the cost of the rentals. Thus hindering the market and causing a loss of rentals for both the owners and local business in the area.
No. Sort water/sewer issues first.

No. STR benefit west hants by bringing in visitors and it generates revenue for other business. There are not many hotels in the area so it provides a place for vacationers to stay. It also provides income during a time of crisis and for many helps put food on the table.

No. The area is mostly rural or cottage area and blindly regulating as a big city would is not appropriate. The area is still seen as a destination for short trips for both Nova Scotian and other Canadians, so STR are most definitely needed. Hotels/motels do not cater to families/small group wanting to spend time together.

No. The regulation of private property brings about a host of other issues. You will decrease tourism for small businesses in your area.

No. There are already provincial regulations and business regulations in place regarding rental units.

No. There are enough regulations over peoples lives

No. There are more important things that need attention.

No. There are no hotels near by so airbnbs are an awesome way to visit the area!

No. There are various cottage areas in West Hants that have been built for recreational and vacation use. The majority of homeowners in the area are seasonal and rely on being able to rent out their cottage or camp when they are not being used. A lot of these properties do not have washer/driers or the electrical capacity to turn them into full time long term rentals so restricting short term rentals would not add any new housing to the market. These are cottages, not regular homes. With rising housing and food costs, a lot of Nova Scotians are looking for new vacation spots within the province, rather than travelling abroad. Short term rentals in west hants bring tourism to the area, even through the winter, which stimulates the local economy by supporting local businesses and providing employment. Families have booking cottages in cottage country (Vaughan) for decades and having these taken off the market as vacation rentals would be detrimental to tourism, especially in the summer.

No. There is no need to regulate or to have a watch dog type of position. There is just no reason for it.

No. These people are providing a service and are already heavily regulated by whichever app they are working through.

No. They are privately owned.

No. They bring in tourists which bring money.

No. This is a city issue and should not apply for seasonal homes. Short term rental market provides great economic benefits to the area.

No. This is a rural community with businesses that rely on tourist support. Without short term rentals there is nowhere for them to stay.

No. This is private property and like other entrepreneurs, people have the right to run a small business. As a family, we look for Airbnb rentals before any other accommodation. If they don't exist, we won't be traveling there. They are a cheaper alternative to hotels and make life easier traveling with young kids due to access to kitchen and laundry facilities.

No. You're not a big city - you're not Halifax, you're not BC

No. Aside from safety, stay out of my business.
No.... Stay the hell out of people's personal business!!!
Nope, its a tourism supported community. Most properties arent even suitable for year round living, people wont make those long term rentals.
Nope. People own their homes. Let them make their own decisions. Shortage of rentals around. And lack of hotels or rentals.
Not ,should perhaps could depending on circumstances
Not at this time.
Not over regulate, do we regulate B and B?
Not really sure what that would look like. Would need to know that before saying yes or no.
Not sure.
Nothing more than the province does. Why does government feel they need to step in and get involved in business? Not needed.
Of course there should be regulations that encourage responsible landlords who fill an essential niche in the tourism market. But to consider anything like the draconian sledgehammer approach of HRM is fatal to tourism around the province. The question is not should there be regulation, but what kind.
Only to prevent large scale commercial str operators taking over. STR's are well suited to folks just trying to use the assets they own (worked for and paid for out of after tax dollars) to help them get by in these very inflationary times.
Possibly limit the number of short term stays per year. This will likely stop short term rental properties from being only a business but would still owners to use their property to make ends meet when they are not using it themselves.kee
Regulate but not control
Regulate in the sense that they can be tracked for data, such as what the province did. However, people should have the freedom to use their properties as they see fit.
Regulate in what way? I don't mind regulating but do not think it's a good idea to restrict someone renting out their property if they choose to. It is their property so they should decide what's best for them
regulate price range -yes
Regulate pricing. Cap it.
Regulate so apartments / houses don't all become str and people become homeless and rents increase

Regulate, sure. Ban/impose duration of stay limits? Absolutely no. Vacation cottages are something that should be accessible to everyone- not just those that can afford to own a vacation property. Similarly, vacation homes should be used and not sat empty. Often people cannot and do not live at their vacation home year round, or even most of the time. It is a tragedy to hoard this resource when people are willing to rent them and utilize them.

Similarly, rules around parking or registration could limit grievances from owners who choose to not rent their properties. Being mindful of safety, privacy, and neighborhood use/convenience are all important things to protect the joyful use of property. Reasonable regulation can be put in place that is to the benefit of everyone.

Regulation but not banning. Secondary suites and cottages should be able to be rented.

Regulation, yes. Banning, NO.

Regulations that are already in place should be used to guarantee guest safety (fire codes, building codes) and happy neighborhoods (noise bylaws). I think banning or limiting STRs is not necessary, if there are too many the market will self correct when there are not enough guests to make it viable.

Seeing that the housing crisis seems to be largely blamed on short term rentals i think there should be a fee that str owners should pay that goes into a pot to help fund housing projects for different communities within the province, but I don't I agree with heavy fees and regulations.

Short term rentals are a vital part of our economy, culture, and tourism. For instance, ski martock attracts many tourists and visitors in the winter months. Shouldn't we provide somewhere for these people to stay? In addition to the benefit short term rentals pose to our economy and tourism rates, we are living in a difficult economical time and many families and individuals are struggling to make ends meet. Having the option of renting out their home or secondary home allows these individuals to have an extra source of income, which for many, just might be what is keeping them from living in tents.

Some landlords don't follow the rules for rental properties
Some have increased by 25% or more
So hants west should regulate

Somewhat

STR or whatever they now classify themselves as, have never had regulations on them, that I know of. The hospitality industry was vocal about this a few years ago. They saw them as competition, I see them as no different then a cottage rental except on a larger size. STR are not the reason for our housing crisis. What do you think regulations would do? What would West Hants gain or prevent from regulations? That is my question to you?

Tenancy Board should regulate the short term rentals, under the umbrella of the Residential Tenancies Act.

That depends on what is meant by "regulate".

That depends on what regulated means. I should have the right to rent property I own. Will registration and regulations protect me as the home owner?

That's a loaded question. Not easy to answer.

Everything needs some control but to say yes to regulations will hinder the smaller homeowners like myself that are using STR to help them get by. Nothing will change for those abusing the system with multiple units.

The Municipality should not regulate Short Term Rentals for the following reasons:

Property Rights and Personal Freedom:

Property owners should have the right to use their property as they see fit, provided it does not harm the community or violate existing laws. Regulating short-term rentals can be seen as an infringement on these property rights and personal freedom.

Economic Benefits:

Short-term rentals can be a significant source of income for homeowners, allowing them to supplement their finances or pay off mortgages. This economic benefit can be crucial for many, especially in challenging economic times.

Tourism and Local Economy:

Short-term rentals can boost local tourism by offering more diverse and affordable accommodations. This can help local businesses such as restaurants, shops, and attractions by bringing in more visitors to the area.

Consumer Choice:

Regulating short-term rentals might limit consumer choice. Travelers often appreciate the variety of accommodation options, including short-term rentals, which can offer unique experiences not found in traditional hotels or motels.

Self-Regulation and Market Forces:

The market can often regulate itself to some extent. Homeowners who provide subpar short-term rental experiences will receive negative reviews and, as a result, fewer bookings. This can incentivize homeowners to maintain high standards without the need for additional regulations.

Customization and Personalization:

Short-term rentals allow for a more personalized and unique experience for travellers. This can be particularly attractive to those seeking a more authentic and local experience.

Enforcement Challenges:

Regulating short-term rentals can pose enforcement challenges for the municipality. Ensuring compliance with regulations, collecting taxes, and monitoring the industry can be resource-intensive and may not be cost-effective.

Potential Impact on Housing Supply:

Regulating short-term rentals may have unintended consequences, such as reducing the incentive to offer long-term rentals. This could impact housing availability, driving up rents in the long-term rental market.

Existing Laws and Regulations:

There may already be regulations in place to address issues like noise, safety, or property

<p>maintenance. These laws can address concerns associated with short-term rentals without the need for additional, specific regulations.</p>
<p>The short term rentals fulfill a need and serve to augment current costs to maintain a residence due to high taxes, water, power, heat and other municipal services coupled with maintenance and mortgage costs.</p>
<p>There could be rules in place (such as registration, follow standards), but they should be allowed as it promotes tourism in the area.</p>
<p>There should be regulations on STRs, but it should be aimed more towards the large companies and not individual homeowners. The regulations in HRM are too strict in some aspects and STR owners were not consulted at all in the process of creating these regulations. Please consult STR owners in the area to assist in creating fair regulations.</p>
<p>There should be some regulation, given so many can't find affordable housing</p>
<p>They probably should be regulated, in some way. Not so regulated that it's prohibitive for either though.</p>
<p>They should allow them.</p>
<p>they should be able to have a place to stay that is affordable</p>
<p>They should be regulated. Possibly put a cap on how many 1 person /company can have in one area. Higher taxes on that property. The logistical costs may be higher than it's worth to try and regulate them</p>
<p>To avoid a Halifax-like housing crisis.</p>
<p>To control behaviours of renters and owners by providing culpability for use of property.</p>
<p>To preserve the stock of long term housing all short term rentals should be banned.</p>
<p>Tourist Accommodations are regulated by the province, and AirBNBs are required to be registered as Tourist Accommodations with an annual RYA number. I suppose there could be a marketing levy imposed, but that would need to translate into tourism marketing. Based on your list of regulations, below, that could be applied to Short Term Rentals, if those regulations are similarly placed on hotels by the municipality (I'm thinking fire and life safety, parking, municipal registration) then I can support the same type of regulations to cross over to AirBNBs, but I do not believe AirBNBs should be subject to more regulations than hotels/Bed and Breakfasts. I understand the difference here is that Hotels and B&Bs pay Commercial Tax rates, and AirBNBs are generally in buildings with residential tax rates and zoning. I would argue with this same breath that B&Bs should not be commercial taxes, so perhaps B&Bs and AirBNBs could be subject to a Small Business or Small Scale Tourist Accommodation tax rate?</p>
<p>I also do not believe the municipality should be able to prohibit AirBNBs. Putting regulations to ensure they are safe (fire, building code, etc) and the guests are following by-laws is fine, and logical.</p>
<p>I do not see how the municipality has an jurisdiction over the duration of stay. Does it have similar jurisdiction over duration of stay for hotels? B&Bs?</p>
<p>Unnecessary expense and without bylaw enforcement it becomes a real wasted of resources and makes citizens sceptical of ALL regulations.</p>

We are already regulated through Tourism NS, follow AirBNB guidelines, abide by our community covenants, and pay taxes in multiple spectrums.
We should have guidelines to protect both parties
West Hants is a large diverse area. Diverse in its people but very diverse in its zoning and types of residences. I think the majority of long term rentals in West Hants are those that are vacation properties, in “cottage country”, or areas where people can experience a week or weekend away from it all. I think not regulating short term rentals would have little effect on the housing crisis, because people do not want to “live” in cottage country.
West Hants requires more accommodations, short term rentals help aid this problem.
What does „regulate” mean? This is such a vague question, it’s unanswerable. Government is already messing up long term regulation, so perhaps improve that first (and what I mean is that property rights are poorly upheld, while renters are permitted to live rentfree and destroy property with no real consequences).
Where I have my places it is cottage country and many residents rent out their places to offset their costs. I am open to having some rules around them but I think any type of ban or restriction of renting out cottages would be detrimental to property values as well as the local economy.
While demand is there, I don’t think the demand for short term rentals is huge in west hants. However, With only one hotel, we do need more accommodations in order to host events, conferences, tournaments, etc. unless a developer or the municipality wants to build a hotel, this is A solution for those travelling. I know some folks will argue that it’s taking away from long term rentals, So I’d love for staff to explore a cap on the amount of short term rentals: this would provide an opportunity for accommodations to support economic growth while keeping long term housing solutions in the market. Obviously I’m not an expert, so just a thought. I trust the staff experts to make those decisions with public feedback.
Yes (x26 unique submissions)
Yes - STRs should be regulated like any other B&B (Nova Scotia already has a framework for this). They should **NOT** be subject to punitive fees and regulations need to recognize sites like Airbnb and VRBO are <i>*marketing channels*</i> -- a local homeowner (provider) listing a room on Airbnb (marketing channel) is functionally the same as the Hilton (provider) listing on Expedia (marketing channel)
yes - there needs to be greater restrictions if this is allowed, follow the federal guidelines.
Yes - there needs to be minimum safety standards, licensing requirements. It’s commercial activity and should be subject to similar/same fees and taxes as any other business.
Yes - we only have one hotel, but several amazing BNBs that are licensed accommodations. What we don’t have is affordable living options for our own neighbours.
Yes absolutely to prevent gouging
Yes allow dogs, and kids. Any size dogs any age kids.

<p>Yes and no. I find regulations are often over the top and are too wide and blanketed. But I say yes because we need more long term housing.</p> <p>No because I don't want to have yet more restrictions on what I can and can't do with my own property.</p>
<p>There has to be a middle ground. Maybe the secondary residence needs to be classified as cottage or vacation property and each property assessed by someone so it qualifies.</p>
<p>Yes and no. Regulation in higher density neighbourhoods should be considered. Larger properties or a wider distance to neighbours pose minimal disturbance.</p>
<p>Yes and no. Where short term rentals would suit some people, it doesn't suit everyone, most people need a more permanent place to live instead of moving from place to place all the time.</p>
<p>Yes as per reason above and there are too many people looking for rentals and they may have unnecessary high rent but at least they can have a consistent home for at least one year.</p>
<p>Yes because the more short term rentals there are, the less housing there is for people.</p>
<p>Yes because there are not enough affordable rental properties</p>
<p>Yes because they are harmful to the rental market when left unregulated.</p>
<p>Yes I do. These should be for emergencies not for tourists.</p>
<p>Yes I do. In some instances it shouldn't be allowed at all. Some people live out of province and have multiple homes here that they are using as short term rentals. This shouldn't be allowed. This is taking away from housing for people who are actually residents. I think a requirement of short term rentals should be that you actually LIVE full time in NS. Primary residence should be the same province NOT in another one.</p>
<p>Yes I do. Mainly for safety reasons</p>
<p>Yes I think seasonal cottages would be ok for short term rentals but family homes in established neighborhoods or rural areas would be better for long term rentals for the so many families looking for affordable housing</p>
<p>YES IF YOU DONT YOU WILL HAVE EMPTY HOUSES AND THEN YOU WILL SEE BUSINESSES CLOSE BECAUSE THERE ARE NO PEOPLE HERE MONDAY THRU THURSDAY. YOU CAN RENT IF YOU YOURSLF ARE AWAY FOR 3 MONTHS, BUT NOT PLACES THAT ARE BOUGHT AND THEN JUST ENDED ON ARBB FOR A NITE HERE AND THERE. GIVE INSENTIVES TO PEOPLE WHO RENT OUT ROOMS IN THEIR HOMES BUT WE DONT NEED A COMMUNITY OF WEEKEND ONLY DEWELLERS</p>
<p>Yes just in case of issue of getting residence back</p>
<p>Yes please, before it turns into a disaster like everywhere else.</p>
<p>Yes so that housing options for local residents are not restricted while keeping purchase prices down. Non resident owners should have more regulations and restrictions then locals</p>
<p>Yes there should be some sort of regulations but undecided on what all they should entail.</p>
<p>Yes they bring in more people to spend money in the community.</p>
<p>Yes they need regulation to protect everyone.</p>

Yes they should be regulated. They should be registered and pay a fee/tax to help with the costs of development of new housing and to keep track of the amount of short term rentals and their affect on the housing stock in West Hants.
Yes to avoid impacting long term housing and limit density of short term rentals in some neighbourhoods
Yes to free up much needed housing.
yes to protect the people that are renting them
Yes to some degree. A dwelling that could otherwise serve as someone's home should be considered for longer term rentals. Cottages that are not used year round by the homeowner would serve a different purpose and could still fall under short term rentals.
yes! since you are not building affordable housing
Yes!!!! See above (question 5)
Yes, absolutely. If west hants doesn't regulate STRs younger skilled persons will not be able to afford to live there and work. The town will die the same way Bridgetown did as its only retired people living there paying far lower taxes than younger working people.
Yes, because it is a business, and oversight can ensure the public's interests are protected, and it has exacerbated the housing shortage.
Yes, because neighbours have to have comfort and feel secure too and don't need to deal with many strangers coming n going unlike a home especially if your literally next door.,
Yes, because of the housing crisis. People desperately need long term housing to live in and that should take priority over short term rentals.
Yes, because someone will make it a nightmare for the neighbors.
Yes, because there is a lack of housing in the area.
Yes, because we are currently having a housing crisis. We need to prioritize affordable rentals, as there are way too many families struggling to find a home, and a lot of what is available is unaffordable for someone with children. We should not prioritize a short term boost to someones wallet when so many people in our small area cannot find a place to live.
Yes, but not to limit their use... more to protect long term tenants from being taken advantage of by operators using short term rental practices to price gouge individuals who cannot find other long term accommodations.
Yes, depending on the regulations.
Yes, I believe that Hants County should regulate some aspects of the short term rental market. I believe that secondary properties that are not the primary residence of the owner should be charged a fee as a disincentive for short term rentals. The goal would be to open these secondary dwellings up to the long term rental market and reduce housing pressures. In addition to regulating the short term rentals, Hants County should be advocating to the province to improve the landlord-tenant act serve both groups better and incentivize landlords to rent out on a longer term.
Yes, I can't imagine how this adds to an area beside undercut price or over inflate the accommodation and tourism businesses.

Yes, I do not oppose regulation, I oppose blanket regulations or regulations that do not suite the region. It is important to ensure that accommodations are safe and suitable for that use. Remember, these are not businesses as they are not allowed to have multiple visitors at all hours of the day. These are local citizens earning income, contributing to community, and providing a desired service that is not serviced by traditional hotels. We are sole proprietors taxed at over twice the rate of a business without most of the tax exemptions. We are drawing people to a region which needs tourism dollars to contribute to local business and that is underserved in hotel stock.

I have family in BC and have lived in Alberta for 20 years. This is not a new concept, only new to Nova Scotia. Many places have banned STR's, then were forced to revisit and regulate to repair damage from the regulation. I have family in West Kelowna, this is a community that relies of tourism, like many in the Okanagan, and has created appropriate regulation in my opinion. West Hants has the ability to take their time, do their homework, and find common ground to ensure everyone is well served by regulation. For instance, West Kelowna has recognized that it has many recreational secondary condo properties which were originally intended for recreation and short term rental. They have established "resort" zones in which STR's are permitted. They have established clear safety guidelines, permitting, and appropriate permitting fees for STR's. Cottage country in West Hants is similar in that it has many recreational communities who's original intended use is recreation and rentals, not housing stock. Perhaps grandfathering in areas or zoning some of these areas as "cottage" in which the use of the building is secondary in nature would be appropriate. Perhaps levies and fees can be added and funds used to build more long term housing stock in communities serviced with schools, hospitals, and employment like Windsor, etc. We really do not want to take away from the community, and we do not wish to be lawless. The families that own cottages are proud tax paying members of the community, banning STR's is not a fight against Airbnb, its a slap in the face to community members and a win for American or Ontario based hotel chains.

Yes, if only to know where they are should emergency events occur.

Yes, if there were short term rentals they should be zoned specifically for that and only a very, very small percent should be allowed to be developed. Then there should be a higher tax system for those second homes that are not for everyday living.

Yes, if they so then less honest people will not be able to take advantage

Yes, make room for more people to be able to afford renting.

Yes, more available opportunities for people need to be available

yes, otherwise it will be a free for all with dangerous not up too code issues

yes, owners should be responsible for tenants actions, bylaws should be enforced

Yes, regulate for record keeping and manvouvering when needed.

Yes, safety regulations should be made.

Yes, see above.

Yes, so it is safe for everyone and prevents misuse

Yes, so that owners looking for income do not run a large number, keeping housing off regular market.

Yes, so that we know what's going on in our communities.

Yes, some landlords or homeowners can become greedy and unfair
Yes, there is a housing shortage.
Yes, there should be rules and terms to abide by for both the owner and renter. Short term should have the same security as long term.
Yes, there should be safety regulations.
Yes, they have a major impact on communities including on housing prices, noise/other nuisances and a loss of a sense of community. They also should be forced to pay taxes, like any other commercial business, and meet building code standards for commercial accommodations. Enforcement is also a very important component of short term rental regulations.
Yes, they should not be allowed. If they want to rent to make income then it should be at least month to month leases since we have a housing shortage.
Yes, those that rent short term for extra income are not considerate of their neighbors.
Yes, to a degree. Entire houses capable of being used year-round should not be allowed as short term rentals. Cottages and the like are fine.
yes, to create by-laws to enforce misuse of the concept and control rental requirements.
Yes, to keep housing open for residents rather than visitors
Yes, we feel regulation is not a bad thing. Safety regulations would be important, but I don't think banning rentals in these small cottages would do anything to help housing. We would not be coming to the area to stay at Super 8, we like spending the idea of a unique accommodation.
Yes, West Hants needs to address a crisis, not just Windsor but its entire domain.
Yes, with a hospitality tax/marketing levy, similar to what a hotel in Halifax charges.
Yes, with the current state of housing, I believe short term rentals is a large part of the reason there's such a lack of affordable housing.
Yes. I think short term rentals are making it harder for people to have long term rentals and is contributing to homelessness across Nova Scotia.
yes. investment property artificially drives up housing prices, destabilizes the rental market, and puts undue burden on the municipality to provide commercial like services to a motel that's treated like a residence.
Yes. It is direct competition with hotels so should be regulated the same as hotels. Short term rentals are having detrimental impacts on people finding long term living arrangements in most areas. Profit should not be more important than basic living necessities but without regulation profit will be the driving force.
Yes. Non STR owners have no voice. As HRM regulations take hold, the STR landscape in West Hants may change significantly.
Yes. AirBNB is a defacto hotel. They are already in breach of land use bylaws and are in non compliance with the Hotel act.
Yes. And monitor fixed term. Houses should not be used as a way to gain income. I understand long term investment, but it seems interest and house costs are making it hard for everyone, and short term is a way to increase rent way more than what people can afford.

Yes. Any dwelling unit that is fit for habitation year round (i.e. winterized) and accessible year round should not be permitted as a short-term rental. Given that we are in a housing shortage and affordability crisis, the supply of long-term housing should not be further constricted by Airbnb style rentals. Owners should be incentivized to rent secondary (etc) dwellings to long-term tenants or sell them.

Individual rooms within an owner-occupied dwelling, and structures that are not fit for normal, long-term occupancy (e.g. yurts) are fine for short term rentals, in my opinion.

Yes. At an absolute minimum, those operating short term rentals should be assessed commercially as they are operating a commercial business.

YES. Communities like ours are 50% plus short term rentals. We live on a road our residents maintain. There is an increase in garbage, traffic, noise etc and owners need to pay some of their profits to combat the added expenses. There are camp fires and fireworks during fire bans. There is unsafe use of lake and equipment for photo opts and because of drinking and not having enough education about water safety in both summer and winter.

Yes. Contrary to what STR rental owners claim, these are not helping the economy; they're buying up extra homes beyond just a primary and secondary home and turning these homes into mini-hotels. We're in a housing crisis and there is no need for this.

yes. contributes to reduction in prime real estate, increase in home prices

Yes. Cost of living is out of control.

Yes. For a couple of reasons 1. To prevent an over saturation in rentals.. especially when homes are being bought for rentals while others go homeless. 2. As stated above lack of regulation and inspection can mean shoddy built cabins filled with bed bugs and 3. To prevent MANY someones from building several cabins/domes on farmland in a farming community as once something is built on farmland it is no longer farm land.

Yes. I think owners need to abide by rules that allow their neighbors to not live next to unruly properties.

Yes. I think the industry in general should be regulated. Licensed. Inspected. And taxed. Nova Scotia has an extremely vibrant tourism industry and it needs to be encouraged and not stifled. I do not like the approach that HRM has handled this. I hope that West Hants takes another approach.

Yes. In order to keep this a family area and not HRM's airbnb farm. Increase housing in the area and attract new residents that will improve Nd respect our community

Yes. It removes housing from the market. They are also unregulated with no consequences for negative behavior as they can seek to have negative reviews removed from the site.

Yes. It's out of hand. Some places have people in them to long of periods and some places are empty for whatever reason.

Yes. Many STRs are operating as hotels. If you want to run a hotel, open a hotel through the proper planning processes. STRs remove units from the long-term rental and housing markets. There are some instances where STRs are filling a market gap, so I don't think they should be banned altogether

Yes. Obviously landlords should be able to rent out their properties. However, if affordable housing is an issue in the community, then those properties should first be offered to community members as long term rentals, rather than as short term rentals such as airbnbs.

Yes. People make way more money off short term rentals than they do long term rentals and in the middle of a housing crisis it's gotten out of hand. I know someone who rents their secondary home for 1000\$ a NIGHT. They are profiting off of taking away a home for someone. West hants homeless population has exploded, and long term rentals are being turned into air b&bs. The housing support in this town is a JOKE, and the options are getting more and more limited. West hants needs to make some serious changes - regulate short term rentals, get a shelter (working in shelters in the city we used to say "what is going ON in Windsor?? Do they not have ANYTHING for their residents??" Because we used to get them all; they would need to leave their entire family and support system to just get a roof over their head for a night. And that was 6+ years ago, imagine what it's like now!!) at the very least push for a seasonal shelter to get people out of the cold and get more housing support workers who actually support people.

Yes. Rentals need to be available for people to call home. If all secondary homes were short term rentals we would have no rentals. However, there are a lot of cottages that may be better suited for short term rentals

Yes. Short term rentals should have as much regulation as hotels. Arguably more as they also intersect with the general residential concerns, not only commercial.

Yes. STRs reduce the supply of rental housing for residents within the municipality who have long-term housing needs. It's not easy to finding housing here and STRs reduce the vacay rates. There should be limits of how many STRs a property owner can rent / advertise at a given time. If someone lives on-site and uses a room or an accessory dwelling suite as an STR, that's fine. But a property owner shouldn't be able to offer several STRs from a single property, or use their 2nd, 3rd, 4th, etc. properties solely as an STR. Those additional properties should be preserved for long-term tenants who want to stay in their desired community and contribute locally.

Yes. To control unruly renters

yes. Too much overturn. not part of community. taking spaces for others

Yes. We are a smaller tight knit community. Driving prices up for homeowners because the increase in residences, use of municipal services etc is not helpful if not taken into consideration. West Hants already lacks funding for infrastructure and I don't see that changing by adding many homes and people. The tax dollars are not being used to make things better for the long term families.

Yes. We have a housing crisis.

Yes. West Hants is becoming an area where HRM bylaws pushed rental investment schemes to their benefit. HRM laid the entire policy for us to simply adopt, rather than err trying to customize it.

Yes.

Adopt Halifax policy. Even better, talk to Mike Savage, Abe, and ask where he would have tighten things up.

Yes.

Lets learn from what the entire WORLD is trying to control. Ya gotta be reading str headlines, right?

Yes.

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

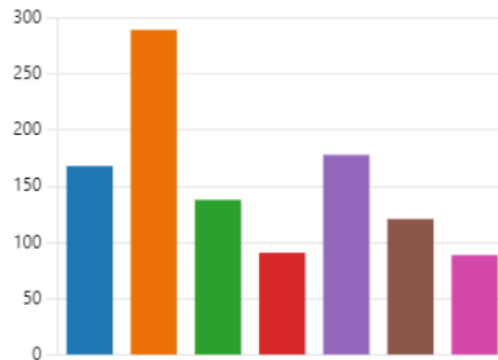
Yes...things are getting out of control with rentals.

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

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



8. Do you think Short Term Rental regulations should be the same across the entire municipality or should different communities have different regulations?

A blanket decision regarding STRs for the entire municipality is not in the best interest of West Hants. At this time STRs in West Hants should not be regulated. Monitor and Evaluate. As time evolves and facts are provided make informed decisions specific to areas. West Hants has unique areas and each should be considered based on what is or isn't happening in that area.

Absolutely

Across the board

Across the entire municipality

Across the entire municipality

Additional requirements, such as parking, can be levied in more "metropolitan" areas to balance the impact on the town infrastructure. Rural areas should not really have any regulations other than life safety requirements as there is no discernible impact on the housing issue with these units.

Again this question is bias in one direction.

We should not be regulating..

all areas should have the same regulations

All individuals should have authority over how they allocate their time, energy, and resources.
All regulations should be the same. Differences create confusion and this municipality already has enough confusing difference
All rentals should be treated equally.
All the same. Strong rules and very limited availability, only allowed in areas where there is enough affordable accommodations available for long term renters.
All the same....including mouse bylaws that apply to towns should also apply to rural locations.
All year-round communities should be following the same regulations. I see an argument that strictly vacation communities might not need to follow the same rules (ie, a warm season trailer park etc).
As long as following code and safety guidelines in province, all should be good across the board.
As per my previous answer they should be different. For example what might apply in Windsor would be completely different than Vaughn, Avondale, or the Kempton shore.
As with HRM, there are very different scenarios in different communities that should be reflected in the approach the municipality takes.
Before regulations are put in place I think a study should be done to determine viability of long term rentals as opposed to short term rentals in rural communities.
By zoning.
Communities are unique and should have unique regulations.
Consistency across the board, because they should be tied into land use strategy planning and measures like zoning.
Consistency across the municipality is important.
Cottage areas should be exempt as cottage country was designed for shorter term stays. Please also consider grandfathering in current short term rentals.
Could be different based on population density of the area.
could be different depending on the area and specific issues. What are the issues ? Why the survey ? You must have a reason ? Do tell.
Definitely
Definitely difference based on rural/commercial zones.
Depending on the areas
Differ by location. Cottage country / rural vs next to services and amenities
Different (x5 unique submissions)
Different as the town/urban areas have differences to rural areas
Different by community as each is different.
Different communities

Different communities could have different regulations because each STR is unique.
Different communities have different options for accommodations. Rural areas should support STRs and should study the benefits of what they bring to the local economy before attempting to restrict them.
Different communities need to have different regulations, given the vastly different communities and types of properties that exist in this area. Regulating cottages or homes in a rural area will not fix the housing crisis. It is one thing to regulate apartments or a house in Windsor, but how properties are used in rural areas is quite different. There is a community called “cottage country” that is designed so families can enjoy vacationing there and spending time on some of the province’s most beautiful lakes. Most people cannot afford to buy a cottage, but they still want to book a family vacation on a lake every year so. This is why having a range of cottage rentals is essential. There is a huge demand for vacation rentals in this area.
Different communities should be treated accordingly. Those in Windsor could be treated differently as they are using other resources.
different communities should have different regulations depending on water view and acreage
Different communities should have different regulations.
Different communities should have different regulations. It not one solution fits all case here. People bought these properties by their hard earned money and what they do with it is their business, why government need to poke their nose in everything when these homeowners paying their dues, following by laws etc like a responsibility homeowner.
Different communities should have different regulations. Smaller more rural areas should have the option to do short term rentals.
Different communities should have different regulations. Not one solution can fit to all cases. Here we are trying to follow all rules paying taxes on time why govt need to poke on this. We are very responsible owners following all rules and not intervening in others life.
Different communities should have individual regulations. Rural areas have much different housing and tourism needs than within town limits, which is where more people actually prefer to live.
Different communities with different regulations.
Different communities with different regulations. Some communities are clearly destination communities where people love to vacation.
Different communities within a municipality may have unique characteristics, concerns, and needs. Allowing for different regulations enables local autonomy, letting communities tailor rules to address specific challenges or opportunities related to short-term rentals.
Different communities, different regulations
Different depending on population/ housing options in each area.
Different depending upon commercial or residential area!
Different for city center than rest of municipality should there be a regulation implemented

Different for different communities.
Different for each municipality.
Different regulations
Different regulations depending on how close hotel /motels are
Different regulations for cottage country. We have been doing short term rentals in Vaughan for 30 years. It's in fair to change that now
Different regulations for different communities
Different regulations for different communities depending on their needs
Different regulations for the town vs the rural areas for sure
Different regulations per different communities
Different regulations. Cottage country should not be included, cottages are not at fault for a housing crisis and should not be treated as such.
Different, due to the volume. Used to help people get started.
Different. Town versus rural would look different.
Do not regulate something that is not a problem. You will create issues if you regulate.
Doesn't need to be regulated in any o the communities.
Don't need regulation.
Don't need regulations
Each community should have its own regulations
Entire
Entire Municipality
Entire Municipality
Entire municipality or be within town limits and outside town limits
Entire municipality. It is not for the municipality to decide which area becomes unable to afford rent due to STR's.
Entire municipality. I wouldn't feel it would be fair if my community didn't regulate them but another did and vice versa.
Entire whm
Fewer regulations in less populated / seasonal communities.
First of all I think the regulations should be minimal across the board. But for accommodations that are not lived in full time like cottages they should be less. If they are not currently lived in full time they are not interfering with long term rentals as they are not available. The answer is to build more long term rental accommodation. Not make it so families cannot afford to keep recreation properties.
Follow HRM and there will be no inappropriate, different regulations.

For me it's all about location. Some locations have a mile separation while others are within a yard.
Higher density communities should be looked at only.
Housing requirements for the community should play a role in determining if short term rentals are allowed/regulated.
I believe a one-size-fits-all approach to regulating STRs might not be suitable. Concerns surrounding STRs can differ significantly from one community to another. While regulations aim to address local concerns, it's also worth acknowledging that STRs play a role in attracting tourists and supporting local businesses, especially in more rural areas. Tailoring regulations to the unique needs and dynamics of each community could offer a balanced approach, addressing concerns while recognizing the beneficial impact of STRs on local businesses.
I believe cottage communities should not be treated like the housing shortage in HRM.
I believe it should be the same across the municipality. People need long term places to live.
I believe municipalities and governments should stay out of this.
I can see it might be different in "cottage country".o
I do believe different regulations across our municipality causes loopholes for short term rentals. Short term rentals should be treated the same as any company that rents - for example - apartment buildings. Honestly the province/municipality have to grow a back bone and set a precedence for there to be change in the housing crisis and the abuse of ownership and profit.
I do not think the regulations should automatically be the same,
I do not think regulations are necessary as mentioned above
I do not understand why need it have any regulations?? All rental properties had to be registered with Tourism NS and pay fee there, what else do you want?!
I don't agree with the regulation. And I've never agreed with one size fits all regulations, all communities are different.
I don't believe that there should be regulations other than safety, but those should be the same across the entire municipality.
I don't believe there should be regulations.
I don't know enough about it to have an opinion. What do other communities do and why?
I don't feel that the Municipality should have anything to do with short term rentals.
I don't feel there should be any regulations on short term rentals. This is not the right approach to impact residents/property owners who are contributing to the economy of the local community. The population of different areas and access to service and transportation should be a factor. More rural areas are not where most people are seeking housing.
I don't have enough information to comment.
I don't know
I guess regulations should be the same to not complicate things for the municipality

I think a baseline set of regulations should apply everywhere. Exceptions could be considered on a case by case basis.
I think all communications should mind their own business when it comes to what someone wants to do with their own property. This is so infuriating that this survey is even a thing. Leave people alone and stop trying to run the show. This has no impact on the housing market. If you ban short term rental then all that's going to happen is that there will be an over flow of listings sitting on the market as they will be unaffordable to buyers. Cottage country is just that. Stay out of people's business.
I think different communities should have different guidelines, if any at all, as communities are all different.
I think it needs to be cohesive across the municipality to reduce confusion
I think it only makes sense to look at it and access per community as different activities happens in different communities
I think it should be the same
I think it should vary depending on the area/community, because every neighbourhood has a different atmosphere and would require altered regulations.
I think it's fine without involvement from the municipality
I think regulating these as a means to help the housing issue is unfair to everyone. If the zoning already allows this why would you change it now. Doing this to gain financial support is unfair. Doing this to helping a housing crisis that isn't in this area is unfair. There isn't a reason to do this in this area that would be fair or reasonable to the people that pay taxes there or the businesses that need the renters.
I think short term rentals should be banned outright.
I think that every community is distinct and should be treated individually
I think that short term rental regulations should mirror what exists within HRM in many ways. I would like to see regulation for those who rent more than 5 units (bedrooms, apartments, homes, with unit meaning any of these) be regulated and subjected to the same regulations as bed and breakfasts per tourism regulations.
I think that you may need a different approach in towns vs rural areas such as Falls Lake where many people have cottages.
I think the more rural areas could use less restrictive regulations
I think the municipality should allow tax paying home owners do what they want with their home, as long as they are following safety regulations.
I think the only regulations should be with respect to safety standards and therefore those standards should apply to any rental, STR or LTR.

I think there should be a list of best practices offered - which are made up in cooperation with local small-scale STR operators. The people who operate these small businesses know best what it takes to run a successful one. These best practices might state slightly different practices based on rural vs urban. The decision whether or not an STR should have to close its doors should not be done arbitrarily - it should be based on whether the STR receives fact-based complaints from surrounding neighbours that show the STR is not operating according to best practices, AND it is causing disruption in doing so.

I think there should be unified regulations for all municipalities/communities.

I think there should only be fire and life saving measures put in place they should all be the same

I think they should all be registered and all pay a fee.

I think they should be the same across the municipality, and all its communities

I think this is absolutely [REDACTED] what is trying to be done here. Corruption at its finest. This is becoming one [REDACTED] place to live.

I think we should ban them nationwide but starting with west hants is fine. Because people are dying.

I would believe that rentals where ever they are situated should be treated equally. Again safety and any environmental issues should be regulated.

If it is a cottage area there should be fewer regulations because no one ever lives there full time.

If it is enforced there should still be rentals allowed for secondary 'cottage' homes that are often seasonal so all can enjoy.

If regulations are to be applied, they should be regional. If one of the goals is to re-open inventory for long-term, residential rentals, which is a fine position to take, the impact on regulations in Cottage Country vs Brooklyn vs Kempt Shore vs Windsor would result in completely different outcomes for the increase of inventory. We also have to look at the industry in each area: Windsor is the town centre for much of West Hants. Lots of activity happens in town that brings tourism, which makes tourism a viable industry in this area. With tourism comes the need for tourist accommodations. The other reality here is, if AirBNBs are active and viable in any of the various communities, that correlates to need/demand. Taking away AirBNBs that are booked through tourism activities to trade for long-term residential options only trades one problem for another. If tourist accommodations are in more of a supply position than a demand position, the AirBNB will regulate itself and either turn back into a long-term rental or be sold to someone else who would use it as primary residence. AirBNBs within someone's house (ie renting a room or a section of the home) are likely not in question here as much as free-standing apartments and houses.

If regulations do come into affect than there should be different regulations for different community types. Staying in a town and staying in cottage country are quite different experiences and settings.

If there are regulations imposed they should vary by region. The more rural the less regulation.

If there are regulations imposed, areas that are meant for cottages and leisure should not have regulations and should be allowed to continue operating short term rentals. Banning or limiting short term rentals (especially in these areas) does not solve the housing crisis and in term massively affects the tourism industry and individuals who are just trying to make an honest living.

If there is a problem with housing in a population dense area and the data suggests that regulations in that area would lead to meaningful change in affordable housing options, then consider regulations only in particular areas within the municipality. It does not make sense to regulate the entire municipality if there are certain areas where STR regulations would have little or no effect on housing - and consider the economic cost of regulations in these calculations as well. The average STR guest spends thousands of dollars in the immediate area and those those guests would otherwise stay either in larger centres like Halifax or not visit at all.
If we are one municipality then it should be the same
I'm not sure.
It depends on the situation and location. Someone in a rural setting doesn't normally have to worry about parking issues like a location in a town would.
It should all depend on the area and why you are doing it.
It should be different in different communities. Actually follow what the community wants for a change.
It should be the same across the entire municipality. There's no need to make things complicated for any of the parties involved.
It should be the same across the whole municipality. People need to live there to work in the towns or industrial areas.
It should be the same.
It would be easier if whole municipality had same rules.
It would be nice if it were all the same, less confusing.
Just as every community is different, the regulations need to suit the community.
Just go for one bylaw and see later if variations need to be made. Getting one thru, and enforced, is going to be enough of a task.....
Keep it simple
Minimal intervention everywhere.
No (x5 unique submissions)
No all communities are the same and they should differ throughout the province
NO COTTAGES AND OR BUNKIES OR SECOND DWELLING ON PROPERTY WHERE OWNER IS LIVING SHOULD MAYBE BE DIFFRENT
No difference between the communities
No municipal regulations
No municipality is the same. Rules and regulations need to reflect the people living there not be a blanket statement.
No opinion
No opinion
No regulation

No regulation needed. Reviews provide all the information potential renters need to know before making a decision on where to spend their money.
No regulations are required.
No regulations..
No restrictions period. Too much interference by government, allow the market to do its thing.
No they should be different
No, case by case.
No, depending on municipal services.
No, each area deserves a unique ruling
No, I don't think the cottages are the same type of property as an apartment in Windsor.
No, it should be addressed by region and should be allowed in recreational areas. New zoning or grandfathering may be required. Banning rental of a secondary cottage that's not suitable for long term living does not help someone without adequate transportation find affordable housing near work and schools in a larger town like Windsor.
No, some places have no commercial rentals, thus, private should be allowed in these areas. This fills gaps and allows tourists still.
No, there are different locations such as cottage areas or high residential
No, there should be no regulations other than confirming safety requirements of rental.
Not sure.
Now that question is a way to divide West Hants again. Pit communities against each other based on precieved attractions, location and accessibility.
Obviously major centre's should be addressed more closely than cottage country/rural
One policy for our region.
Our area has many rural opportunities, and short term rentals are different on our lakes than in town. Cottages absolutely can be perfect short term rentals, but in the main core like Windsor and Hantsport, no short term rentals should be allowed
Outside hrm should welcome short term rentals
Perhaps different - For example renting out a cottage in Vaughn is different than renting out an apartment in Windsor. One could be used for full-time year round housing while the other likely couldn't.
Please be consistent.
Please don't have investors flock to a vulnerable township because of an error in judgements.
Possibly different communities have different regulations based on criteria such as distance to local attractions, proximity to other accommodations and availability of ltr's in the community.

Possibly different. Rural property rentals may not affect neighbours as much as urban rentals. Loss of long term rental opportunity affects housing availability for families.
Provincial regulations
Regulations for rental accommodation - no matter the term of rental - should be consistent as they should only apply to safety issues.
Regulations should be common sense and only implemented where necessary.
Regulations should be the same across the municipality.
Regulations should remain the same through the Municipality
Regulations, if required, should be developed by the province.
Same (x47 unique submissions)
SAME NONE OF IT WE NEED THAT HOUSING FOR THE HOUSING CRISIS NOT AS FUN INCOME FOR THE RICH
Same - otherwise onerous to regulate
Same across
same across entire municipality (x7 unique submissions)
Same across the board
Same across the board otherwise people will move around and different areas will be seen as “better” when that is not the case.
Same across the municipality
same across the Municipality otherwise the appearance of favoritism/corruption could be an issue if that is something WHRM wants to avoid
Same across the municipality.
Same across the municipality. Having three sets of planning documents is already confusing enough.
Same across the province
Same across the province.
Same all across the board
Same being none
Same everywhere
Same everywhere
Same for continuity
Same if any
Same regulations for municipality of West Hants
Same regulations makes things easier,

Same through NS, leaves no room for discrimination or feuds.
Same, less confusing.
same. coincide with provincial guidelines
Same. Equality is fair.
Same. It's easier for everyone to understand and for the Municipality to enforce.
same. It's simple and less confusing for renters and owners to know what they are getting into.
Same. Otherwise wealthy Ontarians will continue to buy and renovict Nova Scotians.
Same... leave us alone!
Seasonal Tourist accomadation is different because the dwelling is usually a 3 season and is built as such
See answer above. The need for regulating short term rentals is less important in areas where people aren't seeking long term rental. I own a cottage on Falls Lake and get to rent that to people so they can experience the cottage life even for a weekend. My parents did the same thing when I was a kid, so renting vacation properties is not new. There needs to be different regulations in communities that are less likely to have long term tenants (no access to grocery, jobs, etc.)
Seems you have decided to enact regulations and are just wondering where you can achieve the most money.
Short term rental regulations should be equally applied across the province.
Short term rentals are a necessity for our entire province. Why would we want to limit the people who come visit our beautiful province?
Should be based mainly on dwelling type (year round, seasonal, etc) and less on location.
Should be considerate depending on community.
Should be dependent on the community
Should be provincially regulated.
Should be the same
Should be the same
Should be the same
Should be the same across the municipality.
Should be the same across West Hants.
Should be the same but not based on one municipalities decision. They should listen to the people rather than have the boards make the decisions.
Should be the same everywhere
Should be the same for everyone.
Should be the same.
Should probably be consistent
Shouldn't be regulated

Standard across the board
Stop with this foolishness to try and get more money. Focus on the current issues.
Just trying to copy HRM and that's why people are buying in other areas. I would sell and you will lose those short term people spending on your community
Tenancy Board should regulate the short term rentals, under the umbrella of the Residential Tenancies Act.
The entire municipality.
The fewest regulations enacted across all municipalities equally.
The municipality as a whole should look to limit the amount of regulations that are put in place for home owner. As home owners of a vacation property it is very expensive to up keep and in order to be able to keep the property in the family we have to offset the costs.
The municipality isn't that big to warrant separate systems.
The only 'regulation' that would be beneficial to discuss is parking in the downtown area. There should be central designated tourist parking created for visitors to the area.
The same (x11 unique submissions)
The same - Regulate STRs using Nova Scotia's B&B mandates that are already in existence. Don't add additional punitive fees
The same across entire municipality so no confusion
The same across the province and federally
The same but this seems punitive to be honest and a money grab.
The same every where, that's fair
The same everywhere. Stop limiting people on what they can do with their own properties.
The same for all!!!
The same I suppose
The same if any but why would you want to stop tourism ? No where to stay will just stop tourism. We want our town to grow You want more taxes? ? You want visitors to spend money in Windsor, part of that is having places to stay. And not just a plain hotel, you want experiences
The same to eliminate confusion.
The same within the entire Municipality
The same. BUT, there should not be regulations. Again, folks complied when building their dwellings and have complied with the rules to-date. To change it to address the Province's responsibility to provide housing is NOT a private property owners responsibility.
The same. All airbnbs in west hants contribute to the tourism dollars spent here. It's completely unfair to allow some to keep their businesses and others to lose them in the same small community.
Theh should be the same across the Municipality

there has to be same general regulations with increased restrictions in identified areas to protect public and facilitate long term housing crisis.
There should be no regulations (beyond regular building code compliance of course).
There should be no regulations added as these are personal properties. No different than when we all have visitors. Except that individuals are making money and government should not benefit. Income tax is already paid on this income for the rentals. Just leave it alone.
There should be NO regulations on what tax paying citizens do with their OWN properties.
There should be no regulations outside of HRM. Being this far out of city centre we are not adding to the housing crisis.
There should be no regulations, we are not a big community! Not a big city!
There should be no restrictions but if there must it should be the very minimum and should t apply outside of former townships of hantsport and windsor
There should not be any regulations. Leave it as it currently is. It is not a problem
There should not be any short term rental regulations.
There shouldn't be any input from the council.
There shouldn't be regulations.
They already have different regulations for different communities. Ie. HRM.
They should be regulated nation wide. We are in a housing crisis, and regulations on STRs are proven to have a positive impact on housing affordability
They should be the same
They should be the same throughout.
They should be the same.
They should differ. It's one thing if you own an apartment building, it's another if your secondary rental property is a small cottage that isn't winterized.
This will only increase work for your office which I am sure is currently understaffed to even do the minimum work.
To maintain cohesion, it would make the most sense for regulations to be enforced equally across the entire municipality.
Treated equally throughout the municipality
Unsure
Unsure
Urban and rural areas will likely need different regulations. It's not the same to rent a cottage that you use with your family to help cover the costs of maintenance or an entire apartment in the city just for profit.
Whatever is required in landlord/tenant rules now. And follow LUB.

Yes (<i>x10 unique submissions</i>)
Yes ,, should be the same,, One has to think of the type of person that would be the tenant or renter,,
Yes- as in no regulation
Yes I would think that's fine.
Yes less confusing
Yes unless there are zones commercial accommodations. Here in Vaughan there is already accomadation applied by DND camp and cottages.
yes, same across.
Yes, the same for the entire municipality
You shouldn't have your hands in everyone business, you have enough to worry about in West Hants. Worry about the 101/Causeway issue. Or have not enough people been killed and hurt there? Give your heads a shake. And build some housing yourselves, lord knows our taxes will pay for it

9. Do you have any additional comments?

A roof over your head is a right that is taken for granted when you have it. The less eligible rooms available for long term rental hurts people in the long run. People, unchecked, will take the path of least resistance to make money and right now, short term rentals is that path.
AB&B provide good value for the \$
Address housing issues and provide affordable and accessible housing this is not related to short term rentals. This is a smoke and mirrors approach to a real problem.
Again, it is private property. Let the home owners decide what to do with it.
All existing airbnbs, VRBO's should allowed to continue, what gives the township the right to take away people's livelihoods? If regulations come into affect all existing STR's should be grandfathered into being able to continue to operate. If you want to impose future regulations/ limit how many/ who can have them in the future that's different... but to strip people of their businesses that are already in existence and an integral part of the community is an absolute shame.
All new builds should have required allocation of set number of units for low income
Allow short term rentals to succeed by not imposing additional regulations - respect the free market!!
As any of these rentals are income makers, they should be set ip as a business and income tax paid accordingly

As this short term rental does not really effect me personally, I do believe that at this time it is pertinent that we can help as many people as possible to have a place to live either while waiting for a permanent place or for the homeless. However if the short term rental we are talking about in this survey is for recreational purposes then it may have different requirements needed to eliminate noise, and other such nuisance issues that can cause neighbours to be inconvenienced or a business to be negatively impacted.
Ask other Municipalities such as Inverness about the impact of short term rentals on long term rental stock
Ban airbnb. Homeless people are ██████ dying.
Ban short term rentals
Be careful of the wording that you use in survey questions. Questions 2 and 4 don't ask explicitly about STRs - the question includes consideration of long-term renting as well. I'm not sure if that was by design or not, but you'll need to use that consideration in your analysis.
Closing STRs us not the answer and if you over regulate this instead if boosting tourism its going to only hurt our economy. More people will then be out of work because tourism is down and then the rise if social assistance will begin in an already over taxed system. Think about these repercussions.
Congratulations on developing a sustainable town for growth
Consider the impact of the recent HRM regulations and how they may drive STR investment into West Hants.
Consult, consult, consult!! The regulations imposed in HRM are disheartening and not going to accomplish anything, it certainly will not fix the housing crisis!
Do not ban short term rentals..it will damage our province economically.
Do not kill tourism, this province wont survive without it. Airbnb's already banned in HRM and west hants is in close proximity. People will have no place to stay within an hour of HRM. Think about it!
Do not regulate.
Don't be a heavy handed controlling government
Don't need regulations
Don't waste people's times with these unnecessary surveys.
Find out how many of your council members or family of council members own AirBNBs. They will always vote for self interest. Then report this before the vote. This way constituents can later vote to remove them from office.
Free the Fish, and mind your own business
Great survey Mark Fredericks. Easy to adopt HRM policy and implement.
Great survey. Lets see who has the power.
Have lost sleep as renters have let off fireworks in trees and started large outside fire pit fires. Usually they are drinking and total disregard for safety.

Homeowners should not be regulated as to whom they choose to stay at their personally owned properties
Housing is not affordable for a lot of people and I do not have any good answers that would resolve that issue.
I am a tourist that rents there every summer and winter. I wouldn't go there if I had to rent a hotel in the city and drive. I would simply go to a spot where the access to skiing is easy and close.
i am against short term rentals as they present themselves currently.
I am frustrated. That is all.
I am not renting to homeless or low income. This isn't going to change anything. I would sell I don't want that nightmare and hassle.
I am so tired of the money grabs and gov't control.
I believe short term rentals are a great idea and are beneficial not only to the homeowner but to the people renting. Unfortunately, since covid there has been such an influx of new residents in many communities that housing has become unaffordable and/or limited, partially due to these short term rentals.
I believe STR are good for the economy and for people looking for a place to stay. We've had positive experiences as both hosts and guests.
I do not think that the Municipality should not be controlling decisions of any individual(s)homesRegarding whst
I don't think regulating anything around short term rentals. Let people do with what they want with their own property.
I don't think they should be regulated. All this dose is increase costs for end users and hurts owners and tax payers.
I dont thank the government and developers issues with not building enough lower income or higher density housing so that other people can afford houses should be turned around and born by those who own property. In cottage country, it's not like it's going to open up a rental area for someone to do long-term rentals. It makes no sense. if they want to charge an additional tax to help fund other housing developments that no problem. But to tell me how I can and cannot use my own property is ridiculous.
I don't think it makes sense to duplicate registration or rules Provincially and Municipally.
I have offered my cottage up for long term rental but have had no offers
I have soo many.
I have stayed at the cottages in the area and value the fact that homeowners open their property for short term. I believe short term rentals are a valuable asset to travels, communities and tourism.
I hide my email due to high volume of internet fraud - so be sure the one below is a human who lives in West Hants.

I maintain wonderful relationships with my neighbors. I am careful in who I rent to. My next door neighbor runs his cottage as a full time airbnb and I've never had any issues with it.

I really enjoy STRs and I think they bring / add to tourism in our province. I think it would be a shame to regulate them too heavily.

I see one of the multiple choice options for regulations is municipal fees. Boy you just love to get your hands into everything. I'm fortunate enough to be able to own a cottage and rent that to people for the experience.

I think it would be fair to regulate short term rentals the same way that hotels/motels are

I think more effort should have been put into this survey. I feel this is very bias and it seems to be positioned in a way that a decision is already made. Very disappointing

I think people living in hotels for a long period of time should not be allowed. This is taking away from having places for people to stay when they come to visit or are on business trips

I think strs should be welcomed within communities especially as they can help boost tourism and bring money and jobs into any givin area. The majority of travelers I speak with prefer staying at a short term rental

I think the municipality should focus on other important matters.

I think there is a fair compromise to be struck here. However, you really need to understand that adding regulations to STR operators will in no material way impact long term rental affordability. The basic economics of it just dont make sense, especially given recent interest rate issues and overall pricing for entry to the market. Operators aren't just going to flip their units to affordable housing. That idea is ridiculous.. They'll either hold them empty, or sell them to a single family, most likely from out of area who can afford the entry investment, and the residents who require housing will remain in the same boat they're currently in...

I think there should only be a certain amount of rentals in a community. There should be rules set for a rental and they should be inspected

I think to abolish STR or to make it even harder to run a STR is a mistake, especially for west hants where there are not a lot of hotels or options for visitors.

I used to own a duplex and rented out both sides. We generally had damage to repair after each tenant left. We had one tenant stop paying rent after the first month. It took 8 months to get her out. She caused 10,000 in damages, left the house full of drug paraphernalia, feces, used tampons. it was disgusting and disheartening. We went to residential tenancies. We were treated like the bad guys through the hearing. We won our case and she was ordered to pay. She disappeared. There are no measures in place to protect long term landlords. We sold the house and vowed never to be landlords again. I am sick every day when I hear news and radio using the term landlord like they would murderer - its said with a sneer. Not all shoppers are shoplifters. Not all landlords are evil. I've spoken to other landlords who kept their places after a similar experience with residential tenancies but moved to AirBNB instead - because AirBNB has their back and AirCover insurance covers them for instances like the one we experienced.

I want to reiterate that there should not be additional fines regulations or red-tape to homeowners who want to rent rooms within their primary residence. Any regulations or fees should only be directed at secondary properties to disincentivize short term rentals and open those properties up to long term leases/rentals.
I would like more specific information on why you are thinking of adding regulations. It is so hard to find nice places already
I would love to be part of this process somehow. I have done a lot of research around the topic.
If approved it must be treated the same for all areas.
If extra enforcement is needed it should be paid for by short term rental owners.
If it's my rental property it should be my choice how I choose to rent it and to whom I rent it to
If renting a secondary property, I would like if it's not abused and that the property wasn't bought just to be a short term rental.
If someone has only two residences. Lives in each one 6 months out of the year then I see no reason why they shouldn't rent the home they are not currently living in. If someone has an apartment building then all the units should be offered as long term rentals only.
IF THEY PAY COMERCIAL TAX THEN OK BUT THIS IS AN UNDRGROUND ECONOMY EXTRA GARBAGE PAY,
If you are doing this to regulate this situation to increase long term rentals, it will not be successful. They will not increase.
If you start regulating short term rentals in our community it may affect our tourism potential. Also we know many people who use their rentals to subsidize their own mortgage. It could make it harder on those people which is not fair.
Im assuming the root cause of this is ultimately the housing crisis. This is not how we solve the housing crisis. Pouring time, energy, and resources into actual solutions for affordable housing is the only way. This is a band-aid attempt to do something - the reality is it will change nothing.
Imposing restrictions on short term rentals will bankrupt many of us. By building a cottage in Nova Scotia we were hoping to enjoy this wonderful province but without short term rentals we will be forced to sell and might as well travel to other provinces instead of spending our money at home.
In larger urban markets, where tourism traffic is more prominent, short-term rentals may reduce long-term housing availability, increase housing costs, displace locals, and impact the character of neighbourhoods. I don't think these problems are present in smaller communities, where these options help encourage tourism and provide transitional housing where these needs are underserved or completely unmet.
In this insane housing crisis it is disheartening to see people fix old houses in the area to rent for the hope of a quick buck instead of actual permanent housing.
Incentives for building long term rental accommodation is the answer not more red tape and political fixes.

<p>Instead of investing ways to regulate (tax) short term rentals; the municipal government should investigate creating something that is actually needed badly like a homeless shelter & or rehab center for addicts who would like to get clean. I'm sure there is federal money if someone were to lobby for this important cause..</p>
<p>It's important to recognize the difference between the micro businesses of pensioners and lower income folks and the big business of property manager and those who own multiple STR's. Big difference. Also, if the province is trying to grow tourism dollars to \$4B by 2023, going after STR's is counter productive.</p>
<p>It's time to take action</p>
<p>Leave airbnbs alone in West Hants</p>
<p>Leave it alone</p>
<p>Leave short rentals as is.</p>
<p>Leave short term rentals be</p>
<p>Leave the people and their properties that they work hard for alone.</p>
<p>Less government</p>
<p>Less regulation is better. We are generally regulated beyond necessity.</p>
<p>Lots of moving parts with todays environment.</p>
<p>Make regulations that it is at least a minimum of month to month leasing to help the homelessness that is happening. These short term air b&bs are adding to the homelessness because a lot of these places used to be actual rented homes for people. Also, I do t think people who have a primary residence outside of NS should be allowed to have multiple properties here and rent them as short term rentals.</p>
<p>More detail regarding the benefits of STRs in udderserviced areas: Employment opportunities with competitive wage rates directly in communities include: Cleaners, Lawn Care, Snow Removal, Water Delivery, Plumbers, Electricians, Carpenters, Managers. STRs provide Year- Round support for community and local businesses – Flying Apron, Art Gallery, Irving, Petro Can, Shore Thing Take Out, Cambridge Cliffs Golf Course, Avondale Sky Winery, Martock and Windsor. Airbnb hosts provide Provincial, National and International marketing are paid for by us - the homeowners, free to you! STR hosts provide support in times of crisis – Covid Isolation, Refuge from Wildfires. We are Ambassadors for the Shore area - people travel to interact with locals., we no longer have Tourist Bureaus to support this. Short Term Rentals, like VRBO or Airbnb, give a great opportunity for local people of the Shore (including retirees) to show guests around. This can be a supplemental source of income for a retiree. Ambassadors have local knowledge that Tourism NS will not have such as good bass fishing spots,, knowledge of the history of shipbuilding in our area, locations to pick berries, scenic views not discoverable through provincial tourism materials, particular characteristics of beaches, or the experience of just sitting and talking with the guests. This is not the job of staff at, say for example, the Super-8 in Windsor.</p>
<p>Need before greed.</p>

Nightly rentals should be taxed as inns and motels. They should be kept to the same safety and registration standards.

No additional comments, but if you would like to chat further, please reach out at ---. My name is ---, and we have already gone through many of these same issues in HRM, and I would love to help you come up with regulations that actually make sense. Thanks, I appreciate the fact that you've issued this survey as a chance for the public to offer feedback.

Not in favor of heavy reg, but operators must pay commercial tax even if they are in a residential area

Our guests are helping other small businesses in the area. They buy gas, groceries. Meals at restaurants, coffee shops, pubs and breweries. Our guests often comment publicly on the great venues available locally. I'd hate to see this additional revenue dry up for local businesses.

Overall I think this survey is needed, and will hopefully gain some responses. I'm a nurse researcher and I wonder if some of the questions however, are not specific enough, and therefore may lead to assumed answers. For example, "Do you think homeowners should be able to rent their secondary residence, when they're not living there?" This question assumes that we are only talking about people who own one secondary residence, when in fact many of the people who are considered the "problem owners" within short term rentals may own half a dozen or more secondary residences. If reading the question as it is written, you may have people say yes an owner should be able to rent their secondary residence without connecting the context to short term rentals. The question doesn't specify short term rental. Yes this is the context of the survey but there is an assumed level of education and reading comprehension by not making it obvious that each question is about short term rental use. It would also be helpful to specifically define that in this case, secondary residence does not mean a second home but could mean 4th, 5th, 6th, or more! I think, because of the above reasons, this survey may benefit those in the short term rental market rather than offer the community a fair opportunity to complete the questions with the full context of information. I would suggest either adding more detail to the question, or providing more answers such as: homeowners should be able to rent their secondary residence for both short or long term homeowners should be able to rent their secondary residence for long term rentals only homeowners should be able to rent their secondary residence for short term rentals only No Other ___ I hope this makes sense. I'll also include this in my survey responses.

People who can't even fix roads to make them safe have no business telling others how to manage their property.

Please consider every angle of this before making a irrational decision. We bring a lot of tourism and money to this community by providing accommodations for people skiing at martock and travelling to vineyards etc.

Please consider families who have come to this area for recreation for years

Please do not try to regulate , this is not the same as HRM

Please don't ban short term rentals in this area

Please don't blindly follow Halifax's lead. Come up with your own answers for your own municipality

Please don't do this it's not worth it, try to see the real picture here. We are intelligent people and know what is right and wrong.

Please don't make the mistake that HRM did and consult with Airbnb/STR operators. They contribute to the economy and these rentals are most often the difference between someone eating and not eating, having a roof and having a tent. STR operators use this as their livelihood and have just as much of a right to that livelihood as others.
Please find a solution.
please make more affordable housing please, the older people don't need anymore expensive trailers behind the highschool. We need restoration of homes that are already made and to be condemned. We need better insurance on our older homes so that they can last. Too many times i've seen older homes that municipal money could go towards fixing and maybe duplexing but it just rots because a contractor should be doing it instead... do better please coming from a scared young person trying to get by
Please make policy soon
Please regulate or ban them in residential areas.
Private rental should be taxed as business income not personal.
Proceed thoughtfully and carefully, and keep in mind the crucial role that STRs play in the tourism industry, particularly in rural NS.
Property owners should be able to use their properties as they wish. The extra income is important to families. Nova Scotia is a tourist province and families need unique, affordable places to stay while visiting our province.
Regulating STRs is ostensibly about housing access and affordability. If that is truly the outcome, STRs need to be regulated like B&Bs already are in Nova Scotia **AND** there needs to be advocacy for a cleaner, simpler landlord tenant act (copying Ontario's new "Standard Lease" would be a good start)
Regulations are not required. Let people chose where they want to rent. It is a service to the renters. Don't over complicate this. There is no reason to have regulations.
Regulations equal red tape which becomes burdensome (not a short-term property owner)
Renting cottages for a week or less has been a part of Nova Scotia Summer vacation culture for 100+ years.
Restricting rentals in rural areas would have a negative effect on the economy. Why not invite people to the area and bring tourism money all over Nova Scotia?
Say no to vacation rentals, people need homes not more stock of vacation homes. The rich do not need more opportunities to take from the working class.
Scapegoating STR in NS is not addressing the root of our housing problems. Governments have been actively advertising for folks to move to NS communities, with population growth targets, yet had no plan to increase housing, health care, or educaiton capacity to serve that targeted population growth.
Shame on you West Hants for even starting this conversation. What a way to go backwards.
short term rental operators already contribute more taxes than the general public, increasing regulations and fees is a cheap tax grab that sounds good to the public while doing absolutely nothing to help the housing crisis. More effective strategies would be to change zoning/building regulations to reduce permitting wait times, by allowing different types of buildings, tax incentives to promote affordable rental units and investing in the tenancy review board to reduce processing time

Short Term Rentals Also bring crime to the area
short term rentals are a cancer. not every house should be a motel.
short term rentals are a great way for people outside your community to come and stay - I personally have done so on several occasions and contributed money to your local economies. Without these accommodations I would be forever to go to major metropolitan areas more frequently and not get the rural experience
Short term rentals are needed and are all ready registered.
Short Term Rentals are quite frankly a necessity for tourism and without them the cities would suffer.
Short term rentals can be a helpful way to increase the use of underused properties, but should not be displacing renters who need affordable accommodations
Short term rentals have destroyed the housing market making it impossible for people to live full time in the community.
Short term rentals support tourism. There are too few hotels or traditional tourist accommodations
Short Term Rentals were supposed to be run as b&bs in a homeowner's primary residence, but most are not run that way at all. Corporations buy up properties in established residential neighbourhoods, either homes or condos, at a price higher than what a family could afford, and rent the units out as short term rentals. The renters are not protected by a minimum standard of safety, security or privacy as they would be from commercial enterprises like hotels. The renters are sometimes disruptive or dangerous to a residential area, causing noise and damage. Short Term Rentals have had a devastating effect on the availability housing, with many claiming it as the primary cause of the housing shortage. Short term rentals have caused job losses from a downturn in the accommodations sector and are a source of underground income that doesn't get taxed. The only people who benefit are greedy property owners. should be taxed at commercial rates as they are a business
Some older rentals should be brought up to building code. Especially egress for bedrooms an mandatory smoke an co2 detectors
Stop gouging people
Stop trying to over regulate us!!
Stopping STR's from operating in the west hants community could severely impact the tourism in the area, which in turn could impact people's livelihoods.
STR are benefitial to both the people travelling and the hosts. It is a win for both groups.
STR owners are not the enemy. No one is doing this to become rich. It is a service that is needed and those of us lucky enough to have the room or property can provide it. If Tourism was the topic of the day, as it was 20 years ago, STR would not be seen as the villain's as they are portrayed presently..
STRs have destroyed communities around the world by limiting permanent housing for citizens of the country m city or community, anything that can be done to limit them should be done
Thank you for taking the time to review these concerns. Please look seriously at cottage country exemption and the serious impact it would make to surrounding businesses if there is nowhere for tourists to stay in the locations they are looking to stay.

The ability to rent out our own properties to help cover the costs and bring tourists to support our community is extremely valuable. Without it we would be forced to sell at a loss and be indefinitely digging ourselves out of the financial hole we would be left in. Please consider the financial impact on individuals and the community tourist traffic.

The argument against regulating short-term rentals revolves around property rights, personal freedom, economic benefits, and the role of the market in self-regulation. It's essential to strike a balance between community concerns and individual property rights when discussing this issue, finding ways to address any problems without unnecessarily restricting homeowners' options.

The majority of guests to this area book a 1 week stay in the summer or a weekend in the fall/winter. People are not looking to rent cottages in this area for a month or longer. Restricting short term rentals to a month or longer would destroy tourism in this area. Businesses like Bent Ridge Winery, Martock, Cherry Hill, Sunnyhill Antiques - would all suffer if cottages are no longer allowed to be rented out to vacationers. Blanket regulations only make sense in densely populated cities.

The short term rental system and affordable housing shortage are two different items.

The vast majority of STR owners are community members that operate their STRs as a means of small business/secondary income. They treat their guests well, are attentive to their neighbour's needs and give back to the local economy and communities. If there is a need for affordable housing, or housing in general, let's have a wider conversation about this that includes a lot of the other contributing factors. It would appear that STRs have become a lightning rod for housing-related issues but there are many factors in play and regulating STRs out of existence without considering those other factors or the wide array of benefits that these properties offer tourists/guests and the region would be a mistake, in my opinion. It's worth noting as well that in one of the meetings held this fall (September) that one of the committee members clearly identified himself as someone operating a traditional hospitality option who stood to directly benefit from regulations on STRs. I assume the county would have conflict of interest policies in place and this individual would be in clear violation of such a policy and should recuse himself immediately from the committee and all discussions on the matter.

There is a housing shortage but there has to be an understanding that inflation is affecting the majority of our residents. It is the homeowner that maintains, financially obligated and relinquishes their privacy to engage in the short term rental. The Municipality must protect interests (homeowner, neighborhoods, Financial institutions, municipal taxes, etc) with regulations.

There is no huge shortage of rental units in Hants compared to HRM ,our local businesses will suffer with less tourists

There should be no tax benefits for having a rental property that is empty. Cost of running a property should not be deductible if the property is not being occupied. Cottages should not be allowed to deduct cost of ownership is only very occasionally (1 x year?) being rented. This is a cottage owner scam, and needs to end.

This is a good thing perhaps,, but things like policing is important,, What is the character Oof the renters

This is absolutely absurd to even create a survey about. People who own properties should have to be bothered about their use from the government.

This is not going to help the housing crisis it's only going to make rent higher. As many lower rentals are being subsidized by have one longterm one str. We need more low rentals not just more rentals.

This will hurt hospitality and tourism for the economy. Many rely greatly on these to get by.
Those snowbirds that go away for the winter would not rent their homes. Buying a home now to use as a STR would be a huge investment on the purchasers side. I have spoken to someone recently who sold their STR rental because they couldn't get past people damaging their property etc.
To increase the supply of housing, make it safer and easier, not harder, for property owners to let to tenants on whatever terms and conditions are convenient to the owners. Short term or long term, why would I let anyone live on my property when there are no protections in place from authorities?
Treat resident owners who have a secondary property such as their cottage that they rent out differently from out of province owners, who only purchase properties to operate short term rentals.
We are getting a lot of new units being built. Don't make this a investment playground for speculation on rental short term. We have a new chance to be a city. Dont let it fail again.
We are in a housing crisis. Getting a better idea of how short term rentals is affecting our municipal housing market should be addressed
We don't need more fees or taxes on anything - why is this even being considered?
We need government housing. Interest rates and housing costs make rent way too high. But I also don't understand why people are buying 600k houses just to rent. But that makes the market that much more difficult.
We own a cottage near others that are successfully rented out on weekends and the owners are local and do a great job with ensuring that all rules are followed, however there are a handful that are not local property owners and the properties speak for themselves. As an association we quickly highlight negative properties that have a revolving door of bad renters.
We're in the middle of a housing crisis, you only need to look at the airbnb FB to see that people are trying to circumvent rules and buy properties to airbnb. Even if this only stops 200 airbnb units, that's 200 less families that are potentially homeless.
What do we have here to support these rentals? Entertainment/tourism wise. What are these numbers?
When answering these questions I considered the term short term rentals as 'rentals'.
Where was the notification, other than the Facebook notice on the municipality's page at 4 p.m. on the date of the meeting, for the public session about short-term rentals? I did not know about this until after it happened. And even if I had seen the Facebook post, it was within hours of the meeting start time!
Why does this need to be regulated. Seems like another money grab by the government. The cost of living is high enough and a rental can help offset the increase in the cost of living.
Why the survey ? Is there a problem ?
With the current housing shortage, and winter coming soon, it's best to take action ASAP
With the housing crisis, less short term rentals, or making it less profitable would increase housing because people would likely sell their "investment properties"

Yes - stop trying to grab more freaking tax dollars from people. I see this 100% as a bunch of municipal e politicians sitting around the table trying to figure out how to collect more money to waste fully spend. Need more chairs do ya?

Yes I think the government should STOP trying to make this so difficult !

yes, stop the short term rentals.

10. If you have questions or comments, you can contact Mark Fredericks, Senior Planner at mfredericks@westhants.ca or by phone at 902-798-8391 Ext 148, before December 15, 2023. If you are interested in future updates, please provide a contact email in the box below. (email addresses have been omitted).

Hi Mark. Very interested in any updates on this, thank you.

I'm sure Mark will get lots of inquiries about this.

Nice to see you looking for feedback

Please do the community a service and take your time to get these regulations right. We all want the best for this community and a do not harm approach should be paramount. We greatly appreciate councils service and understand the challenges faced. Please keep everyone in mind and do not copy other's work in HRM or elsewhere, this is a very different community and that should be reflected in regulation.

Situation with municipality is bad enough without adding identification to the your arsenal.

The gov't should not be in involved free market economy. Canada is already over regulated and overtaxed.

This s a violation of home owners rights.

With 2000+ new build units on the horizon for west hants.. short term rentals are extremely important to the community and people in transition..

Attachment B - PAC Information Report - September 14, 2023



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input checked="" type="checkbox"/>	Recommendation <input type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Mark Fredericks, Senior Planner

Date: July 13, 2023

Subject: Short Term Rentals – Information Report

LEGISLATIVE AUTHORITY

Municipal Government Act Section 214

Tourist Accommodations Registration Act Section 6

RECOMMENDATION or DECISION REQUEST

This report is being provided for information purposes only.

BACKGROUND

On May 9, 2023 the COTW recommended that Council direct staff to prepare a report regarding regulations for short term rentals. On May 23, 2023 the Council passed the following motion:

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.

In September of 2020, a previous information report was provided to the Planning Advisory and Heritage Advisory Committee discussing short term rentals and the available regulatory approaches at that time. This 2020 report is included as Attachment A. More recently, in April of 2023, the Province of Nova Scotia introduced a registry system for short term rentals, which

supports Municipalities in balancing their communities' need for housing and travel accommodations.

DISCUSSION

Short-term rentals (STRs) facilitated by online platforms like Airbnb, have gained popularity in recent years. This popularity has provided economic benefits to operators and the tourism industry while also raising concerns about the impact on local housing availability and neighborhood character. To address these concerns, some municipalities seeking to balance the demand for tourism with the need for more housing have implemented regulations to manage and control short-term rental activities. Regulating short term rentals can make it easier for residents to find adequate housing by ensuring more of the housing stock is made available for regular and longer-term rental scenarios. However, regulating an ever changing digital and international form of housing can be challenging for smaller municipalities when enforcement falls to limited staff resources.

The Province of Nova Scotia has introduced a Tourist Accommodation Registry which requires all short-term rentals to register with the Province annually. This applies to all short-term rentals including those within people's homes and is defined as a rental arrangement that lasts fewer than 28 days. This registration approach involves providing the Provincial registration number within all rental listings through online booking platforms like Airbnb.

Under this new Provincial registry effort, the owner of any short-term rental must demonstrate their compliance with local bylaws as a condition of obtaining or maintaining an existing registration through the Tourist Accommodations Registry. This process must be done for each individual rental unit. It is through this opportunity that municipalities can choose to regulate STRs. This can be done with a stand-alone bylaw, or included within the existing Municipal Planning Strategy and Land Use Bylaw, by listing STRs as a permitted use in various land use zones and excluding them from others.

The nature of short term rentals can result in many forms of housing being made available for rent. Sometimes the activity of short term rentals can be indistinguishable from an owner-occupied home. However, in some locations, the short duration of stay, and potential for disruption can make them more noticeable. In these areas, a municipality may choose to shape the regulations to apply more flexibly to areas that permit a wider mix and density of commercial/residential uses, and restrict the opportunity in certain low density residential areas. This type of analysis may be better suited to a comprehensive consideration of all permitted land uses during the Plan Review project. Alternatively, if maximum flexibility is desired, the municipality could allow STRs to locate anywhere by recognizing them as residential dwellings and avoiding any additional regulations.

Many cities across Canada have been dealing with this strain on housing for longer than smaller municipalities, and the following list illustrates the range of approaches that have been used in large Canadian cities.

How other Municipalities approach regulations

Many Canadian cities have created some form of regulation to help manage local housing demand with the increasing popularity of short term rentals.

1. City of Toronto, Ontario:

- Introduced a short-term rental bylaw in 2017, requiring hosts to register with the city and obtain a license.
- Implemented a zoning regulation that allows short-term rentals only in a homeowner's primary residence, limiting the rental of secondary suites and investment properties.
- Established a maximum limit of 180 nights per year for short-term rentals.

2. City of Vancouver, British Columbia:

- Implemented regulations in 2018 that require hosts to obtain a business license and display it in their advertisements.
- Introduced zoning restrictions allowing short-term rentals only in a homeowner's principal residence, prohibiting the rental of secondary suites and investment properties.
- Enforced a one-host, one-home policy, limiting hosts to renting out only their primary residence.

3. City of Montreal, Quebec:

- Passed regulations in 2019 requiring hosts to obtain a short-term rental permit and display it in their listings.
- Implemented a 31-day minimum stay requirement for entire homes and apartments in certain zones, limiting the availability of short-term rentals.
- Introduced zoning regulations that restrict short-term rentals in some residential areas and certain commercial zones.

4. City of Calgary, Alberta:

- Implemented regulations in 2020 that require hosts to obtain a short-term rental license and display it in their listings.

- Introduced a cap on the number of bedrooms that can be rented out in a short-term rental property.
- Enforced a maximum number of occupants per short-term rental unit based on the size of the property.

5. City of Ottawa, Ontario:

- Introduced regulations in 2020 that require hosts to obtain a short-term rental permit and display it in their listings.
- Implemented a cap of 180 nights per year for short-term rentals.
- Enforced zoning restrictions that prohibit short-term rentals in certain areas, such as core residential zones.

There appear to be two core approaches to regulating STRs across Canada, including:

- Registration/licensing to track and monitor the number and location of STRs.
- Land use regulations to control location and other site specifics by establishing zoning regulations that define where short-term rentals are permitted.

Within the land use regulations approach, the following types of controls could include:

- Occupancy limits or duration of stays – limiting the number of guests based on the size of the units may reduce potential conflicts with the neighborhood by avoiding overcrowding.
- Parking requirements and building code compliance – may require regular inspections to ensure egress window requirements are met, fire extinguishers are provided etc.
- Special taxes or fees - collected by the municipality from the owners to fund infrastructure projects or enforcement staff positions.
- Complaint systems - where residents can report issues such as noise disturbances, property damage, or violations of regulations. Municipalities would require staffing to provide follow up and enforce penalties for non-compliance, including fines and revocation of licenses, to ensure adherence to the regulations.

Municipalities have responded to the evolution of short-term rentals by applying regulations that aim to balance the economic benefits of this industry with the maintenance of existing

residential neighborhoods. By introducing a registry or zoning regulations, or other code compliance measures, municipalities can manage short-term rentals effectively and reduce the potential for neighborhood conflict. However, this type of regulation could take time to develop and apply to appropriate locations. Depending on the level of control desired, the enforcement aspect of these regulations may require additional staff resources to implement.

NEXT STEPS

Discuss and provide feedback to staff on what direction to follow if regulations are the desired approach.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the filing of this report.

ALTERNATIVES

In response to this report, the PAC/HAC may:

- Recommend no action is taken to regulate the location or number of short term rentals;
- Direct staff to prepare text amendments to the planning documents;
- Direct staff to prepare text amendments to be incorporated into the new planning documents through the Plan Review project; or
- Provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Attachment A September 10, 2020 Information Report to the Planning Advisory Committee

Report Reviewed by: _____
Sara Poirier, Director of Planning and Development

Attachment A



WEST HANTS REGIONAL MUNICIPALITY

Information Report to the Hantsport and Windsor Area Advisory Committees

To: Members of the Hantsport Area Advisory Committee (HAAC) and Members of the Windsor Area Advisory Committee (WAAC)

Submitted by: Sara Poirier, Planner

Date: September 1, 2020 (HAAC) and September 3, 2020 (WAAC)

Subject: Short Term Rentals

1.0 LEGISLATIVE AUTHORITY

Municipal Government Act Section 214.

2.0 BACKGROUND

A group of Dalhousie University Master of Planning candidates completed a project entitled *“Impact of Short Term Rentals in the Region of Windsor and West Hants Municipality”* in April 2020 which provided the Planning and Development Department insights into short term rentals in the Region.

3.0 DISCUSSION and DOCUMENT REVIEW

3.1 Short Term Rental Accommodations

A short term rental is a form of roofed accommodation that is offered to the traveling public for less than 28 consecutive days, usually as a private dwelling or room in a dwelling. In comparison, a long term rental is a form of housing that is rented by a resident for over 28 days.

As an often less expensive alternative to renting a room in a hotel or motel, short term rentals have become popular with tourists over the last decade. Due to that

popularity, communities across North America are finding that there are multiple pros and cons that can be associated with short term rentals (Table 1).

Table 1: Potential Pros and Cons of Short Term Rentals

Pros	Cons
Extra income for property owners	May impact availability and / or affordability of long term rentals
Encourages tourism and gives a more authentic experience of a community	Increase in nuisance complaints (i.e. noise, traffic, etc.)
Encourages renovations to older homes	Threatened sense of community identity
	Threatened loss of community services (i.e. libraries, grocery stores)

The Planning and Development Department have not received any specific complaints about short term rentals in the Region to date. However, there have been a few comments received from residents when accommodation type uses were proposed in their neighbourhood. The comments include concerns about:

- safety, associated with the rapid turnover of renters; and
- increased noise, traffic and pollution which could take away from the rural lifestyle.

The current planning documents in the Region do not recognize or regulate short term rentals. The Development Officers would allow a short term rental in any zone that permits a single unit dwelling and they have issued permits in the past for accessory apartments or bed and breakfast establishments. Bed and breakfast establishments are permitted as a home-based business.

Updates to the Provincial tourist accommodations legislation in Nova Scotia includes the adoption of the *Tourist Accommodations Registration Act (2020)* which requires that operators or hosts of short term rentals register their short term rentals if they are not their primary residence. The *Act* defines a short term rental as the “*provision of roofed accommodations to a single party or group, for payment or compensation, for a period of 28 days or less*”. The Provincial website lists the types of tourist accommodations that would need to be registered which includes a: bed and breakfast, cottage or cabin, hostel, hotel, inn, manufactured (mobile) home, motel, resort, vacation home, unusual lodging (i.e. a tiny home, yurt or dome) or a room in a tourist home. It also states that campgrounds only need to register if they offer roofed accommodations similar to cabins, cottages or yurts.

3.2 Dalhousie University Short Term Rental Report

Although the Planning and Development Department has not received any complaints to date specifically regarding short term rentals, a lot of other municipalities in Nova Scotia and North America have been feeling the impact of short term rentals, particularly in residential zones, and are determining how to regulate them. The Planning and Development Department asked Dalhousie University planning students to investigate the impact that short term rentals may have in the Region and whether regulations should be adopted to control these uses before potential issues arise.

The Dalhousie University report (2020) discusses the residential real estate market and tourism in the Region, explores short term rental trends across Canada and Nova Scotia, and provides an impact assessment on housing, traditional lodging and heritage, before summarizing findings and making recommendations for the Region.

There are three types of hosts of short term rentals as specified in the report. These are:

- (1) Principal residents - residents who are renting out a room or live on the same property
- (2) Owner of seasonal dwelling – residents who rent out their home or cottage seasonally when they are not occupying it
- (3) Commercial property owners – property owners who solely use the property as a short term rental

The planning students determined that there are currently 59 short term rentals available in the Region, concentrated in the communities of Vaughan, Windsor Forks, Windsor / Falmouth. These rentals are available for an average of 217 days per year, rent for an average daily rate of \$142, and earn their hosts an average annual revenue of \$14,335.

The report discusses the methods that other municipalities are using to regulate short term rentals. These include:

Table 2: Methods Used to Regulate Short Term Rentals

Method	Description
Business licenses	<p>A municipality requires the short term rental to apply for a license to operate. Many municipalities put a limit on how many business licenses are available per year and charge a fee for the license.</p> <p>The business license ensures the municipality is aware of the business to be able to track non-</p>

	<p>compliance. The municipality can also create requirements prior to receiving a license such as requiring a fire inspection.</p>
<p>Platform regulations</p>	<p>A municipality or province can require the platforms that advertise the short term rentals (i.e. Airbnb, HomeAway, etc.) to register, adhere to specific policies (i.e. displaying permit numbers) and pay a fee to provide the service to tourists in the specific area.</p> <p>This method is typically seen in larger cities such as Toronto where there are thousands of short term rentals available.</p>
<p>Land Use By-law regulations</p> <ul style="list-style-type: none"> • principle residence only • separation distance requirements 	<p>Municipalities can regulate short term rentals through their Land Use By-laws by listing short term rentals as a specific use in certain zones, creating restrictions including that the short term rental must only be operated in a principle residence, and requiring a separation distance between short term rentals to ensure they do not dominate the land use in a community.</p> <p>Any regulations that are created in the Land Use By-law would need to be able to be enforced by the Development Officer.</p>

The Dalhousie University report concludes that short term rentals in the Region are currently filling a gap where regular tourist accommodations such as campgrounds or hotels/motels are not available. It also states that as short term rentals are not currently causing problems in the Municipality, specific regulations to deal with short term rentals are not necessary at this time.

The report provides three recommendations for the Region:

- (1) Define short term rentals in the Land Use By-laws;
- (2) Engage the public to gain an understanding of community attitudes towards short term rentals; and
- (3) Monitor the signs that short term rentals are impacting the community including new tourism attractions, decline in rental housing vacancy, increase in rental housing costs, increase in housing costs, construction of purpose

built short term rentals, and increased number of commercial operators of short term rentals.

3.3 Regional Planning Documents

The planning documents for the Region are the Hantsport, West Hants and Windsor Municipal Planning Strategies and Land Use By-laws. Staff reviewed these planning documents for policies regarding housing, tourist accommodations and home-based businesses.

The Hantsport Municipal Planning Strategy (HMPS) includes a goal of “*providing housing opportunities to encourage new residents*” to the area. Policy 4.11.1 of the West Hants Municipal Planning Strategy (WHMPS) states that Council shall “*encourage the provision of housing adequate to meet the needs of all citizens of West Hants. Affordable housing, special-needs housing and rental accommodation shall be encouraged to develop in a manner that is sensitive to the needs of the community and those being served.*” The Windsor Municipal Planning Strategy (WMPS) outlines specific principles for development in the community of Windsor including providing more flexibility in allowing the consideration of mixed-use development and encouraging compact residential and commercial growth.

All of the planning documents encourage home-based businesses by permitting these uses in dwellings or buildings accessory to a dwelling, with certain restrictions to minimize impacts on adjacent residential uses. A summary of the regulations on home-based businesses can be found in Table 3.

Table 3: Regulations on Home-Based Businesses

	Hantsport LUB	West Hants LUB	Windsor LUB
Total Floor Area of the Dwelling and Accessory Building	Up to 25% or 538.2 ft ² (50 m ²), whichever is less	<u>Growth Centre and Village designation:</u> Up to 25% to a maximum of 500 ft ² (46.45 m ²) <u>Hamlet, Agriculture and Resource designations:</u> Up to 25% to a maximum of 1,000 ft ² (92.90 m ²)	Up to 25% to a maximum of 500 ft ² (46.45 m ²)
Exterior Appearance	Cannot change the exterior of the building		
Employees	Up to two (2) assistants that are not residents of the property		

Parking	One (1) off street parking space for every 269.1 ft ² (25 m ²) occupied by the business	One (1) off street parking space for every 200 ft ² (18.58 m ²) occupied by the business
Additional		Specifically lists the types of uses that can be considered as a home-based business and lists those uses that cannot

In the West Hants and Windsor planning documents a bed and breakfast establishment can be considered as a home-based business. Bed and breakfast establishments are not subject to the size requirements similar to other home-based businesses and can rent up to four (4) rooms to the traveling public. In Hantsport, bed and breakfast establishments are permitted in the Two Unit Residential (R-2) and Mixed Commercial / Residential (C-2) Zone subject to specific requirements.

An accessory apartment is defined as *“a self-contained dwelling unit within or attached to a main dwelling in such a way as to maintain the appearance of the structure as a single unit dwelling”*. The West Hants and Windsor planning documents permit one (1) accessory apartment in the residential zones (except the Rural Residential (R-4) and Manufactured Home Park (MHP) Zones in the West Hants documents) within or attached to the main dwelling. The West Hants planning documents restrict accessory apartments to 700 ft² (65.03 m²) of floor area and they are restricted to 25% of the total floor area in Windsor. Accessory apartments are not defined or listed as a permitted use in any zone in Hantsport, however secondary suites are permitted as per the Building Code.

In Hantsport, new residential uses are permitted in the Commercial (C-1) zone provided they do not occupy more than 50% of the gross floor area of the structure and are located above, behind or below a commercial use, office, museum, or medical clinic which has frontage on the street. All types of residential uses are permitted in the Mixed Commercial / Residential (C-2) Zone.

In West Hants, a variety of tourist accommodations are permitted in the commercial zones. Residential uses are permitted in the same building as the commercial use in the commercial zones. Seasonal dwellings on private roads are permitted in the General Resource (GR) zone. Campgrounds and ski lodges are permitted in the Recreational Commercial (RecC) zone.

In Windsor, mixed use commercial / residential development can be considered by Council in the Residential designation by development agreement. There are a variety of commercial designations and zones established in Windsor which permit a range of commercial uses, tourist accommodations and entertainment uses.

Although commercial uses are to be the predominant use in these areas, residential uses are permitted with some restrictions.

3.4 Housing in the Region

The 2016 census reported a population of 15,368 in West Hants and a population of 3,648 in Windsor, bringing the Regional population to approximately 19,000 residents. The population density per square kilometer of West Hants in 2016 was 12.4 and for Windsor was 400.6.

Only 13% of the population in West Hants rent whereas 87% own their homes. The majority (89%) of homes in West Hants are single detached dwellings. Comparatively, in Windsor, 55% of the population rent compared to 45% of residents that own their homes. Almost half (48%) of the homes in Windsor are single detached dwellings, 38% are apartments under five (5) stories in height and 13% are semi-detached, row houses, or apartments in a duplex.

Affordable housing is defined as spending 30% or less of your gross income on good quality shelter. Table 4 shows a comparison of the percent of households living in an unaffordable housing situation. In Nova Scotia, 12% of owner households and 43% of tenant households live in an unaffordable housing situation. In West Hants, 14% of owner households and 37% of tenant households spend over 30% of their income on housing. Whereas, in Windsor, 17% of owner households and 52% of tenant households are in an unaffordable housing situation.

Table 4: Percent of Households Spending 30% or more on Shelter Costs

2016 Census Data	Nova Scotia	West Hants	Windsor
Percent of owner households spending 30% or more of its income on shelter cost	12%	14%	17%
Percent of tenant households spending 30% or more of its income on shelter cost	43%	37%	52%

3.5 Discussion

The intention behind short term rentals was to normalize a type of home share model where someone could rent out an extra room in their house, or their whole house if they were going away on vacation. The problem now is that online platforms are making it easier to advertise these rentals, making it more convenient

for people to become commercial operators by converting their long term rental units into short term rental units or by purchasing or building single unit dwellings to specifically convert them to short term rentals.

Planning and Development Department staff discussed the Dalhousie University report, the planning documents, the current housing situation in the Region, and potential options for consideration.

The Planning and Development Department proposes that the definition of short term rentals for the Region be *“Short Term Rental means a form of accommodation that is offered to the traveling public for less than 28 consecutive days within a private dwelling.”* This definition specifically ties short term rentals to dwellings to ensure short term rentals in residential areas are compatible with surrounding community. As tourist accommodations such as hotels, motels and campgrounds are permitted in a variety of zones across the Region already, this definition will allow Council to explicitly state that short term rentals must be within a dwelling when they are permitted in a zone.

To ensure that the majority of short term rentals that are being developed in residential areas are accessory to residential uses and operated by principle residents, staff believe short term rentals should be permitted as home based businesses in the Regional Municipality. This would allow a resident to earn extra income from renting out a space in their home or on their property for a short term rental but would also ensure that short term rentals have minimal impact on the surrounding neighbourhood. Development permits are required from the Planning and Development Department to operate a home-based business and they would be restricted to certain requirements as described in Table 3.

As approximately half (52%) of the population in Windsor rent and over half (52%) of those residents that rent are already facing an unaffordable situation, staff believe that short term rentals as the main use of the lot should be prohibited in the community of Windsor. Prohibiting stand alone short term rentals in Windsor will ensure that the challenges facing residents that rent in Windsor are not further exacerbated. If short term rentals were permitted as the main use of the lot in Windsor they could increase the cost and decrease the availability of long term rentals in the community.

In West Hants and Hantsport, staff request direction on whether short term rentals should be permitted as the main use of the lot in residential zones. The residential zones are intended to accommodate future residential growth. If stand alone short term rentals are permitted in residential zones it would permit a property owner to rent out their entire property instead of just the portion of the property as permitted by the home-based business regulations. Any purpose-built short term rental in a

residential zone would need to meet the requirements of the underlying zone to ensure compatibility with the surrounding neighbourhood.

In West Hants and Hantsport, short term rentals as the main use of the lot should be permitted in commercial areas where residential uses and other tourist accommodations are permitted. The Resource and Agricultural zones in West Hants were intended to have resource and agricultural uses as the dominant land use. Staff request direction on whether the committees and Council would also like to permit stand alone short term rentals in the Resource and Agriculture zones.

Planning and Development Department staff discussed having further restrictions on short term rentals such as separation distances, time limits (i.e. 150 days per year), lot requirements (i.e. one short term rental per lot), fire inspection or proof of insurance. As there are already specific requirements of home-based businesses, bed and breakfast establishments, and other commercial uses in the commercial zones staff do not believe that stand alone short term rentals should have to meet any further requirements. Staff would require direction if specific restrictions on short term rentals are to be pursued.

Community engagement would be required to gain an understanding of community attitudes towards short term rentals. It would allow staff to determine how different communities feel about short term rentals as home-based businesses and as stand alone operations in residential zones, and if they would like further requirements placed on short term rental hosts prior to being able to operate in the Region.

4.0 OPTIONS

4.1 Option 1: Business as Usual

Continue permitting short term rentals in zones that permit single unit dwellings as a single unit dwelling, accessory apartment or bed and breakfast establishment.

4.2 Option 2: Follow Dalhousie University Report Recommendations

- (i) Define short term rentals in the Land Use By-laws (*Note: if a term is defined in the LUB and then it is not listed as a permitted use in a zone, it is purposely excluded from being permitted in that zone, and this can be extended to all zones*)
- (ii) Engage the public to gain an understanding of community attitudes towards short term rentals
- (iii) Monitor the signs that short term rentals are impacting the community

4.3 Option 3: Additional Considerations to the Dalhousie University Report Recommendations - *Recommended*

- (i) Engage the public to determine their opinion on short term rentals and appropriate regulations
- (ii) Define short term rentals in the Land Use By-laws
- (iii) Consider permitting short term rentals as a home-based business in the Regional planning documents which would restrict short term rentals to an accessory use to residential uses
- (iv) Prohibit short term rentals as the main use of the lot in all areas in Windsor
- (v) Determine where short term rentals should be permitted as the main use of the lot in West Hants and Hantsport
- (vi) Determine if specific regulations are required for short term rentals and determine how these will be administered and enforced
- (vii) Monitor the signs that short term rentals are impacting the community

5.0 FINANCIAL IMPLICATIONS

There are no financial implications associated with the filing of this report.

6.0 CONCLUSION

This report gives the HAAC and WAAC options to discuss and consider on how to accommodate short term rentals in the Region. Staff requires direction from the Committees on the following items:

- What are the Committees thoughts on:
 - permitting short term rentals as home-based businesses?
 - prohibiting short term rentals as the main use of the lot in Windsor?
 - permitting short term rentals as the main use of the lot in the residential areas elsewhere in the Region?
- What options (if any) staff should move forward with?

Report Reviewed by: _____

Madelyn LeMay, Director, Planning and Development



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input checked="" type="checkbox"/>	Recommendation <input type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Planning and Heritage Advisory Committee (PAC/HAC)

Submitted by: _____
Alex Dunphy, Planner

Date: September 8th, 2022

Subject: West Hants and Windsor MPS and LUB Amendments: Cole Drive, Garlands Crossing/Windsor

LEGISLATIVE AUTHORITY

Municipal Government Act Section 205 & 219 (2)

BACKGROUND

Property <input checked="" type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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A completed application was received from Darren Shupe of Brighter Community Planning on behalf of the property owner, Mainland South Investments, on June 15th, 2022 to request two 4-storey, mixed-use apartment buildings containing a total of 84 dwelling units on Cole Drive, Garlands Crossing (PID 45366432) be considered through:

- (i) amendments to the West Hants Municipal Planning Strategy to allow a change in zoning to the General Commercial (GC) zone within the Joint Industrial Park designation;
- (ii) amendments to the West Hants Land Use By-law zoning map to change the zoning for the West Hants portion of the lot from Joint Industrial Type Three (LI-3) to the General Commercial (GC) zone as enabled through the new policy created above;
- (iii) amendments to the Windsor Land Use By-law zoning map to change the zoning for the Windsor portion of the lot from Light Industrial Type Three (LI-3) to the General Commercial (GC) zone as enabled through Policy 8.3.2; and

- (iv) amendments to the West Hants and Windsor Land Use By-law to increase the maximum height of the main building to 45 ft. (13.7 m.) and increase the total allowable residential floor area of the main building to 75% in the Joint Industrial Park designation.

DISCUSSION

The subject lot is partially within the jurisdiction of the Windsor Municipal Planning Strategy and partially within the jurisdiction of the West Hants Municipal Planning Strategy. Due to the subject lot being split between the two planning areas, staff, the Planning and Heritage Advisory Committee, and Council must consider the planning documents for both Windsor and West Hants for any potential development on the property.

The subject lot is currently designated Joint Industrial Park on the Generalized Future Land Use Map (GFLUM) of the Windsor and West Hants Municipal Planning Strategies (MPS). This designation is a special joint effort between the former Town of Windsor and former Municipality of West Hants to create an industrially focused area close to Highway 101 on the border of the two jurisdictions. The Joint Industrial Park designation is intended to mirror policies and zoning regulations in each document for all lots within it. The subject lot is zoned Joint Industrial Type Three (LI-3) on Schedule A of the West Hants Land Use By-law and zoned Light Industrial Type Three (LI-3) on Schedule A of the Windsor LUB.

Surrounding Context

The Windsor portion of the subject lot is directly abutting other lands that are designated Joint Industrial and zoned Light Industrial Type Three (LI-3). Nearby, on the south side of Cole Drive are lands designated Residential and zoned Agriculture (AG). Existing uses in this area of the Joint Industrial designation include a grocery store which directly abuts the subject lot, as well as fast food restaurants and a gas station nearer to the intersection of Cole Drive and Wentworth Road. The 101 Highway also directly abuts the subject lot. The Residentially designated land located on the south side of Cole Drive is currently an open field.

The West Hants portion of the subject lot is directly abutting other lands that are designated Joint Industrial Park and zoned Joint Industrial Type Three (LI-3) and is nearby other lands that are designated Residential and zoned Agricultural Priority Three (AR-3). There is an office building which is currently not in use directly abutting the subject lot. Further along Cole Drive in the Joint Industrial Park designation is a hotel and a vacant lot. Highway 101 also directly abuts the subject lot. The Residentially designated land located on the south side of Cole Drive is currently an open field.

PAC/HAC Discussion

During the July 14th PAC/HAC meeting, staff presented an information report on the application for two 4-storey, mixed-use apartment buildings to be developed on Cole Drive. Upon initial review, I had determined that there were no existing policies to allow for residential uses within the Joint Industrial Park. I had posed a number of questions to the Committee such as if the lot was suitable for a mix of residential and commercial development, if there was enough information to change the lot from potential industrial use, and if it would be reasonable to

allow an increase to maximum height and total allowable residential floor space in a mixed-use development in a Commercial zone. The Committee discussed these questions and determined that more information was required including staff providing an inventory of available industrial and residential lands.

Availability of Industrial Lands

The first request from PAC/HAC was to provide an overview of the industrial land available in WHRM.

West Hants Regional Municipality encompasses 309,672.5 acres (1253.2 sq. km.) (Census profile 2016). Based on estimates made through an analysis of all industrially zoned properties in the Region, there is an approximate total of 650.22 acres of industrial land. This corresponds to approximately 0.2% of the land area of the Region. This includes the Joint Industrial Park, Windsor Industrial Park, lots in rural areas zoned Industrial (M), Hamlet Industrial (M-2), and Resource Industrial (M-1). Of that total, 177.35 acres of industrial designated or zoned land does not currently have an assigned civic number or otherwise appears vacant when cross referencing with orthophotos and site visits (Figure 4). This equates to 27% of the Industrial land within our Region. It is important to note that it is possible that some of the properties included in this inventory may be vacant or undesirable for development due to present conditions on the property.

Based on the WHRM Industrial mapping (Figure 2), there are distinct clusters of industrial land in Hantsport, Windsor, and Falmouth. There is also a number of industrial lots spread out located along Highway 101, as well as some sparsely located along Highway 215. Industrially zoned land with no civic address assigned appears to be vacant and available throughout the Region as a whole. There appears to be a number of lots available in Hantsport, Falmouth, and the Joint Industrial Park. Certain properties in the Joint Industrial Park are likely unsuitable for industrial development due to their lot shape and size. Certain properties in the Windsor Industrial Park may also be designated Dykeland, making them unsuitable for industrial development. The only other developable industrially zoned land near the subject lot is located at the end of Cole Drive and is currently vacant. It is unlikely that allowing a residential use on the subject lot would affect the ability of nearby industrial land to be developed but it may change the use of existing Industrial buildings when owners change or consider repurposing. However, permitting a change from industrial to residential will set a precedent for future applications similar to this one.

Availability of Commercial Lands in Windsor's Downtown

During the discussion by PAC/HAC there were comments on whether allowing commercial/residential development in the Industrial areas would affect the downtown area in Windsor.

To find information regarding the availability of commercial space in Windsor's downtown, I spoke with the Manager of Community Economic Development and a representative from the Windsor Township. There is no formal record kept by either the Municipality or the Township which indicates the availability of commercial space. The Manager of Community Economic Development performed a site visit and determined that there were four properties available

on Gerrish Street, two on Water Street, and one on Albert Street. The representative from Windsor Township had stated that not all of the available commercial spaces in the downtown are suitable for use. Some commercial units are in disrepair that may not be seen on the surface, while other units do not have a responsive property owner to coordinate rental agreements.

Availability of Residential Lands in Windsor

Another part of the discussion during the PAC/HAC meeting was whether there was already an abundance of residential land for mixed use development.

Looking at the residentially zoned properties in Windsor (Figure 5), there appears to be only a small number of available properties which are zoned for higher density residential development and all of them are smaller in size than the subject lot. The rest of the available residential properties would require a development agreement to accommodate higher density development. Certain properties are not zoned or designated for residential uses but allow for residential development through development agreement only (Figure 6). Of those properties, there are only a small number which are a similar size as the subject lot.

Inquiries for Industrial Lands

I sought information regarding inquiries for industrial uses to be located in the Region from the Chief Administrative Officer (CAO), the Manager of Community Economic Development, and an Economic Development Officer with the Valley Regional Enterprise Network (REN). Both the CAO and the Manager of Community Economic Development had not received many inquiries regarding new or expanding industrial uses in the previous two years. It should be noted that this may be due to the pandemic. Of the few inquiries received by the Municipality for industrial land, the only one that was actively seeking a new use was for a property located on the Hants Shore and only one business in the Industrial Park was considering expanding. Other discussions surrounding industrial lands were mainly focused on the lack of interest by certain owners to develop or sell their vacant parcels and concern with the lack of available 'shovel ready' industrial lands. Of the inquiries received by the Valley REN, most did not require or prefer industrial space for their business. There was some interest in industrial space located near Highway 101, but the proprietor was unable to find a suitable space. There were also reports that the pandemic had interrupted plans for some of these businesses.

PID 45366457

This property is included in the recommendations in this report as there is another application (File # 22-17) to consider rezoning the West Hants portion of this lot and the West Hants portion of PID 45190386, the larger lot to the west of this PID to allow residential development. The West Hants portion of PID 45366457 is being considered to be rezoned to Multiple Unit Residential (R-3) as part of that application. Although present WHMPS policies would permit the rezoning without a change in designation, it would be reasonable to consider amending the designation of this entire lot in conjunction with the application on Cole Drive to align with the intended residential use of the lot and avoid separating the proposed residential developments by a small lot within the Joint Industrial designation. PID 45366457 is highlighted in Figure 7.

NEXT STEPS

In response to this report, the PAC/HAC may:

- recommend holding a Public Information Meeting to consider:

Windsor Portion

- amending the map of the Windsor Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Residential designation and amending the map of the Windsor Land Use By-law to include PIDs 45366432 and 45366457 in the Two Unit Residential (R-2) zone; and

West Hants Portion

- amending the map of the West Hants Municipal Planning Strategy to include PIDs 45366432 and 45366457 in the Three Mile Plains Growth Centre and the Residential Designation, as well as amending the map of the West Hants Land Use By-law to include PID 45366432 in the Multiple Unit Residential (R-3) zone.

FINANCIAL IMPLICATIONS

There are no financial implications to the Municipality or residents with regard to the filing of this report.

ALTERNATIVES

The Planning and Heritage Advisory Committee (PAC/HAC) may:

- amending the text of the Windsor and West Hants Municipal Planning Strategies and Land Use By-laws to allow Council to consider mixed-use commercial and residential development by development agreement in the Joint Industrial Park designation, based on criteria established in a new policy;
- recommend Council not move forward with this application; or
- provide alternative direction such as requesting further information on a specific topic.

ATTACHMENTS

Figure 1	Subject Lot Context Map
Figure 2	West Hants Regional Municipality Industrial Zones (Without Civic Numbers Assigned)
Figure 3	Hantsport Industrial Zones (Without Civic Numbers Assigned)
Figure 4	West Hants Regional Municipality Industrial Spreadsheet
Figure 5	Windsor Residential Zones (Without Civic Numbers Assigned)
Figure 6	Windsor Residential Development Only Permitted by DA (Without Civic Numbers Assigned)
Figure 7	Additional Property in Recommendation Context Map (PID 45366457)

Report Prepared by: _____

Alex Dunphy, Planner

Report Approved by: _____

Madelyn LeMay, Director of Planning and Development

Figure 1 – Subject Lot Context Map (PID 45366432)

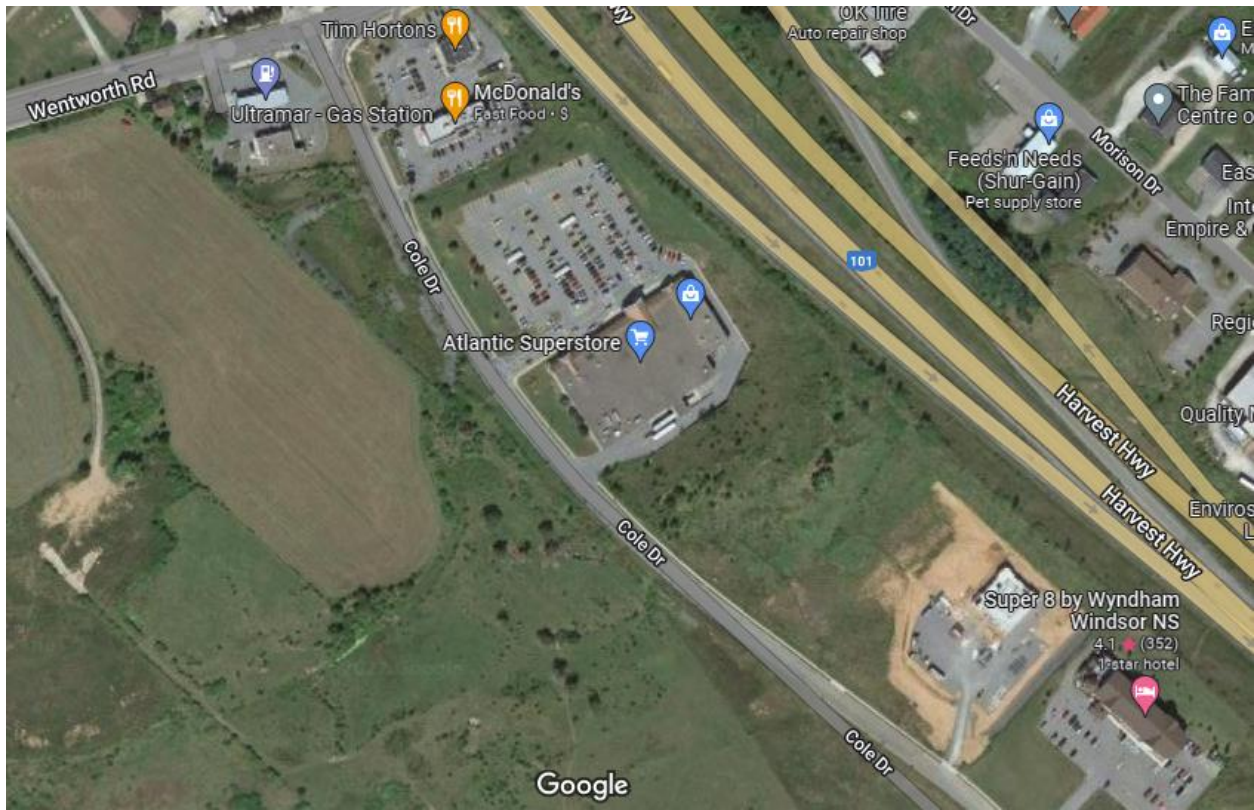


Figure 2 – West Hants Regional Municipality Industrial Zones (Without Civic Numbers Assigned)

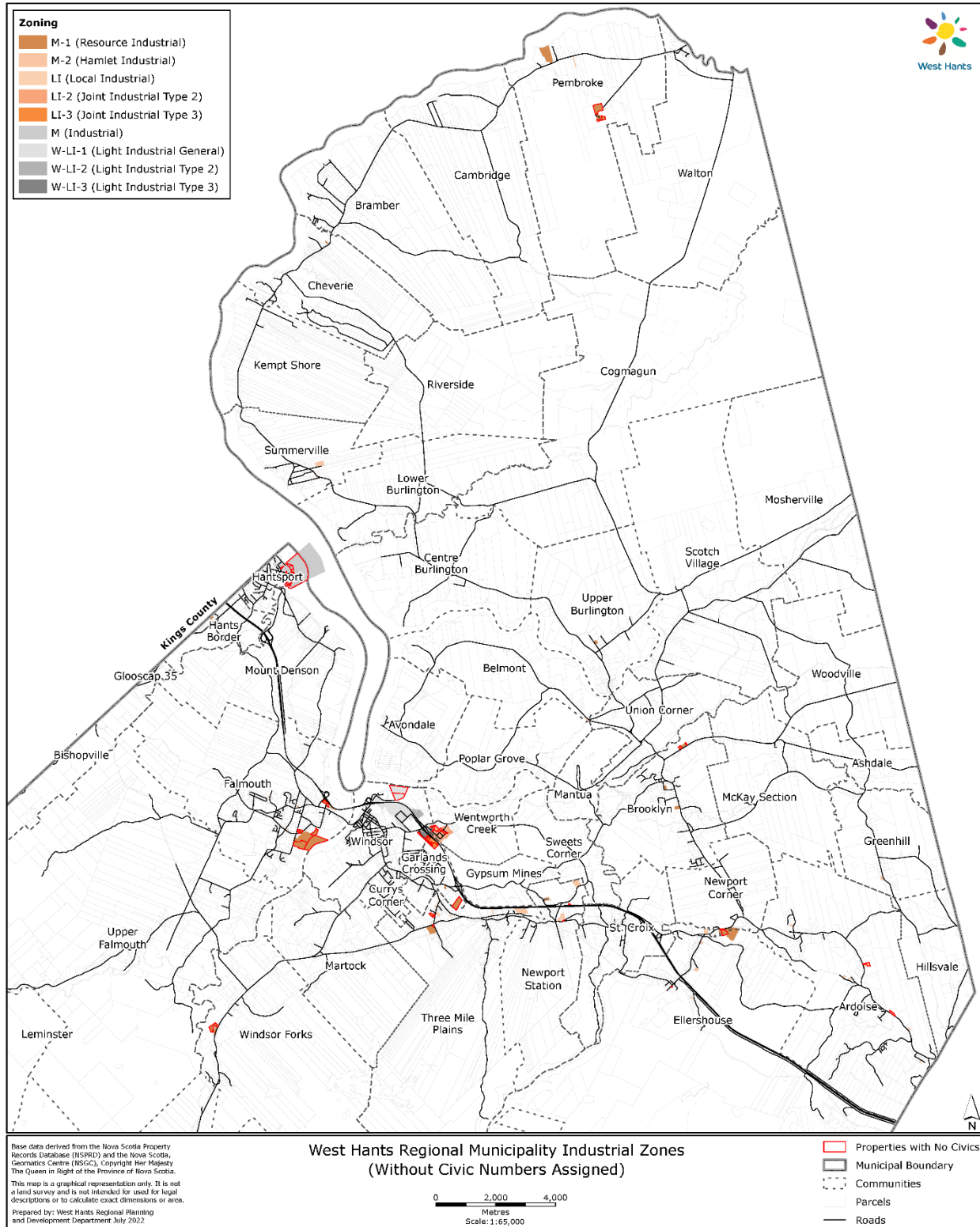
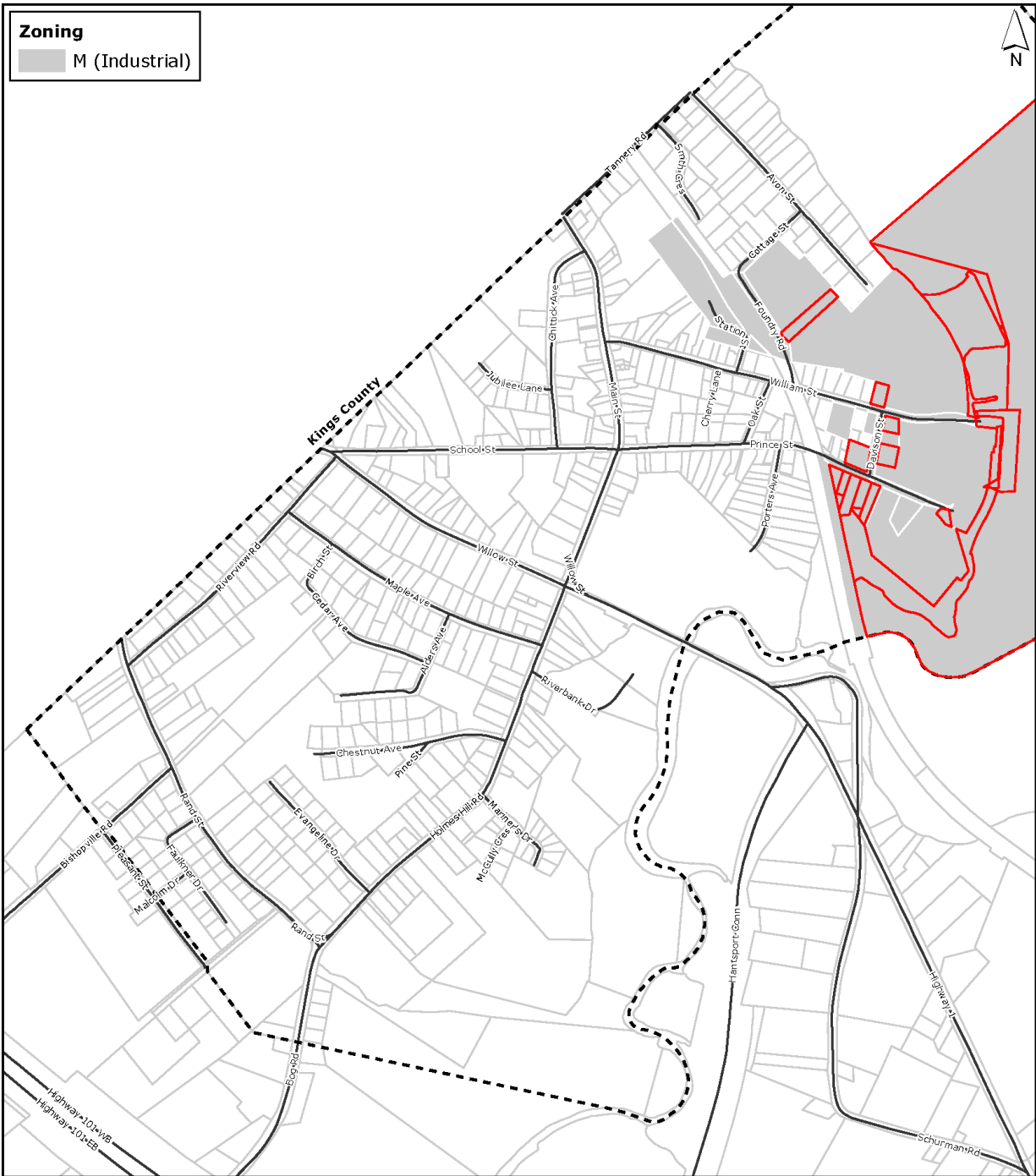


Figure 3 – Hantsport Industrial Zones (Without Civic Numbers Assigned)



Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department July 2022

**Hantsport Industrial Zones
(Without Civic Numbers Assigned)**

0 200 400

Metres

Scale: 1:9,500

Properties with No Cives

Hantsport

Parcels

Roads

Figure 4 – West Hants Regional Municipality Industrial Spreadsheet

See attached document

PID	CIVNUMBER	STREET	ST_TYPE	CITY	LOC	ACRES	Total Industrial Land	650.22
45190378		MORISON	DR	WENTWORTH CREEK	MORISON DR	LOT EFG WENTWORTH CREEK	INDUSTRIAL	5.78
45197803		MORISON	DR	WENTWORTH CREEK	MORISON DR	LOT 12 WENTWORTH CREEK	INDUSTRIAL	0.98
45075256		NO 101	HWY	WINDSOR	NO 101 HWY	WINDSOR	LAND WAREHOUSE	19.58
45248150		SANFORD	DR	WENTWORTH CREEK	SANFORD DR	WENTWORTH CREEK	LAND INDUSTRIAL	1.51
45055548		PARK	DR	WINDSOR	PARK DR	WINDSOR	LAND SERVICE	2.68
45062205		LAGOON	DR	WINDSOR	LAGOON DR	LOT D WINDSOR	INDUSTRIAL	0.91
45062189		CENTENNIAL	DR	WINDSOR	CENTENNIAL DR	LOT E WINDSOR	INDUSTRIAL	1.21
45347150		SANFORD	DR	WENTWORTH CREEK	SANFORD DR	LOT H WENTWORTH CREEK	INDUSTRIAL	1.27
45062239		PARK	DR	WINDSOR	PARK DR	LOT B WINDSOR	INDUSTRIAL	2.34
45209053		TRECOTHIC	DR	WINDSOR	TRECOTHIC DR	LOT JL-2 WINDSOR		1.09
45209061		TRECOTHIC	DR	WINDSOR	TRECOTHIC DR	LOT JL-1 WINDSOR		1.05
45413416		IVEY	LANE	WENTWORTH CREEK	IVEY LANE	LOT 45A2 WENTWORTH CREEK	INDUSTRIAL	1.4
45055282		COLE	DR	WINDSOR	COLE DR	WINDSOR	LAND	1.83
45395514		IVEY	LANE	WENTWORTH CREEK	IVEY LANE	LOT 28A WENTWORTH CREEK	INDUSTRIAL	0.29
45055605		CENTENNIAL	DR	WINDSOR	CENTENNIAL DR	WINDSOR	LAND INDUSTRIAL	0.86
45366432		COLE	DR	WINDSOR	COLE DR	LOT 1 & 2 WINDSOR	INDUSTRIAL	4.29
45366408		COLE	DR	WINDSOR	COLE DR	WINDSOR	LAND INDUSTRIAL	0.59
45366440		COLE	DR	GARLANDS CROSSING	COLE DR	GARLANDS CROSSING	LAND INDUSTRIAL	6.72
45280088		OLD BROOKLYN	RD	THREE MILE PLAINS	OLD BROOKLYN RD	BLOCK 1CD THREE MILE PLAINS		17.84
45388907		HIGHWAY 1	HWY	THREE MILE PLAINS	HIGHWAY 1 HWY	THREE MILE PLAINS	LAND GARAGE	0.13
45003167		THREE MILE PLAINS CROSS	RD	THREE MILE PLAINS	THREE MILE PLAINS CROSS RD	LOT 1 PORT THREE MILE PLAINS		0.28
45003076		THREE MILE PLAINS CR	RD	THREE MILE PLAN	THREE MILE PLAINS CR RD	LOT 3 THREE MILE PLAN		0.34
45002847		THREE MILE PLAINS CR	RD	THREE MILE PLAINS	106 THREE MILE PLAINS CR RD	THREE MILE PLAINS	LAND	3.21
45002508		NO 1	HWY	THREE MILE PLAINS	NO 1 HWY	LOT HL-4A THREE MILE PLAINS	BUILDING	0.98
45191749								0.73
45191731								2.22
45379534								0.15
45322419								1.13
45359825								0.32
45413598								1.12
45367281		DRESSER MINERALS	RD	PEMBROKE	DRESSER MINERALS RD	PEMBROKE	LAND	18.47
45367281		DRESSER MINERALS	RD	PEMBROKE	DRESSER MINERALS RD	PEMBROKE	LAND	5.45
45044948		FOUNDRY	RD	HANTSPORT	10 FOUNDRY RD	HANTSPORT	LAND SPORTS PARK	4.05
45044930		FOUNDRY	RD	HANTSPORT	FOUNDRY RD	HANTSPORT	LAND	0.7
45228137		WILLIAM	ST	HANTSPORT	WILLIAM ST	PARCEL 4 HANTSPORT	SHIP REPAIR	1.38
45364080		STATION	LANE	FALMOUTH	STATION LANE	FALMOUTH	LAND	3.09
45364031		NO 101	HWY	FALMOUTH	NO 101 HWY	FALMOUTH	LAND RAILWAY	0.18
45228137		WILLIAM	ST	HANTSPORT	WILLIAM ST	PARCEL 4 HANTSPORT	SHIP REPAIR	0.39
45085909		WILLIAM	ST	HANTSPORT	WILLIAM ST	PARCEL 4 HANTSPORT	SHIP REPAIR	0.34
45043775		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.52
45048121		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.19
45043668		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.18
45043676		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.42
45043684		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.29
45043692		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.32
45333671		PRINCE	ST	HANTSPORT	PRINCE ST	LOT CKF1995- HANTSPORT	PULP & PAPER	6.1
45333689		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	4.71
45407897		PRINCE	ST	HANTSPORT	PRINCE ST	HANTSPORT	LAND	0.07
45384302								0.15
45406030		HIGHWAY 14		WINDSOR FORKS	HIGHWAY 14	LOT B-1 WINDSOR FORKS		2.68
45282555		HIGHWAY 14		WINDSOR FORKS	HIGHWAY 14	LOT GSCP-1 WINDSOR FORKS	INDUSTRIAL	6.45
45414489		GABRIEL	RD	FALMOUTH	GABRIEL RD	LOT 1 FALMOUTH		22.15
45199510		MOUNTAIN	RD	THREE MILE PLAINS	MOUNTAIN RD	LOT JWM-1 THREE MILE PLAINS		0.62
45015187		NO 1	HWY	NEWPORT STATION	NO 1 HWY	NEWPORT STATION		0.3
45259744		MAPLE	AVE	ELLERSHOUSE	MAPLE AVE	LOT ELLERSHOUSE		0.35
45041910		NO 1	HWY	ARDOISE	NO 1 HWY	LOT 1 ARDOISE		2.77
45203874		NO 1	HWY	ELLERSHOUSE	NO 1 HWY	ELLERSHOUSE	LAND	0.72
45013372		NO 1	HWY	NEWPORT CORNER	NO 1 HWY	NEWPORT CORNER	LAND	7.73
45275344		NO 1	HWY	ARDOISE	NO 1 HWY	LOT B ARDOISE		3.75
45366010		0 WENTWORTH	RD	WINDSOR	WENTWORTH RD	WINDSOR	LAND	1.5
45190865		0 CENTENNIAL	DR	WINDSOR	CENTENNIAL DR	WINDSOR	LAND	1.29
45200623		10 IVEY	LANE	WENTWORTH CREEK	10 IVEY LANE	LOT 8A WENTWORTH CREEK	WAREHOUSE	1.05
45055514		101 INDUSTRIAL	DR	WINDSOR	101 INDUSTRIAL DR	LOT JL-3 WINDSOR	RETAIL/OFFICE	1.6
45198421		103 MORISON	DR	WENTWORTH CREEK	103 MORISON DR	LOT 14-15 WENTWORTH CREEK	TRANS TERMINAL	2.25
45293784		103 CENTENNIAL	DR	WINDSOR	103 CENTENNIAL DR	LOT Z1-A WINDSOR	WAREHOUSE	1.72
45055571		104 CENTENNIAL	DR	WINDSOR	104 CENTENNIAL DR	LOT H WINDSOR	WAREHOUSE	1.06
45230729		108 FALMOUTH BACK	RD	FALMOUTH	108 FALMOUTH BACK RD	LOT BH-4 FALMOUTH	SMALL BUSINESS	0.68
45292653		11 COLE	DR	WINDSOR	11 COLE DR	WINDSOR	LAND GROCERY STORE	6.23
45229481		11 IVEY	LANE	WENTWORTH CREEK	11 IVEY LANE	LOT 16-17 WENTWORTH CREEK	INDUSTRIAL	2.32
45062106		112 CENTENNIAL	DR	WINDSOR	112 CENTENNIAL DR	LOT G WINDSOR	SERVICE	1.07
45212552		12 BONNIE	LANE	NEWPORT STATION	12 BONNIE LANE	PARCEL A PORT NEWPORT STATION	DWELLING GARAGE	4.72
45003084		12 THREE MILE PLAINS CROSS	RD	THREE MILE PLAINS	12 THREE MILE PLAINS CROSS RD	LOT 2 THREE MILE PLAINS	DWELLING	0.34
45037173		12 STATION	LANE	FALMOUTH	12 STATION LANE	LOT B FALMOUTH	BULK STORAGE	0.6
45201621		120 MORISON	DR	WENTWORTH CREEK	120 MORISON DR	LOT 11 WENTWORTH CREEK	WAREHOUSE	1.77
45062171		120 CENTENNIAL	DR	WINDSOR	120 CENTENNIAL DR	LOT F WINDSOR	BOWLING	1.09
45055621		125 CENTENNIAL	DR	WINDSOR	125 CENTENNIAL DR	WINDSOR	LAND INDUSTRIAL	0.79
45059698		133 CENTENNIAL	DR	WINDSOR	133 CENTENNIAL DR	WINDSOR	LAND	5.35
45198439		140 MORISON	DR	WENTWORTH CREEK	140 MORISON DR	LOT 10 WENTWORTH CREEK	POLICE	2.1
45168143		140 OLD WALTON	RD	UP BURLINGTON	140 OLD WALTON RD	LOT A UP BURLINGTON	DWELLING SERVICE	3.38
45191715		144 WILLIAMS	RD	ELLERSHOUSE	144 WILLIAMS RD	LOT 2-Z ELLERSHOUSE	DWELLING GARAGE	2.54
45015179		15 OLD HALIFAX	RD	NEWPORT STATION	15 OLD HALIFAX RDE	NEWPORT STATION	LAND GARAGE	1.82
45009990		15 MAPLE	AVE	ELLERSHOUSE	15 MAPLE AVE	LOT 2 ELLERSHOUSE	DWELLING GARAGE	0.5
45075389		155 TOWN	RD	FALMOUTH	155 TOWN RD	FALMOUTH	CEMETERY BUILDING	6.29
45193190		16 NELSON	ST	WENTWORTH CREEK	16 NELSON ST	LOT 45A1 WENTWORTH CREEK	WAREHOUSE	2.63
45048196		16 STATION	ST	HANTSPORT	16 STATION ST	LOT 1 HANTSPORT		3.35
45213691		173 AYLWARD	RD	FALMOUTH	173 AYLWARD RD	FALMOUTH	LAND DWELLING BUILDING GARAGE	0.93
45060027		1736 WENTWORTH	RD	NEWPORT STATION	1736 WENTWORTH RD	NEWPORT STATION	LAND INDUSTRIAL	12.65
45008687		1879 WENTWORTH	RD	NEWPORT STATION	1879 WENTWORTH RD	LOT 1&2 NEWPORT STATION	DWELLING BUILDINGS GARAGE	1.21
45169638		1888 BELMONT	RD	BELMONT	1888 BELMONT RD	BELMONT	LAND DWELLING BUILDING	2.03
45202215		19 SANFORD	DR	WENTWORTH CREEK	19 SANFORD DR	LOT 2 WENTWORTH CREEK	TELECOM	0.83
45246329		19 BONNIE	LANE	NEWPORT STATION	19 BONNIE LANE	LOT 94-2A NEWPORT STATION	DWELLING GARAGE	3.3
45181609		197 NUNN	RD	SUMMERVILLE	197 NUNN RD	SUMMERVILLE	LAND DWELLING GARAGE	0.92
45403946		1989 WENTWORTH	RD	NEWPORT STATION	1989 WENTWORTH RD	LOT A NEWPORT STATION	DINING	8.73
45282076		199 MUSGRAVE	RD	SUMMERVILLE	199 MUSGRAVE RD	LOT X SUMMERVILLE	FORESTRY	10.73
45044252		2 DAVISON	ST	HANTSPORT	2 DAVISON ST	HANTSPORT	LAND	0.22
45274198		20 PARK	DR	WINDSOR	20 PARK DR	LOT 1A WINDSOR	INDUSTRIAL	2.95
45341716		20 IVEY	LANE	WENTWORTH CREEK	20 IVEY LANE	LOT 27A-07 WENTWORTH CREEK	RESEARCH	5.92
45056561		212 COLONIAL	RD	WINDSOR	212 COLONIAL RD	WINDSOR	LAND	17.42
45347077		232 WENTWORTH	RD	WINDSOR	232 WENTWORTH RD	LOT 5 WINDSOR	GAS STATION	1.11
45333150		24 STATION	LANE	FALMOUTH	24 STATION LANE	LOT FW-1234 FALMOUTH	WAREHOUSE	1.04
45219797		244 WENTWORTH	RD	WINDSOR	244 WENTWORTH RD	PARCEL TOW-1 WINDSOR		0.09
45356011		255 WOODVILLE	RD	GREENHILL	255 WOODVILLE RD	LOT MD-1 GREENHILL	SMALL BUSINESS	3.27
45016672		257 OLD HALIFAX	RD	THREE MILE PLAINS	257 OLD HALIFAX RD W	THREE MILE PLAINS	LAND SERVICE	14.1
45213600		26 MORISON	DR	WINDSOR	26 MORISON DR	LOT 18 WINDSOR	RETAIL/OFFICE	0.72

45030285	273 TOWN	RD	FALMOUTH	273 TOWN RD	FALMOUTH	LAND INCORP FARM	34.98	
45062213	29 PARK	DR	WINDSOR	29 PARK DR	LOT B-2 WINDSOR	SELF STORAGE	1.58	
45405917	290 TOWN	RD	FALMOUTH	290 TOWN RD	FALMOUTH	LAND INCORP FARM	1.18	
45405933	290 TOWN	RD	FALMOUTH	290 TOWN RD	FALMOUTH	LAND INCORP FARM	0.44	
45030319	290 TOWN	RD	FALMOUTH	290 TOWN RD	FALMOUTH	LAND INCORP FARM	2.22	
45055464	295 WENTWORTH	RD	WINDSOR	295 WENTWORTH RD	LOT 2 WINDSOR	TELECOM	12.47	
45062197	3 LAGOON	DR	WINDSOR	3 LAGOON DR	WINDSOR	SEWAGE/WATER TREATMENT FACILITIES	14.29	
45000387	3 BOWMAN	RD	GARLANDS CROSSING	3 BOWMAN RD	GARLANDS CROSSING	LAND WAREHOUSE	0.19	
45056447	368 NESBITT	ST	WINDSOR	368 NESBITT ST	WINDSOR	LAND RES/COM MIX	4.87	
45025624	37 BEECH BROOK	RD	ARDOISE	37 BEECH BROOK RD	ARDOISE	LAND DWELLING GARAGE	2	
45294907	37 MORISON	DR	WINDSOR	37 MORISON DR	LOT 1A WINDSOR	RETAIL/OFFICE	0.87	
45030442	380 TOWN	RD	FALMOUTH	380 TOWN RD	LOT A1 FALMOUTH	DWELLING BUILDINGS	1.04	
45406063	3891 HIGHWAY 14		WINDSOR FORKS	3891 HIGHWAY 14	LOT B-4 WINDSOR FORKS	INDUSTRIAL	4.09	
45406055	3899 HIGHWAY 14		WINDSOR FORKS	3899 HIGHWAY 14	LOT B-3 WINDSOR FORKS	INDUSTRIAL	0.93	
45406048	3901 HIGHWAY 14		WINDSOR FORKS	3901 HIGHWAY 14	LOT B-2 WINDSOR FORKS	DWELLING BUILDING	1.13	
45067923	4 IVEY	LANE	WENTWORTH CREEK	4 IVEY LANE	LOT 9 WENTWORTH CREEK	OFFICE BUILDING	1.26	
45003019	40 THREE MILE PLAINS CROSS	RD	THREE MILE PLAINS	40 THREE MILE PLAINS CROSS RD	THREE MILE PLAINS	LAND DWELLING SMALL BUSINESS	1.28	
45293743	41 MORISON	DR	WINDSOR	41 MORISON DR	LOT B WINDSOR	SERVICE	1.07	
45033958	41 BEN JACKSON	RD	HANTS BORDER	41 BEN JACKSON RD	LOT MH-2 HANTS BORDER	DWELLINGS SMALL BUSINESS	41 BEN JACKSON RD	4.37
45055555	43 TRECOTHIC	DR	WINDSOR	43 TRECOTHIC DR	LOT A WINDSOR	WAREHOUSE	1.55	
45003126	4307 HIGHWAY 1		THREE MILE PLAINS	4307 HIGHWAY 1	THREE MILE PLAINS	LAND DWELLING	0.13	
45249307	4436 HIGHWAY 1		THREE MILE PLAINS	4436 HIGHWAY 1	LOT HL-2 POR THREE MILE PLAINS	DWELLING	0.45	
45272754	45 MORISON	DR	WENTWORTH CREEK	45 MORISON DR	LOT C-1 WENTWORTH CREEK	ANIMAL CLINIC	1.92	
45059706	46 PARK	DR	WINDSOR	46 PARK DR	WINDSOR	LAND WAREHOUSE	4.77	
45044237	46 WILLIAM	ST	HANTSPOUR	46 WILLIAM ST	HANTSPOUR	LAND DWELLING	0.73	
45043759	46 PRINCE	ST	HANTSPOUR	46 PRINCE ST	HANTSPOUR	LAND	0.62	
45173382	471 DRESSER MINERALS	RD	PEMBROKE	471 DRESSER MINERALS RD	PEMBROKE	LAND MINING	7.45	
45014461	48 MORISON	DR	WENTWORTH CREEK	48 MORISON DR	LOT 15 WENTWORTH CREEK	INDUSTRIAL	1.2	
45017365	49 DUNLOP	RD	BROOKLYN	49 DUNLOP RD	LOT H-1 BROOKLYN	SERVICE	0.63	
45059714	49 CENTENNIAL	DR	WINDSOR	49 CENTENNIAL DR	LOT K WINDSOR	WAREHOUSE	1.97	
45394913	49 COLE	DR	GARLANDS CROSSING	49 COLE DR	LOT 3 GARLANDS CROSSING	OFFICE BUILDING	2.36	
45044328	49 WILLIAM	ST	HANTSPOUR	49 WILLIAM ST	HANTSPOUR	LAND	0.29	
45200631	5 SANFORD	DR	WENTWORTH CREEK	5 SANFORD DR	LOT 1-A1 WENTWORTH CREEK	WAREHOUSE	1.88	
45333648	5 STATION	ST	HANTSPOUR	5 STATION ST	LOT 1-01 HANTSPOUR	WAREHOUSE	0.47	
45234929	5 DAVISON	ST	HANTSPOUR	5 DAVISON ST	LOT 1 HANTSPOUR	PULP & PAPER	0.21	
45234937	5 DAVISON	ST	HANTSPOUR	5 DAVISON ST	LOT 1 HANTSPOUR	PULP & PAPER	7.56	
45044286	5 DAVISON	ST	HANTSPOUR	5 DAVISON ST	LOT 1 HANTSPOUR	PULP & PAPER	0.22	
45044278	5 DAVISON	ST	HANTSPOUR	5 DAVISON ST	LOT 1 HANTSPOUR	PULP & PAPER	0.37	
45228467	51 WILLIAM	ST	HANTSPOUR	51 WILLIAM ST	HANTSPOUR	LAND MINING	2.57	
45044310	51 WILLIAM	ST	HANTSPOUR	51 WILLIAM ST	HANTSPOUR	LAND MINING	13.78	
45228467	51 WILLIAM	ST	HANTSPOUR	51 WILLIAM ST	HANTSPOUR	LAND MINING	3.51	
45228467	51 WILLIAM	ST	HANTSPOUR	51 WILLIAM ST	HANTSPOUR	LAND MINING	2.21	
45014057	5568 HIGHWAY 1		ST. CROIX	5568 HIGHWAY 1	LOT 89-1EB ST. CROIX	DWELLING GARAGE	1.24	
45228665	57 ELLERSHOUSE	RD	ELLERSHOUSE	57 ELLERSHOUSE RD	LOT KB-1 ELLERSHOUSE		2.18	
45044443	6 STATION	ST	HANTSPOUR	6 STATION ST	LOT 2 HANTSPOUR	COMMERCIAL/APT MIX UNITS	0.2	
45204120	60 MORISON	DR	WENTWORTH CREEK	60 MORISON DR	LOT 14A-1 WENTWORTH CREEK	WAREHOUSE	0.55	
45010857	60 PRIVILEGE	RD	ELLERSHOUSE	60 PRIVILEGE RD	ELLERSHOUSE	LAND	4.19	
45294782	6000 HIGHWAY 14		GARLANDS CROSSING	6000 HIGHWAY 14	LOT RAC-4 GARLANDS CROSSING	RETAIL/OFFICE	2.24	
45218690	61 MORISON	DR	WENTWORTH CREEK	61 MORISON DR	LOT 20 WENTWORTH CREEK	SERVICE	0.99	
45005782	6219 HIGHWAY 1		ELLERSHOUSE	6219 HIGHWAY 1	ELLERSHOUSE	LAND DWELLING	3.81	
45190097	6229 HIGHWAY 1		ELLERSHOUSE	6229 HIGHWAY 1	LOT F-1 ELLERSHOUSE	DWELLING SMALL BUSINESS	2.65	
45366390	63 COLE	DR	GARLANDS CROSSING	63 COLE DR	LOT 4 GARLANDS CROSSING	HOTEL	1.95	
45013364	6310 HIGHWAY 1		NEWPORT CORNER	6310 HIGHWAY 1	NEWPORT CORNER	LAND DWELLING BUILDINGS	2.45	
45013356	6398 HIGHWAY 1		NEWPORT CORNER	6398 NO 1 HWY	NEWPORT CORNER	LAND MOBILE	34.71	
45061199	671 COLLIER	RD	ARDOISE	671 COLLIER RD E	ARDOISE	LAND TELECOM	2.03	
45229895	6729 HIGHWAY 215		CHEVERIE	6729 HIGHWAY 215	LOT LC-1 CHEVERIE	DWELLING BUILDINGS	2.1	
45270865	7 COLE	DR	WINDSOR	7 COLE DR	LOT 18 WINDSOR	FAST FOOD	0.93	
45199965	711 COLLIER	RD	ARDOISE	711 COLLIER RD E	ARDOISE	LAND	1.71	
45193679	72 IVEY	LANE	WENTWORTH CREEK	72 IVEY LANE	PARCEL X WENTWORTH CREEK	TELECOM	0.33	
45218708	73 MORISON	DR	WENTWORTH CREEK	73 MORISON DR	LOT 19 WENTWORTH CREEK	SERVICE	1	
45025236	7493 HIGHWAY 1		ARDOISE	7493 HIGHWAY 1	ARDOISE	LAND TELECOM	2.45	
45055522	75 TRECOTHIC	DR	WINDSOR	75 TRECOTHIC DR	WINDSOR	LAND INDUSTRIAL	3.45	
45018595	76 IVEY	LANE	WENTWORTH CREEK	76 IVEY LANE	LOT 31 PORT WENTWORTH CREEK	GROW OPERATION	9.27	
45148731	76 MORISON	DR	WENTWORTH CREEK	76 MORISON DR	LOT 14A-23 WENTWORTH CREEK	MUNICIPAL BLDG	1.38	
45055597	79 CENTENNIAL	DR	WINDSOR	79 CENTENNIAL DR	WINDSOR	LAND WAREHOUSE	1.8	
45100724	79 OLD HALIFAX	RD	THREE MILE PLAINS	79 OLD HALIFAX RD W	LOT G-4 THREE MILE PLAINS	DWELLING GARAGE	2.05	
45001245	798 WINDSOR BACK	RD	THREE MILE PLAINS	798 WINDSOR BACK RD	THREE MILE PLAINS	LAND DWELLING BUILDING	0.18	
45062221	8 PARK	DR	WINDSOR	8 PARK DR	LOT B-1 WINDSOR	SELF STORAGE	1.7	
45044377	80 DUNLOP	RD	BROOKLYN	80 DUNLOP RD	BROOKLYN	LAND WAREHOUSE	3.27	
45060266	80 ROBERT	DR	ARDOISE	80 ROBERT DR	LOT 20-18 ARDOISE	DWELLING SMALL BUSINESS	1.15	
45206505	8061 HIGHWAY 1		ARDOISE	8061 HIGHWAY 1	LOT CA ARDOISE	DWELLING GARAGE	1.8	
45061132	8105 HIGHWAY 14		BROOKLYN	8105 HIGHWAY 14	BROOKLYN	LAND	4.06	
45055563	82 CENTENNIAL	DR	WINDSOR	82 CENTENNIAL DR	LOT 1 WINDSOR	WAREHOUSE	1.39	
45002938	83 THREE MILE PLAINS CR	RD	THREE MILE PLAINS	83 THREE MILE PLAINS CR	THREE MILE PLAN	LAND DWELLING BUILDINGS GARAGE	3.84	
45196698	834 WINDSOR BACK	RD	THREE MILE PLAINS	834 WINDSOR BACK RD	THREE MILE PLAINS	LAND INCORP FARM	15.72	
45019601	853 HIGHWAY 215		BROOKLYN	853 HIGHWAY 215	LOT B BROOKLYN	WAREHOUSE	4.98	
45227923	88 SANFORD	DR	WENTWORTH CREEK	88 SANFORD DR	LOT 30A-1 WENTWORTH CREEK	GROW OPERATION	2.24	
45173804	8879 HIGHWAY 215		PEMBROKE	8879 HIGHWAY 215	PEMBROKE	LAND DWELLING BUILDINGS	39.24	
45270840	9 COLE	DR	WINDSOR	9 COLE DR	LOT 2 WINDSOR	FAST FOOD	1.08	
45283603	90 SANFORD	DR	WENTWORTH CREEK	90 SANFORD DR	LOT 24AC-1 WENTWORTH CREEK	INDUSTRIAL	90 SANFORD DR	3.1
45173598	9048 HIGHWAY 215		PEMBROKE	9048 HIGHWAY 215	PEMBROKE	LAND DWELLING BUILDINGS GARAGE	4.22	
45262086	93 INDUSTRIAL	DR	WINDSOR	93 INDUSTRIAL DR	LOT JL-4 WINDSOR	AUTO SALES	2.02	
45059730	93 CENTENNIAL	DR	WINDSOR	93 CENTENNIAL DR	WINDSOR	LAND SERVICE	1.31	
45062114	98 CENTENNIAL	DR	WINDSOR	98 CENTENNIAL DR	LOT 1 WINDSOR	SERVICE	1.11	
45201613	98 MORISON	DR	WENTWORTH CREEK	98 MORISON DR	LOT 13A WENTWORTH CREEK	SERVICE	1.48	

Figure 5 – Windsor Residential Zones (Without Civic Numbers Assigned)



Figure 6 – Windsor Residential Development Permitted Only by DA (Without Civic Numbers Assigned)

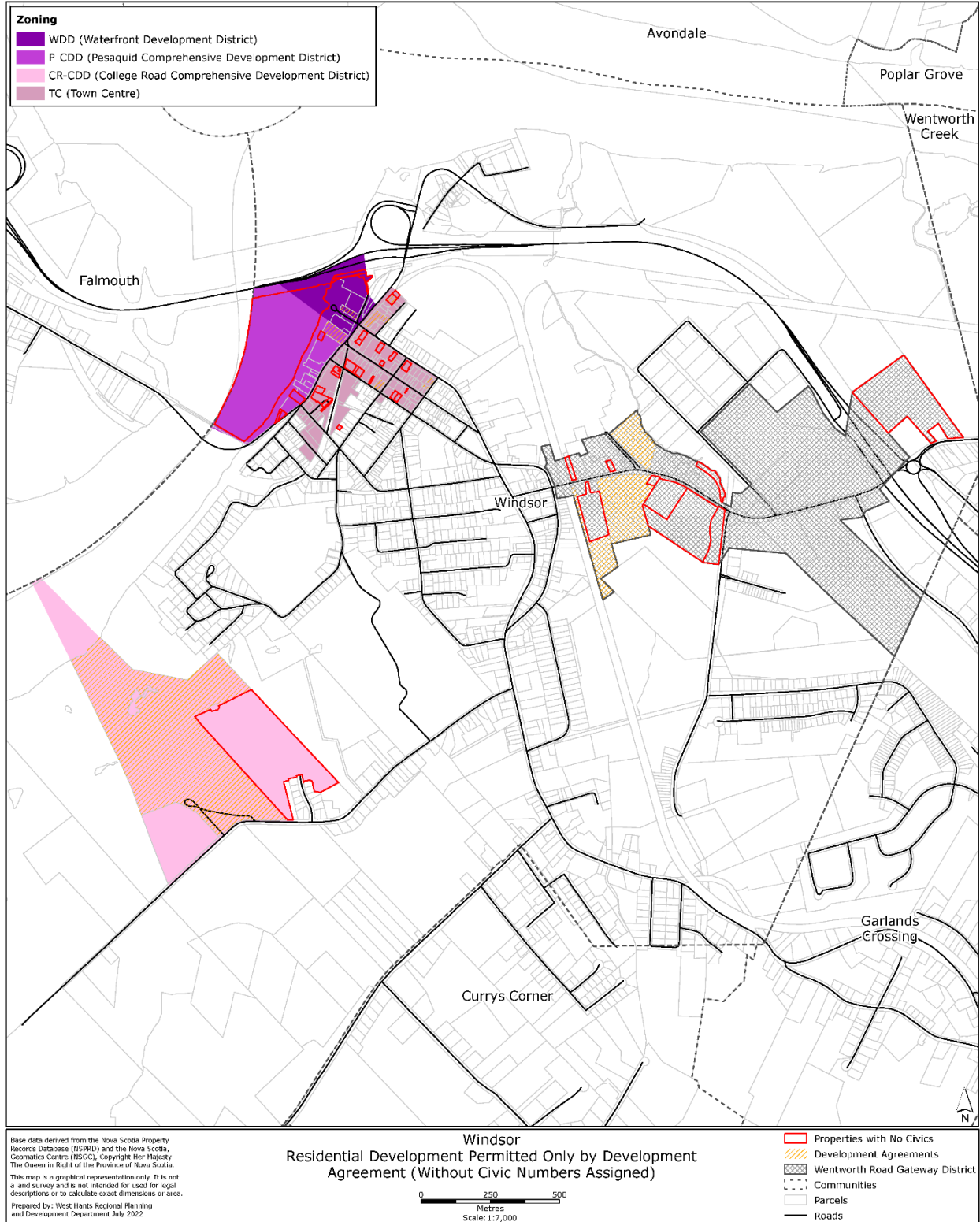


Figure 7 – Additional Property in Recommendation Context Map (PID 45366457)

