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Item No. 12.1
Halifax Regional Council
December 13, 2022
February 21, 2023

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

Caroline Blair-Smith, A/Chief Administrative Officer

DATE: December 7, 2022

SUBJECT: **Case 22423: Regulation of Short-term Rentals**

ORIGIN

On September 29, 2020, the following motion of Halifax Regional Council was put and passed:

THAT Halifax Regional Council suspend the rules of procedure under Schedule 3, the Community Planning and Economic Development Standing Committee Terms of Reference of Administrative Order One, the Procedures of the Council Administrative Order, and direct the Chief Administrative Officer to:

- 1. Initiate a process to amend the Regional Plan and all applicable secondary municipality (sic) planning strategies and land use by-laws to establish consistent regional wide policies, definitions and regulations for short-term rentals in residential areas consistent with the direction set out in the Discussion section of the staff report dated August 26, 2020;*
- 2. Develop short-term rental registration requirements consistent with the direction set out in the Discussion section of the staff report dated August 26, 2020;*
- 3. Follow the public participation program for municipal planning strategy amendments as set out in the Community Engagement section of the staff report dated August 26, 2020; and*
- 4. Request the Mayor write a letter to the Province to request the required amendments to the Halifax Regional Municipality Marketing Levy Act to enable the Municipality to apply the marketing levy to operations consisting of less than 20 rooms or rental units.*
- 5. Request a staff report regarding the Mayor also ask the Province to amend the Marketing Levy Act to allow for a possible increase to the maximum marketing levy as described in the letter received from Discover Halifax on September 28, 2020.*

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development Halifax Regional

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Give First Reading to consider the proposed amendments to the Regional Municipal Planning Strategy (Regional Plan), Secondary Municipal Planning Strategies (SMPs), and all Land Use By-laws (LUBs) as set out in Attachments A, B and C to establish consistent region wide policies and regulations for short-term rentals and schedule a public hearing;
2. Adopt the proposed amendments to the Regional Municipal Planning Strategy (Regional Plan), Secondary Municipal Planning Strategies (SMPs), and all Land Use By-laws (LUBs) as set out in Attachments A, B and C to establish consistent region wide policies and regulations for short-term rentals; and
3. Direct the Chief Administrative Officer (CAO) to prepare a staff report that explores approaches to tourist accommodations in rural parts of the Municipality that are outside of the urban service area boundary.

EXECUTIVE SUMMARY

This report and its recommendations, establish policies and regulation for short-term rentals (STRs). These policies and updates are necessary as STRs are a new land use that are regulated inconsistently throughout HRMs various land-use by-laws. STRs are temporary overnight accommodations in traditional dwelling units that are rented for a short period of time, i.e., a few days or weeks. The prevalence of STRs has grown significantly in the last decade through the use of online booking platforms. While some of this growth is welcome within the tourist sector, the growth has also impacted traditionally residential neighbourhoods and the availability and affordability of long-term rental housing. There are approximately 2,000 active STR listings in HRM.

The proposed amendments to land use planning documents will seek to prioritize the protection of long-term housing supply and affordability while also making considerations for the region's tourism sector and associated accommodations. The Regional Plan, MPS and LUB amendments include the following:

- limit STRs in residential zones to a host's primary residence;
- allow STRs in commercial and mixed-use zones where tourist accommodations are already permitted;
- introduce a Short-term Bedroom Rental use which includes the STR of individual bedrooms within a dwelling unit to separate parties. This use will replace and standardize the approach to bed and breakfasts but will also include lodging house type uses or the renting of a spare room in a dwelling as a STR; and
- existing provisions related to parking, bedroom limits, and maximum signage requirements for bed and breakfasts will be extended to short-term bedroom rentals.

The provincial government has also taken steps to regulate STRs. Recent amendments to the *Tourism Accommodation Registration Act*, included a provincial definition for STRs and requirements for all STR operators to register their properties. As such staff have put work on a municipal registration by-law specific to STRs on hold and will continue to work with the province to determine if additional municipal requirements, beyond updating our land use planning documents, are necessary. It is important to note that STRs will be required to register under the proposed By-law R-400 Rental Registration By-law.

This report identifies the need to do additional policy work regarding tourist accommodations in rural parts of the municipality. In these areas, seasonal properties are not always used for long-term housing and it may be reasonable to allow STRs. This work will consider environmental implications of associated uses, the ability to regulate STRs with inconsistent zoning in different plan areas, and the use of non-permanent structures.

BACKGROUND

STRs are temporary overnight accommodations rented out by property owners or tenants, typically for a few nights or weeks. Over the past few years, the prevalence of STRs have grown in popularity through online platforms such as Airbnb, VRBO and HomeAway. The growth of STRs in HRM has generally proceeded unmanaged, which has raised concerns about impacts on residential neighbourhoods and long-term rentals.

September 2020 Staff Report

In May of 2019, the Community Planning and Economic Development Standing Committee (CPED) requested a [staff report](#) that considered the creation of a by-law to regulate STRs with the following motion:

THAT the Community Planning and Economic Development committee request a staff report to consider the creation of by-laws designed to regulate, and address concerns related to short term rentals in residential areas by;

1. Doing a jurisdictional scan to understand how other municipalities have regulated the short-term rental industry, including exploring models such as the tiered Fees/Registration and “Density” limits models in U.S jurisdictions
2. Creating a resident survey to understand the impacts of short-term rentals
3. Engaging the short-term rental industry to understand any impacts regulations may have on them, and work with the Province of Nova Scotia to discuss the Assessment Act and impacts this will have on short term rentals.

As a result of this motion, staff explored regulatory approaches from twenty-two jurisdictions throughout Canada and the USA. Approaches ranged from limiting STRs to primary residences, introducing taxes and limiting the number of nights per year a STR can be offered. Staff also engaged the broader HRM community through an online survey to better understand general opinions of STRs, especially in residential neighbourhoods. A majority of respondents supported STR units where the host lives in the unit, or elsewhere on the property. While several respondents noted the benefit of STRs for tourism and the local economy, a reoccurring theme included concerns regarding the impact STRs have on the housing market (both availability of long-term rentals and housing prices) and the compatibility of STRs in residential neighbourhoods. Further, staff consulted with a range of stakeholders, including industry organizations, government colleagues, as well as neighbourhood groups where there was consensus on the need to regulate STRs in some manner. Please refer to the September 2020 [staff report](#) for a more detailed summary of stakeholder engagement.

Based on the work noted above, the September 2020 staff report recommended that, in developing STR regulations, staff should consider the following:

1. Require all STRs to register with the Municipality. This would include STRs that are located within the host’s primary residence and STRs located in the hosts secondary residence (cottage) or income property(ies);
2. Within residential zones/neighbourhoods, only permit STRs in the host’s primary residences;
3. Within neighbourhoods where hotels or other types of tourist accommodations are already permitted, allow commercial STRs; and
4. Consider modified provisions for STRs in rural areas.

Existing Policies and Regulations

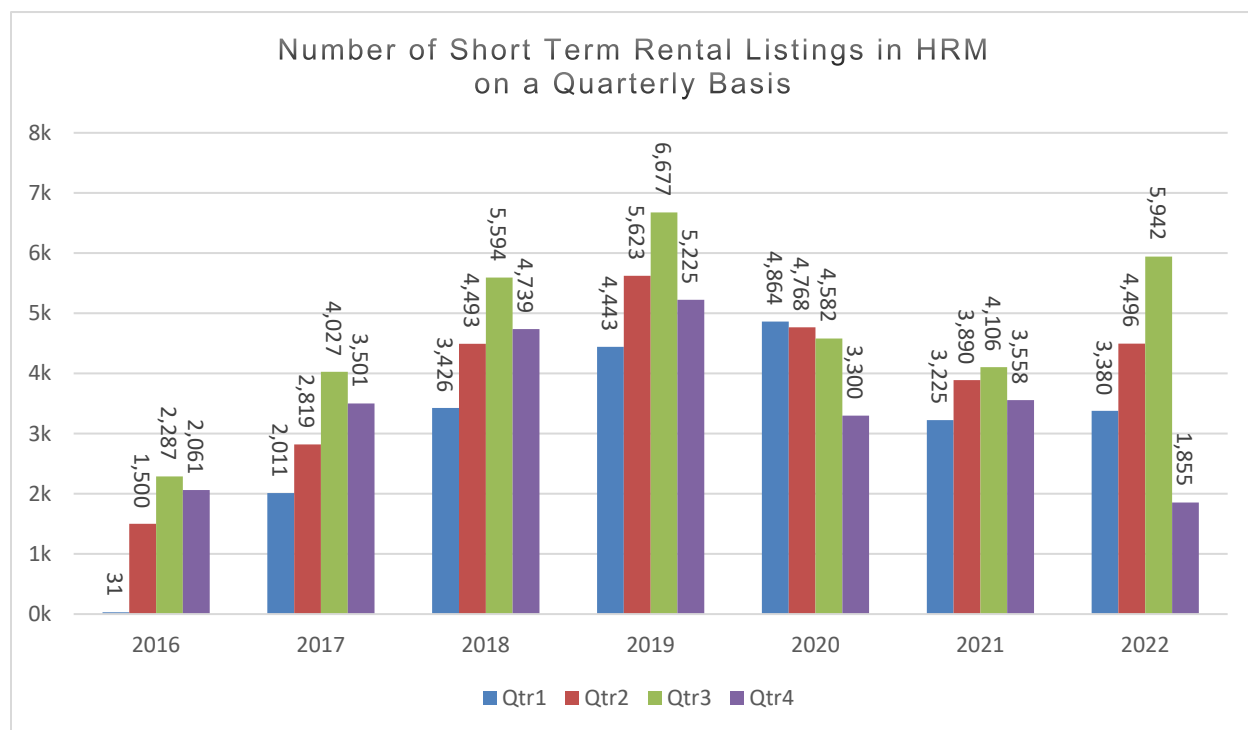
Existing policies and regulations in HRM allow several different types of accommodation that are related to the STR market, including hotels, motels, bed and breakfasts, and boarders and lodgers. While HRM’s various land use by-laws do not specifically permit STRs, most of the land use by-laws permit up to 3 boarders within a home. These provisions have been used to allow STRs in some parts of the Municipality. Some areas also include permissive mixed-use zoning that allow for a variety of land uses, including hotels

or motels. Such zoning would consider STRs as a permitted use. Where STRs are located on properties in residential zones that do not permit tourist accommodations, STRs are considered a commercial use for Land Use By-law compliance purposes and are therefore not permitted.

In August of 2022, Regional Council approved region wide amendments to allow shared housing ([staff report](#)). It is important to acknowledge that while there may be similarities between shared housing and STRs, they are considered different uses. Where STRs are considered a business use and targeted to tourists or those in need of short-term accommodation, shared housing is considered a residential use.

Current Prevalence of STRs

As noted in the [September 2020 Staff Report](#), since 2016 the prevalence of STRs in HRM has increased dramatically. While the COVID-19 pandemic did impact the overall number of STRs, even when numbers were at their lowest point, in the 1st quarter of 2021, it was higher than listings noted in 2016. Listings are now returning to pre-pandemic levels, showing rapid growth in 2022. In August of this year there were 2,007 active listings. Most listings in HRM continue to be whole-home rentals concentrated in urban areas and along coastlines.



Total number of active STR listings for each quarter per year. (Does not include Nov. & Dec. 2022)
A complete breakdown of listings by District and Plan Area is included in Attachment F.

Provincial Legislation

While the Municipality plays an integral role in how STRs are permitted in the Municipality, there are several pieces of provincial legislation, discussed further below, that play a major role in regulating STRs.

[Tourist Accommodations Registration Act](#)

In March 2019, the Nova Scotia Legislature passed the *Tourist Accommodations Registration Act* (TARA) to modernize its legislation and support tourism growth across the province. The 2019 amendments included a definition for STRs and required commercial STR hosts, excluding those who rent in their primary residence, to register through an online system. Over the summer and fall of 2019, the Province engaged municipalities and industry on the related regulations and conducted an online survey for STR hosts and general residents.

In February 2020, the province published the *Tourist Accommodations Registration Regulations* to further clarify which types of tourist accommodations are required to register with the province including associated fees, conditions and penalties. The *Tourist Accommodations Registration Act* and associated regulations came into force on April 1, 2020, with registration fees deferred until 2021. Due to COVID-19, the fee deferral has since been extended to March 2023.

In April 2022, the province passed Bill 154 – Amendments to the *Tourism Accommodation Registration Act*. These changes to the TARA remove the exemption for accommodations operating in a primary residence so that all short-term rentals are required to register annually and permit a regulation to be made requiring compliance with applicable land-use by-laws as a condition of obtaining or maintaining registration under the Act.

In October 2022, the *Tourist Accommodations Registration Regulations* were amended to require:

- confirmation that the accommodation the host seeks to register complies with applicable municipal land-use by-laws;
- confirmation that all postings on the platform operator's website include a valid registration number for each host, except for a platform operator listing only hotel or motel accommodations;
- hosts to ensure that a posting on a platform operator's website advertising their accommodation includes the host's registration number, except for a platform operator listing only hotel or motel accommodations;
- platform operators to ensure that all postings on their website include a valid registration number for each host, except for a platform operator listing only hotel or motel accommodations;
- platform operators to share records required to be retained under Section 4 of the Act with the Department if requested.

Bill 154 and the amendments to the *Tourist Accommodations Registration Regulations* came into force in November 2022, however the changes will not come into effect until April 1, 2023 to provide time for operators and platforms to come into compliance.

Bill 204, An Act to Amend Chapter 18 of the Acts of 1998, the Municipal Government Act, and Chapter 39 of the Acts of 2008, the Halifax Regional Municipality Charter, Respecting Marketing Levies

As part of the September 2020 staff report, staff noted the need for updates to provincial legislation regarding the *Halifax Regional Municipality Marketing Levy Act* to ensure a level playing field between STRs and traditional forms of tourist accommodations. As a result of the report, HRM sent letters of request to the province to update applicable legislation. Since 2020, HRM has worked with Discover Halifax and has engaged with the province on this matter.

Bill 204, introduced in 2022, included amendments to the *Halifax Regional Municipality Charter* (HRM Charter) and the *Municipal Government Act* (MGA), which concern the ability of municipalities to charge a marketing levy on the purchase price of hotel and other accommodations for the purposes of supporting local tourism activities. The changes in Bill 204 are intended to make a consistent legislative authority for municipal marketing levies across the province. The amendments also respond to two key legislative requests from Council: (1) the ability to apply the levy to accommodations consisting of 20 rooms or less, and (2) increasing the cap on the levy.

Prior to Bill 204, HRM's authority to impose a marketing levy came under the *Halifax Regional Municipality Marketing Levy Act* (HRMMLA). The HRMMLA enabled HRM to implement a 2 per cent levy on accommodations consisting of 20 rooms or more; a limitation which excluded most short-term rentals. HRM's current marketing levy by-law ([By-Law H-400](#)) reflects these requirements. Money collected under the levy is divided, with 60 per cent going to fund the activities of Discover Halifax and the remaining 40 per cent going to HRM's Marketing Levy Special Events Reserve.

Bill 204 repeals the HRMMLA, with many of the provisions being moved into the HRM Charter and MGA. Unlike the HRMMLA, the new HRM Charter provisions enable the levy to be applied to all rental accommodations that are required to be registered under the *Tourist Accommodations Registration Act* (TARA). This includes accommodations consisting of under 20 rooms; a change which addresses an outstanding legislative request from Council dating from 2020. Recently proclaimed TARA amendments¹ additionally remove the exemption for accommodations operating in a primary residence so that all short-term rentals with a fixed-roof are now required to register under TARA.

The new HRM Charter provisions additionally raise the maximum levy cap from 2 per cent to 3 per cent of the purchase price of an accommodation. This partially addresses another legislative request from Council dating from 2021, which sought to have the cap removed. While the amendments in Bill 204 fall short of this, the new 3 per cent cap aligns with HRM's recently endorsed [Memorandum of Understanding](#) (MOU) with the Hotel Association of Nova Scotia (HANS). Under the MOU, the parties agreed to an updated tourism funding framework under which the levy would be raised to 3 per cent (pending the necessary legislative changes from the province), with HRM agreeing to provide matching funding.

With these HRM Charter amendments, staff will be initiating the process to amend By-Law H-400 in accordance with the MOU and prior Council direction. Bill 204 provides that existing by-laws are preserved until the earlier of when they are replaced or one (1) year elapses.

[Assessment Act](#)

In March of 2019, the province also approved amendments to the *Assessment Act* to ensure small scale operators pay a residential property tax rate, rather than a commercial rate.

HRM will continue to engage with the province regarding future updates to the *Assessment Act* to ensure commercial STR are taxed appropriately.

COMMUNITY ENGAGEMENT

Staff completed a public participation program to understand residents' opinions on the proposed approach to STR regulation in HRM. Engagement included an online survey and targeted engagement with industry, community organizations, and government stakeholders. Attachments D and E of this report include summaries and analysis of feedback received through the public participation program.

Online Survey

This public survey was open from November 19, 2021, until January 31, 2022. The survey asked twenty questions about the proposed regulatory approach in residential neighbourhoods, commercial areas, and rural communities. The survey saw a high level of participation, with approximately 4,000 responses. It is important to acknowledge that the surveys for STRs have seen more participants than any other survey published by Planning & Development.

Responses to the survey were spread out over all the 16 polling districts. The highest level of participation was from District 9 – Halifax Armdale, followed by District 8 – Halifax Peninsula North and then District 7 – Halifax South Downtown. There was a fairly even mix of responses based on age, with less representation from residents over 65 and only 1 response from a resident that identified as under 18. Approximately 66% of respondents own their home, while 31% rent. A majority, approximately 76.5%, of those who responded to the survey have stayed in a STR in the past with a smaller number of survey responses, approximately 13%, identifying as current or past STR hosts.

Overall, 81% of participants were critical of STRs generally and support regulation efforts. A strong majority responses agreed with the 2019 ranking of STR project priorities as follows:

¹ 2022 amendments to the *Tourist Accommodations Registration Act*:
<https://nslegislature.ca/sites/default/files/legc/PDFs/annual%20statutes/2022%20Spring/c029.pdf>

- 1) protecting the supply of traditional long-term rentals
- 2) protecting the integrity of residential neighbourhoods
- 3) collecting appropriate taxes
- 4) requiring minimum standards
- 5) collecting STR host information

Approximately 68% of survey responses supported limiting STRs to a host's primary residence in residential areas. There was also strong opposition to STRs given the negative impact on long-term housing availability and affordability. The responses that were more supportive of STRs in residential areas often mentioned the ability to offset housing costs and earn income as important considerations. In commercial areas, there was slightly less support and more neutral responses on the proposed approach. Approximately, three-quarters of responses supported preventing large conversions of multi-unit buildings to STR uses. The results in rural areas were also more mixed than the strong opposition voiced against STRs in urban residential areas. There was strong support for the use of temporary residences (cottages, cabins, etc.), although respondents noted that care should be taken to reduce the impact on the natural environment, other cottage dwellers and the impacts on the long-term housing market. The majority of responses were in favour of applying regulations to STRs including limiting the use based on zoning, limiting the number of STRs one can own or requiring STRs to comply with the same rules and taxes as other commercial tourist accommodations. Approximately half of the respondents also supported the use of temporary structures such as tents, trailers, yurts etc. as STRs.

A detailed review of survey responses can be found in Attachment D.

Stakeholder Engagement

Staff held four targeted stakeholder meetings and one public meeting to discuss the proposed approach and regulations for STRs. Industry meetings were held with Discover Halifax, the Halifax Partnership, Tourism Nova Scotia, as well as a meeting with a retired tourism stakeholder and a Canada Select representative. These stakeholders were generally supportive of the proposed policy direction. These groups offered experiences with STRs as both a positive part of the tourism industry and negative externality for long term housing supply. Discussions in these meetings highlighted the market demand of travellers for accommodations with home style amenities such as kitchen and laundry facilities, as well as the ability for the STR market to meet rising demand not met by traditional accommodations. Stakeholders also described the need for a strong long-term housing market to support local residents and a thriving community that ultimately attracts tourism.

At the request of the local Councillor, a public meeting was held with residents of a Dartmouth neighbourhood that experienced an incident associated with a STR property. This meeting highlighted the importance of a regulatory framework for STRs to ensure safety and compliance. Residents described frustration and safety concerns with the existence of a STR on their street without the full-time presence of a responsible person, as you would have in a traditional tourist accommodation setting. These residents outlined that their fears for safety would be relieved if the STR were home to a long-term tenant who they would get to know over time rather than the current stream of STR guests. A more detailed summary of this meeting is contained in Attachment E of this report.

DISCUSSION

Leading up to the COVID-19 pandemic, STRs experienced rapid growth throughout HRM. This growth corresponds to increases in sharing economy businesses across North America. During the pandemic, STR listings decreased as tourism and seasonal student population increases halted. As pandemic restrictions have eased in 2022, STR listings are returning to pre-pandemic levels. Simultaneously, HRM, like most jurisdictions, is experiencing unprecedented cost of living increases and rapid inflation. Given these circumstances, there is a need to ensure the long-term housing market is protected. It is also appreciated that HRM's economy is dependent on a robust tourism market. The amendments outlined

below, seek to balance those important considerations.

Regional Plan Amendment

The Regional Plan is a strategic policy document that sets out the goals, objectives and direction for long term growth and development in the Municipality. Amendments to the Regional Plan are significant undertakings and Council is under no obligation to amend its policy direction. As the majority of HRM's land use planning documents were adopted prior to the significant growth of STRs, amendments to the Regional Plan, and secondary planning documents are necessary to provide direction on a consistent approach to regulating where STRs can be permitted throughout the municipality.

The proposed amendment to the Regional Plan, outlined in Attachment A, introduces the term "short term rental" to land use planning documents and enables short term rentals in residential areas only within the operator's primary residence. In zones where tourist accommodations such as hotels are permitted, the proposed Regional Plan amendment would permit short term rentals while not requiring the operator to reside in the STR. This amendment provides a consistent approach to STR policy and regulation across the municipality to protect housing supply while ensuring fairness, in regard to land use, between STRs and other tourist accommodations.

Municipal Planning Strategy (SMPS) Amendments

While the Regional Plan policy will guide the majority of STR provisions in the LUBs, amendments are necessary for the 12 SMPSs that contain references to bed and breakfasts. The proposed amendment package replaces references to "bed and breakfast" uses with updated terminology for the use "short term bedroom rental". A "short-term bedroom rental" is a type of STR where individual bedrooms are offered for short term stays. While bed and breakfasts are a common form of a short-term bedroom rental, the use also includes lodging houses or individuals offering a spare bedroom in their home for short-term lodging. While existing terminology regarding bed and breakfast could be interpreted to encompass other forms of short-term bedroom rentals, this updated terminology provides greater clarity in municipal planning documents.

Land Use By-law (LUB) Amendments

To achieve the proposed policy approach, the amendments in the table below will be implemented in HRM's Land Use By-laws (see Attachment C). These amendments will introduce terminology for STRs in the 22 Land Use By-laws and will ensure a consistent approach to STR regulations across the municipality with clear and updated language. This consistency will be achieved through the amendments outlined below and will allow for improved enforcement and compliance with STR regulations.

Consistent Definitions for STRs

Each LUB will be amended to add new definitions for Short-term Rental and Short-term Bedroom Rental as follows:

Short-term Rental means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

Short-term Bedroom Rental means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

Short-term Rental is the broader definition and will be used to enable the use in commercial areas and restrict the use to primary residences in residential areas. Short-term Bedroom Rental is a definition added to replace references to Bed & Breakfast uses. A Short-term Bedroom Rental is meant to describe the short-term rental of individual bedrooms opposed to the whole unit, which is common to Bed and Breakfasts or lodging houses.

Consistent Approach to How STRs are Enabled

A major component of the proposed amendments discussed in this report are to provide clear and consistent rules regarding how STRs are permitted. The proposed amendments to LUBs focus on three types of STRs:

- 1) Whole Home STRs in Residential Zones: Whole home STRs will only be permitted in residential zones where it is the primary residence of the host. This will allow one to offer their home as a STR when they are away but will limit how often a home can be offered as a STR since it is where the host lives.
- 2) Whole Home Commercial STRs: Zones that already permit tourist accommodations such as hotels or motels, will be updated to include STRs. STRs are a type of tourist accommodation and therefore should be permitted where similar tourist accommodations are permitted. Staff will take care to monitor conversions of purpose-built residential buildings in mixed use zones to commercial STRs and will assess if additional provisions are required to lessen the potential impact of STRs on housing stock.
- 3) Short-Term Bedroom Rentals: Short-Term Bedroom Rentals will be permitted in both residential zones and zones that allow for commercial STRs. They will replace the current provisions that apply to Bed and Breakfasts. In residential zones, the host must be the primary resident and must be on site while STR rooms are occupied. Consistent with existing provisions relating to Bed and Breakfasts, provisions relating to short-term bedroom rentals will include a limit of bedrooms that can be offered at the same time. Short-term bedroom rentals will be limited to 3 bedrooms in the majority of residential zones with the exception of plan areas that already allow larger scale bed and breakfasts in select zones.

Parking

Recent approaches to parking requirements have focused on reducing or removing minimum parking requirements and letting market factors determine how much parking is required. However, it is appreciated that the majority of tourists or users of STRs will require parking. As such, the LUB amendments to STRs will require whole home STRs to be subject to the same parking requirements that apply to a dwelling unit. Additionally, short-term bedroom rentals will require one parking space per bedroom rental to accommodate guests with the exception of the Regional Centre that includes a parking maximum and no minimum.

Other

Boarders and Lodgers as a use will be removed from LUBs as the updated approach to STRs will accommodate this use. As boarders and lodgers could also be applied to some forms of shared housing, the amendment package includes provisions to exempt the long-term rental of 3 bedrooms or less from the requirement to obtain a development permit.

Additionally, the proposed amendments also includes an exemption to the requirement for a development permit for whole home STRs in an operator's primary residence. This ensures that operators who are renting their whole primary residence can do so on a temporary basis without applying for a development permit.

Approach for Rural Areas

As discussed in the September 2020 staff report, there are additional factors that need to be considered for STRs in rural areas. Smaller scale tourist accommodations such as Bed and Breakfasts and whole home STRs play an important role in providing lodging for tourists and helping the local economy. Through the public survey, respondents also noted that STRs in rural areas provide the opportunity to experience a cottage without the luxury of owning one. However, STRs also impact the long-term rental market in rural areas where the impact can be more significant as rental opportunities are less than common. Additionally, respondents to the public survey noted that STRs can have a significant impact to the overall sense of community that personifies rural living.

The proposed amendments included in Attachments A, B and C recommend a region wide approach that is the same for both rural and urban communities. While this approach will be important in setting clear

rules where and how STRs are permitted, it is appreciated that more analysis is needed for rural areas. As such, staff recommend returning to Council with a future report that will focus on tourist accommodations as a whole in rural areas. Areas of focus will include:

- Cottages: Cottages and other types of seasonal properties provide a great opportunity for STRs. Cottages are generally occupied only a couple weeks a year or are not winterized, meaning they cannot be offered as long-term rentals. STRs in cottages also provide a unique tourist experience where traditional tourist accommodations may be few or do not exist. However, care needs to be taken when considering STRs in cottages. There needs to be additional considerations to ensure a cottage is a seasonal property and could not otherwise be used as a long-term rental. Additionally, some respondents of the region wide survey noted that STRs in cottages can be very disruptive to cottage dwellers and as such measures need to be explored to reduce the negative impacts of STRs in cottage communities.
- Inconsistent Zoning in Rural Areas: As illustrated in Attachment G, the zoning provisions in rural areas are generally permissive of tourist accommodations. This is mainly as a result of zoning changes in the late 90s and early 00s that introduced the “Commercial Accommodation Use” and “Tourist Accommodation” use. While the proposed amendments discussed in this report will respect the current planning framework, a targeted review of tourist accommodations in rural areas is warranted to provide consistency within HRM’s rural communities and to reflect the increased prevalence of commercial accommodation uses.
- Environment Impacts: While STRs are located within a dwelling, this report acknowledges that they are not considered a residential use and can have significant impacts in residential communities. This is especially important when considering environmental impacts in rural parts of HRM which have closer connections to our natural ecosystems than urban areas. Any expansion to how STRs or other types of tourist accommodations are currently permitted will need to consider potential impacts on environmental features such as groundwater, wetlands, coastal areas, etc.
- Non-Permanent Structures: There have been increases in requests for allowing non-permanent structures such as yurts, trailers, or tents on residential properties as a form of tourist accommodation in rural communities. Requests range from allowing a small number of non-permanent structures accessory to a main dwelling to expanding where commercial campground uses are permitted. Before considering such uses, impacts to neighbourhoods/communities, the natural environment and commercial campground facilities need to be further considered.

Compliance

A common theme in best practice research and community and stakeholder engagement is the importance of enforcement for any regulation related to STRs. While HRM has a strong land use compliance program, under existing land use regulations, proving the presence of an illegal STR can be very difficult. In combining clear and consistent rules for where STRs are permitted with the province’s requirements for all STRs to register, some of the issues that have made compliance difficult will be addressed. This includes having clear rules regarding when a host is required to be present in the STR or when the STR host must be the primary resident. Should Council approve the proposed amendments, staff will monitor compliance cases to assess if additional tools are necessary to adequately enforce standards.

Rental Registry

On April 30, 2019, Regional Council directed staff to prepare amendments to By-law M-200, Respecting Standards for Residential Occupancies, which include provisions for mandatory registration of residential rental accommodations. The registration requirements are intended to apply to all residential rental units, to facilitate a more strategic inspection process, improve community integration, and help ensure rentals meet minimum safety and liveability standards. The rental registry will apply to all dwellings that are rented for the long or short-term, and as such will apply to STRs.

While staff are not recommending additional regulations for STRs, beyond the proposed amendments to land use planning documents, should Council wish to include additional regulations specific to STRs, such provisions could be added as part of the Rental Registry By-law at a later date.

STR Registration By-law

While the September 29, 2020 motion of Council requested staff pursue the development of a registration by-law specifically for STRs, updates to the provincial registration requirements, the inclusion of STRs in HRM's rental registry by-law and proposed amendments to land use planning documents discussed in this report will speak to the majority of issues a registration by-law would address. As such, staff recommend not proceeding with a registration by-law for STRs at this time. Staff will continue to monitor the impact of STRs and will return to Council should additional municipal regulations be required.

Conclusion

Consultation with residents and stakeholders has identified that STR policy considerations must prioritize the protection of long-term housing supply and traditional neighbourhoods, especially given continued housing shortages and all-time low vacancy rates. At the same time, there are opportunities to allow STRs in limited ways in areas where similar accommodations are already permitted as they are important accommodation options in the tourism market. The proposed amendments for STRs discussed in this report will provide a clear and consistent approach to regulating STRs as a land use throughout the Municipality.

The approach outlined in this report will limit STRs to primary residences in residential zones and allow STRs more permissively in commercial or mixed-use zones where tourist accommodations are already permitted with little restriction. Achieving compliance will be more straightforward with a modern approach to STRs and region-wide consistencies. The impact of STRs on the long-term housing supply is apparent and there is a need to establish comprehensive policies and regulations that will ensure this use is permitted appropriately given neighbourhood consultation and previous council direction on housing and tourism. Staff recommend that Regional Council approve the proposed amendments to the Regional Plan, SMPSs and LUBs to regulate STRs.

FINANCIAL IMPLICATIONS

The HRM costs associated with the Regional Plan/SMPS/ LUB amendment process can be accommodated within the approved operating budget with existing resources. As acknowledged in this report, compliance will play an integral role in the success of regulating STRs. Staff will assess any future financial implications arising from compliance once the amendments are implemented and monitored for a period of time.

RISK CONSIDERATION

Should Council decide not to move forward with policy and regulation amendments to limit STRs, there is a considerable risk that there will be further losses of long-term housing supply.

Otherwise, this application involves proposed Regional Plan, SMPS and LUB amendments. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

No environmental implications beyond those noted in this report are identified. Further analysis regarding the environmental implications of STRs in rural communities will be further assessed in a separate report.

ALTERNATIVES

Regional council may choose to:

1. Modify the proposed amendments to the Regional Plan, SMPS and LUB for short-term rentals as set out in Attachments A, B and C of this report. If this alternative is chosen, specific direction regarding the requested modifications is required. Substantive amendments may require another public hearing be held before approval is granted and may require a supplementary staff report incorporating the proposed changes. A decision of Council to approve or refused the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.
2. Refuse the proposed amendments to the Regional Plan, SMPS and LUB for short-term rentals. A decision of Council to approve or refuse the proposed amendments is not appealable to the N.S. Utility & Review Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

Attachment A - Regional Plan Amendment
Attachment B - MPS Amendment Package
Attachment C - LUB Amendment Package
Attachment D – Survey Results
Attachment E – Stakeholder Meeting Summaries
Attachment F – STR Listing Data
Attachment G – Short-Term Rentals in HRM
Attachment H – Short-Term Rental Infographic

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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Attachment A

Regional Municipal Planning Strategy Amendments

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Regional Municipal Planning Strategy is hereby further amended as follows:

1. Within Chapter 3, Settlement and Housing, add the following text immediately following Section 3.7, as shown in **bold**, as follows:

3.8 SHORT TERM RENTALS

Short-term rentals are dwelling units rented out by property owners or tenants that provide temporary overnight accommodation. Short-term rentals may be offered as a rental of an entire dwelling unit, or in the form of a short-term bedroom rental, where individual bedrooms are rented out separately. This form of short-term rental is often associated with bed and breakfasts, but can also include less formal types of tourist accommodation such as lodging houses.

While short-term rentals can provide unique opportunities for tourism, they can also have an impact on the long-term rental market if unregulated. HRM intends to provide a consistent approach to the regulation of short-term rentals throughout the municipality to protect housing supply while still providing opportunities for tourist accommodations.

S-43 HRM shall, through the applicable land use by-laws, establish special provisions to:

- (a) permit short-term rentals in residential zones, where the short-term rentals are located within the short-term rental operator's primary residence; and**
- (b) permit short-term rentals in zones where commercial tourist accommodation uses are permitted.**

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted by-law was passed at a meeting of the Regional Council of the Halifax Regional Municipality for held on the [day] of [month], 202[#].

NAME
Municipal Clerk

Attachment B

Secondary Municipal Planning Strategy Amendments

Proposed Amendments to the Beaver Bank, Hammonds Plains, and Upper Sackville MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Beaver Bank, Hammonds Plains, and Upper Sackville is hereby amended as follows:

1. Amend Section II, Residential Growth Management, Policy P-3, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

P-3 It shall be the intention of Council to establish a Comprehensive Development District (CDD) Zone in the Land Use By-law which permits the development of a mix of low density residential uses, associated community facility uses, local commercial uses, home-based offices and small-scale **short-term bedroom rentals**. This zone may be applied to those lands for which an application for rezoning was submitted prior to the first notice of the intention to adopt the Regional Municipal Planning Strategy for Halifax Regional Municipality. It will also be retained on those lands that were previously zoned CDD where an application for a development agreement was submitted prior to the first notice. When considering applications for rezoning submitted prior to first notice, Council shall have regard for the following:

- (a) that the development is within the Mixed Use A, Mixed Use B, Mixed Use C, Residential, Upper Hammonds Plains Community, Resource and/or Springfield Lake designations;
- (b) that the development is contiguous to a final approved residential subdivision that has a minimum of 10 lots that is serviced by its own internal road network;
- (c) that a traffic impact study, where determined by the Municipality and/or the Nova Scotia Department of Transportation & Public Works, is submitted by the applicant to demonstrate that the proposed development will not reduce the ~~A~~ level of service of the external transportation network below an acceptable ~~A~~ level of service as defined by the Municipality and/or the Nova Scotia Department of Transportation & Public Works;
- (d) that there are sufficient school, recreation or community facilities and services to support the development; and
- (e) the provisions of Policy P-137.

2. Amend Section II, Mixed Use Designations, Policy P-8, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

P-8 Within the Mixed Use A and B Designations, it shall be the intention of Council to establish a Mixed Use 1 Zone which permits single and two unit dwellings, open space uses, existing mobile dwellings, shared housing uses (RC-Aug 9/22; E Sep 15/22) and ~~bed and breakfast establishments~~ **short-term bedroom rentals**, the limited use of residential properties for business purposes, small scale commercial and resource related activities and most institutional uses. Controls on open storage and parking will be established to address compatibility concerns with surrounding development. Forestry uses and larger scale agricultural operations, with the exception of intensive agriculture operations, shall be permitted subject to separation distance requirements designed to promote compatibility with surrounding land uses.

3. Amend Section II, Mixed Use Designations, Policy P-11, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

P-11 Within the Mixed Use C Designation, it shall be the intention of Council to establish a MU2 (Mixed Use 2) Zone which permits single and two unit dwellings, mobile dwellings, shared housing uses (RC-Aug 9/22;E Sep 15/22), ~~bed and breakfasts~~ **short-term bedroom rentals**, the use of residential properties for business purposes, institutional uses, small scale commercial and industrial activities, resource uses, and existing salvage yard operations. Controls on open storage and parking will be established to address compatibility concerns with surrounding development. Forestry uses and larger scale agriculture operations, with the exception of intensive agriculture operations, shall be permitted subject to separation distance requirements. Larger commercial and industrial uses to a maximum of 10,000 square feet shall also be permitted provided that they have direct access to Highway No. 1 and are subject to increased yard, frontage and lot size requirements as well as separation distances from watercourses and R-1(Single Unit Dwelling) and R-2(Two Unit Dwelling) Zones.

4. Amend Section II, Residential Designation, Land Use Policies, by deleting the text shown in ~~strikethrough~~ and by inserting the text shown in **bold**, as follows:

Land Use Policies

The Residential Designation recognizes and supports the predominantly suburban residential character of these subdivision areas and supports their protection from non-residential land uses.

The desire to preserve and protect the low density environment will be achieved by restricting new residential development to single unit dwellings. Existing two unit dwellings and mobile dwellings will also be considered as permitted uses within the Designation. Given the concern with on-site sewage disposal and the desire for a low density environment, multi-unit dwellings will not generally be permitted. It is felt that multi-unit development is more appropriate in urban areas where municipal services are available. The one exception is shared housing with special care (RC-Aug 9/22;E Sep 15/22), which fills a special community need (Policy P-39).

It is reasonable to consider that the use of a dwelling includes certain rights of the occupant to use that dwelling for purposes which are, in fact, accessory to its main use as the occupant's residence. Although the primary objective is to protect the residential environment, resident-operated business activities of a limited size which require office space or involve the teaching and practice of traditional arts and crafts activities and domestic arts, as well as day care facilities and **short-term bedroom rental such as, but not limited to**, bed and breakfasts, will be permitted. Activities devoted to retail sale or personal service uses, the employment of individuals not living in the dwelling, or the use of mechanical equipment not normally found in a dwelling are not considered to be accessory to the residential use and, therefore, will not be permitted. In addition, controls will be established on the parking of commercial motor vehicles.

Offices and day care facilities shall be permitted, but shall have no signs, outdoor storage or display, and shall be entirely contained within the dwelling. The above conditions are designed to ensure that no aspect of the use will detract from the residential environment.

~~Bed & Breakfast~~ **Short-term Bedroom Rental** operations may also be accommodated within a residential environment without visual and traffic impact to the neighbourhood. As such, small scale ~~bed & breakfasts~~ **short-term bedroom rentals** shall be permitted as of right within the R-1 (Single Unit Dwelling), R-1A(Auxiliary Dwelling Unit) and R2 (Two Unit Dwelling) Zone. In order to ensure that these operations remain complementary to the surrounding residential neighbourhood, the zone will have the following limits: the maximum number of rooms to be let is limited to three, the operation is limited to one sign of a maximum of two square feet and one parking space per room must be provided. The ~~Bed & Breakfast~~ **short-term bedroom rental** must also be operator occupied.

5. Amend Section II, Residential Designation, Land Use Policies, Policy P-34, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Within the Residential Designation, it shall be the intention of Council to establish a residential zone which permits single unit dwellings, existing two unit and mobile dwellings, open space uses, offices and day care facilities operated by a resident of the dwelling, **short-term bedroom rentals** ~~bed & breakfasts~~, as well as activities related to traditional arts and crafts and domestic arts, provided that controls are established on the scale of the business and that no outdoor storage or display are permitted and signs are regulated through provisions of the Land Use By-law (RC-Jun 30/09;E-Sep 5/09), in order to ensure that the external appearance is compatible with the residential environment.

Proposed Amendments to the Eastern Passage/Cow Bay MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Eastern Passage/Cow Bay is hereby amended as follows:

1. Amend Section II, Rural Area Designation, Tourist Accommodation, by deleting the text shown in strikethrough and by inserting the text shown in **bold**, as follows:

Given the proximity of the plan area to the metropolitan area, the availability of outdoor recreation and sightseeing opportunities, and the success of the Fisherman's Cove project as a tourism destination, there is a need to provide a broad range of accommodation options for tourists and the travelling public. While small scale ~~short-term bedroom rentals such as, but not limited to,~~ bed and breakfast operations are allowed throughout the communities, there is also a demand for campground facilities and tourist cottages (RC-May 15/01;E-Jun 23/01). Due to potential concerns over large scale tree clearing, traffic, noise, visual intrusion, scale of the development, and environmental matters, such uses would best be permitted only through the development agreement process. While tourist cottages are a generally acceptable use, there are community concerns relative to the location of such developments, the potential number of rental units, and the potential for their conversion to permanent dwellings. These concerns must be addressed, in addition to other issues which are also applicable to campgrounds. (RC-May 15/01;E-Jun 23/01)

Proposed Amendments to the Eastern Shore (East) MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Eastern Shore (East) is hereby amended as follows:

1. Amend Section I, Regional Context, Economic Activity, by deleting the text shown in ~~strike~~ and by inserting the text shown in **bold**, as follows:

Economic Activity

The traditional resource-oriented economy of the Eastern Shore is still very much evident in the Plan Area. Fishing and forestry remain the primary resource activities, although few residents today make their livelihood solely from these activities. According to the 1991 Census, approximately 11 percent of those employed were engaged in primary industries although not necessarily within the Plan Area. Development related to the processing or manufacturing of natural resources is very limited in the Plan Area. Most of the local resource products are sold in an unprocessed state to the nearby urban market.

The aquaculture sector is becoming an increasingly important part of the local area's economy. The clean water and many inlets are ideally suited for aquaculture. In 1989, the Nova Scotia Department of Fisheries established an Aquaculture Demonstration Centre at Ship Harbour. This facility provides services to aquaculture firms in the area and encourages the development of molluscum and finfish aquaculture in the province. At present, there are several aquaculture firms operating in the Ship Harbour area.

A number and variety of retail and service establishments are distributed throughout the settled areas and tend to be located along the main highway. The greatest concentration of commercial facilities is situated in Sheet Harbour. This commercial area serves many of the smaller communities, while for some items, residents must rely on the Halifax/Dartmouth and Stellarton areas.

The beaches and coastal scenery also support a growing tourism industry, while the area's motels, **short-term bedroom rentals such as, but not limited to**, bed and breakfasts, campgrounds, restaurants, shops and services compliment these natural attractions.

Proposed Amendments to the Eastern Shore (West) MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Eastern Shore (West) is hereby amended as follows:

1. Amend Section I, Regional Context, Economic Activity, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Economic Activity

The traditional resource-oriented economy of the Eastern Shore is still very much evident in the Plan Area. Fishing and forestry remain the primary resource activities, although few residents today make their livelihood solely from these activities. Development related to the processing or manufacturing of natural resources is very limited in the Plan Area, and most of the local resource products are sold in an unprocessed state to the nearby urban market.

The aquaculture sector is becoming an increasingly important part of the local economy. The clean water and the many lakes and coastal inlets make the area ideally suited for aquaculture. With the establishment of the Nova Scotia Department of Fisheries Aquaculture Demonstration Centre at Ship Harbour, services are now available to aquaculture firms in the area to encourage the development of molluscan and finfish aquaculture.

A number and variety of retail and service establishments are distributed throughout the settled areas and tend to be located along the main highway. The greatest concentration of commercial facilities is situated in the Musquodoboit Harbour and Smith Settlement areas. These commercial areas service many of the smaller communities in the Plan Area, however, many residents rely on the Halifax/Dartmouth area to fulfil many of their shopping and entertainment needs.

With some of the province's best beaches and coastal scenery, the Plan Area also supports a growing tourism industry. A number of motels, **short-term bedroom rentals such as, but not limited to**, bed and breakfasts, campgrounds, restaurants, and shops and services compliment the areas' natural attractions.

2. Amend Section IV, Mixed Use Designation, Additional Commercial and Community Facility Uses to be Considered Along the East and West Petpeswick Roads and The Clamshell Road, Policy MU-16, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

MU-16 It shall be the intention of Council to consider permitting convenience stores, garden centers, medical and veterinary clinics, offices, ~~bed and breakfast establishments~~ **short-term bedroom rentals** with more than five (5) rooms to let, commercial uses permitted in the R-6 Zone and FV Zone (excluding existing kennels) where the floor area is greater than two thousand (2,000) square feet, institutional uses, and recreation uses in accordance with the development agreement provisions of the Planning Act. In considering such an agreement, Council shall have regard to the following:

- (a) that the architectural design and scale of the building is compatible with nearby uses;
- (b) that adequate separation distances are maintained from abutting residential development and that landscaping measures are carried out to reduce the visual effects of the proposed use;
- (c) that parking areas are adequate to meet the needs of the proposed use;
- (d) the means by which solid and liquid wastes will be treated;
- (e) the impact of the proposed use on traffic volume and the local road network, and the adequacy of sighting distances from the entrance and exit of the site; and

(f) the provisions of Policy IM-10.

Proposed Amendments to the Lawrencetown MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Lawrencetown is hereby amended as follows:

1. Amend Section II, Lawrencetown Designation, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Lawrencetown's unique coastal environment and proximity to the Halifax-Dartmouth metropolitan area makes it an ideal location for tourist accommodations. The designation supports small scale **short-term bedroom rentals such as, but not limited to**, bed and breakfast establishments, which are considered to be compatible with the overall environment and character of the Lawrencetown area. The Lawrencetown Designation does not, however, provide for motel/hotel complexes.

2. Amend Section II, Lawrencetown Designation, Policy P-2, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

P-2 Within the Lawrencetown Designation, it shall be the intention of Council to establish a Rural Residential (RR-1) Zone which permits existing uses, single unit dwellings, auxiliary dwelling units of a limited size, mobile homes which are skirted, non-intensive agricultural uses, small scale forestry uses, fishing and fishery related uses, and home business, day care facility and ~~bed and breakfast establishments~~ **short-term bedroom rentals** of a limited size and operated by a resident of the dwelling, municipal facility uses, as well as public and private parks. Provisions of the zone will control outdoor storage and display, signage, and parking areas and limit the number of employees associated with home businesses, day care facilities and ~~bed and breakfast establishments~~ **short-term bedroom rentals**. The zone will also establish separation distances for agricultural uses. Existing community commercial uses identified in Appendix "B" of the land use by-law will be permitted to expand, subject to the maximum size requirements of the zone. In addition, special access requirements shall be established for existing service stations. Existing industrial uses identified in Appendix C shall be permitted to expand subject to the requirements of the appropriate zone, as specified in the appendix.

3. Amend Section II, Lawrencetown Designation, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Given the recreational and aesthetic qualities of Lawrencetown, the abundance of large tracts of vacant land, and the existence of land with frontage on bodies of salt water, certain tourist related accommodations and certain water-related recreation uses could potentially be integrated within the semi-rural environment supported by the Lawrencetown Designation. The types of tourist related accommodations that would be acceptable would be limited to campgrounds, lodges, and **short-term bedroom rentals such as, but not limited to**, bed and breakfast operations of a larger scale than permitted under the land use by-law provisions. The types of water-related recreational uses that would be acceptable would be limited to facilities located on property with frontage on a body of salt water¹ allowing for activities such as canoeing, kayaking windsurfing, surfing and other non-motorized means of movement on water.

4. Amend Section IV, Implementation, Policy P-59, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

P-59 The following uses shall only be considered subject to the entering into of a development agreement according to the provisions of Sections 55, 73 and 74 of the Planning Act, within the Lawrencetown Designation:

- (a) home business uses in excess of one thousand (1,000) square feet of gross floor area, according to Policy P-3;
- (b) community facility uses according to Policy P-7; (ba) Shared housing with special care at a larger scale than permitted in the underlying zone uses according to Policies P-7A and P-7B; (RC-Aug 9/22;ESep 15/22)
- (c) ~~bed and breakfast operations~~ **short-term bedroom rentals**, lodges, campgrounds and certain waterrelated recreational uses according to Policy P-8; and (C-Mar 13/95;M-Apr 18/95)
- (d) local business store uses in excess of one thousand (1,000) square feet of gross floor area, according to Policy P-6.
- (e) change of use of existing commercial and industrial uses according to Policy P39A.

Proposed Amendments to the Musquodoboit Valley/Dutch Settlement MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Musquodoboit Valley/Dutch Settlement is hereby amended as follows:

1. Amend Section III, Mixed Use Designation, Policy MU-10, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

MU-10 It shall be the intention of Council to establish a rural residential (RR-1) zone which permits single and two unit dwellings, existing mobile dwellings, community facility uses and limited use of residential properties for business purposes, including daycare facilities, ~~bed and breakfasts~~ **short-term bedroom rentals**, and the keeping of hooved animals. This zone shall also be applied to existing commercial and resources uses intermixed with residential areas.

2. Amend Section III, Village Designation, Policy VIL-2, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

VIL-2 the Village Designation, it shall be the intention of Council to create the village (VIL) zone which permits single and two unit dwellings, multiple unit dwellings up to three units, mobile dwellings, shared housing uses (RC-Aug 9/22;E-Sep 15/22), ~~bed and breakfast establishments~~ **short-term bedroom rentals**, the limited use of residential properties for home business uses, community facility uses, and light industrial uses. The village (VIL) zone shall, also, permit a wide range of commercial uses except for adult entertainment uses. In order to address compatibility concerns, provisions within the zone shall establish controls on open storage, parking, outdoor display, and screening. Forestry and agricultural uses, with the exception of intensive agricultural operations, shall be permitted subject to requirements that compatibility concerns with surrounding land uses.

Proposed Amendments to the Planning District 4 (Prospect) MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning District 4 (Prospect) is hereby amended as follows:

1. Amend Section III, Residential B Designation, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

These communities also have great potential for the development of tourism related industries, given the number of persons who are attracted to the natural beauty of ocean views. The most common types of tourist industries developed today are craft shops and **short-term bedroom rentals such as, but not limited to**, bed and breakfast establishments. These tourism facilities are either operated in conjunction with residential dwellings or independently. In both cases, however, these uses contribute to a valued tradition of providing service to the travelling public and will, therefore, be encouraged to develop within the Residential B Designation.

2. Amend Section III, Residential B Designation, Policy RB-2, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

RB-2 Within the Residential B Designation, it shall be the intention of Council to create a residential B-I zone which generally applies to Goodwood, Hatchet Lake, Shad Bay and to the Highway No. 333 road frontage lands within the McGraths Cove and East Dover communities. This zone shall permit the development of single unit dwellings, open space uses, craft shops, ~~bed and breakfast establishments~~ **short-term bedroom rentals**, home businesses, limited fishery support and aquaculture support uses, limited agricultural uses and all existing business uses and all existing dwellings. In order to address compatibility concerns, provisions of this zone will place controls on the location and size of non-residential uses, as well as on signage, open storage and the use of mechanical equipment and parking for home business activities. The zone will also specify that outdoor display shall be prohibited for home business activities and that the businesses must be operated by a resident of the dwelling.

3. Amend Section III, Rural Residential A Designation, Policy RRA-4, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

RRA-4 Notwithstanding Policy RRA-2, within the Rural Residential A Designation, it shall be the intention of Council to establish a rural residential A commercial zone which permits the development of all uses permitted within the rural residential A-1 zone, convenience stores, craft shops, **short-term bedroom rentals** ~~bed and breakfast outlets~~ and day care facilities which are too extensive to be considered as a home business. In order to address compatibility concerns, provisions will be established to place controls on size, open storage and outdoor display, parking and signage of all commercial uses. All uses permitted as rural residential A-1 uses, shall be regulated in accordance with the provisions established within that zone. In considering amendments to the schedules of the land use by-law to a rural residential A commercial zone, Council shall have regard to the following:

- (a) that the site exhibits characteristics which make the location suitable for the proposed use;
- (b) that the scale and appearance of the building is compatible with surrounding land uses;
- (c) the potential for impact upon any adjacent uses in terms of traffic generation, visual intrusion and/or litter;
- (d) that water and sewerage services are adequate to service the development;

(e) the impact of the proposed use on the existing road network in terms of traffic generation and vehicular and pedestrian safety; and (f) the provisions of Policy IM-11.

4. Amend Section III, Rural Residential B Designation, Land Use Policies, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

The primary intent of the Rural Residential B Designation is to support the low density residential environment with its associated home business, small scale resource, open space uses and **short-term bedroom rentals such as, but not limited to**, bed and breakfast outlets. Within this designation, provision will also be made for the gradual integration of a wider variety of housing types, commercial activities intended to service the surrounding area, community facility uses and resource uses which are compatible with this coastal environment

5. Amend Section III, Rural Residential B Designation, Land Use Policies, Policy RRB-1, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

RRB-1 It shall be the intention of Council to establish the Rural Residential B Designation as shown on Map 1 - Generalized Future Land Use. Within this designation, it shall be the intention of Council to support the growth of the low density residential environment, with its associated home businesses, limited resource uses, open space uses and ~~bed and breakfast outlets~~ **short-term bedroom rentals**.

6. Amend Section III, Rural Residential B Designation, Land Use Policies, Policy RRB-2, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

RRB-2 Within the Rural Residential B Designation, it shall be the intention of Council to establish a rural residential B-1 zone which permits the development of single unit dwellings, home businesses, limited fishery support and aquaculture uses, limited agricultural uses, ~~bed and breakfast outlets~~ **short-term bedroom rentals**, open space uses and all existing businesses including the existing kennel of William and Donna Giles (LIMS No. 40309932) and all existing dwellings. In order to address compatibility concerns, provisions within the zone will place controls on the size and location of fishery support, aquaculture support and limited agricultural uses and on the size, location, parking, signage, outdoor display, the use of mechanical equipment and the open storage aspects of home business uses. Provisions within the zone will also stipulate that home business uses and ~~bed and breakfast outlets~~ **short-term bedroom rentals** must be operated by a resident of the dwelling.

7. Amend Section III, Rural Residential D Designation, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

West Dover has not been influenced by the metropolitan area to the same degree as have other communities throughout the Plan Area. Development within West Dover is comprised of a more extensive mix of low density residential uses together with small scale masonry companies, a trucking and excavation company, a blacksmithing operation, **short-term bedroom rentals such as, but not limited to**, bed and breakfast outlets, a convenience store and takeout, a church and the numerous fish stages and wharves which line the shores. This mixed development pattern contributes to the charm and natural beauty of this fishing village which is located on Nova Scotia's acclaimed Lighthouse Route.

8. Amend Section III, Rural Residential D Designation, Land Use Policies, Policy RRD-2, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Within the RRD Designation, it shall be the intention of Council to create a rural residential D-1 zone which permits single unit dwellings, mobile dwellings, auxiliary dwelling units, two unit dwellings, businesses operated by the owner of the dwelling, craft shops, convenience stores, limited day care facilities, open space uses, shared housing with special care uses (RC-Aug 9/22;E-Sep 15/22), community centres, limited fishing and aquaculture support uses, limited agricultural uses, day camps, **short-term bedroom rentals** ~~bed and breakfast outlets~~ and all existing uses including the small scale fish processing plant of Cecil Herritt (LIMS No. 40522583) and the existing kennel of Lloyd Corney (LIMS No. 40067811). In order to address compatibility concerns, controls will be placed on the size and location of fishery and aquaculture support uses and on the size of buildings and numbers of animals for agricultural uses. Controls will also be placed on size, open storage and outdoor display, signage and parking for home business uses and craft shops. With respect to the existing business of Cecil Herritt, this fish processing plant shall be limited to the size restrictions of a fishery support use.

9. Amend Section III, Mixed Use Designation, Land Use Policies, Policy MU-2, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

MU-2 Within the Mixed Use Designation, it shall be the intention of Council to create the mixed use 1 zone which permits the development of single unit dwellings, two unit dwellings, craft shops, ~~bed and breakfast outlets~~, convenience stores, limited fishery support uses, limited agricultural uses, home business uses and all existing businesses and all existing dwellings. In order to address compatibility concerns, provisions within the zone will establish controls on the size and location of fishery support, agricultural support and existing aquaculture support uses and existing fish processing plants and on the size, location, open storage and outdoor display, signage and parking for craft shops, ~~bed and breakfast outlets~~ **short-term bedroom rentals**, convenience stores and home business uses. In addition, provisions within the zone will place controls on the use of mechanical equipment for home business uses and require that homes businesses and ~~bed and breakfast outlets~~ **short-term bedroom rentals** be operated by a resident of the dwelling.

10. Amend Section IV, Implementation, Policy IM-8, subsection (c), by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

(c) within the Rural Residential A Designation:

- (i) convenience stores, craft shops, ~~bed and breakfast outlets~~ **short-term bedroom rentals** and day care facilities according to Policy RRA-4.

Proposed Amendments to the Planning District 5 (Chebucto Peninsula) MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning District 5 (Chebucto Peninsula) is hereby amended as follows:

1. Amend Section III, Residential Designation, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Short-term bedroom rentals such as, but not limited to, bed and breakfast outlets may also be accommodated within a residential environment without visual and traffic impact on neighbouring properties. These outlets provide desired business opportunities which are considered complementary to the residential use of the property. In order to ensure that undesired effects are not realized, however, the land use by-law will limit the maximum rental of bedrooms to three (3) rooms and establish restrictions on the use of signage, as provided for larger home occupations.

2. Amend Section III, Residential Designation, Policy RES-4, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

RES-4 Within the Residential Designation, it shall be the intention of Council to establish a residential home occupation zone in the land use by-law which permits single and two unit dwellings, existing mobile dwellings, open space uses, fishery support uses, ~~bed and breakfast outlets~~ **short-term bedroom rentals** and the limited use of residential properties for home occupations and daycare facilities provided that controls are established on signage, open storage, and the size and nature of these uses. In order to address compatibility concerns, this zone shall also place limitations on size and the use of signage for ~~bed and breakfast outlets~~ **short-term bedroom rentals**. This zone shall be applied in areas where larger home business capabilities are desired. In considering amendments to the schedules of the land use by-law to a residential home occupation zone to permit larger home businesses, Council shall have regard to the following:

- (a) that the greater use of the dwelling or use of an accessory building for the home occupation is compatible with adjacent residential properties in terms of the size of the home occupation, parking areas, separation, and existing landscaping or buffering;
- (b) the adequacy of water and sewerage services;
- (c) the impact on the local residential area of any traffic being generated by the home occupation; and
- (d) the provisions of Policy IM-10.

3. Amend Section III, Village Centre Designation, Herring Cove, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

While the older sections of the village act as a focal point for the surrounding community, it is felt that the physical Character of the Cove would suffer if this area was to be considered as the principle service centre for adjacent residential developments. As a result, major commercial development will not be encouraged in Herring Cove. Only those land uses which are felt to complement and enhance the physical character of Herring Cove's village centre will be considered. These uses include fishery support uses, medical and dental services, public facilities, **short-term bedroom rentals such as, but not limited to**, bed and breakfasts, and uses related to art and crafts shops.

4. Amend Section III, Village Centre Designation, Ketch Harbour, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Concerns have been expressed by many Ketch Harbour residents about the need to preserve the character and village-like qualities of the community, while retaining the village's focus as a service centre. This is supported in the Plan by accommodating home businesses, local convenience stores, and local tourism related uses such as arts and crafts studios and **short-term bedroom rentals such as but not limited to** bed and breakfasts. General industrial services will be limited to those presently existing.

5. Amend Section III, Rural "A" Designation, Policy RA-2, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

RA-2 Within the Rural "A" Designation, it shall be the intention of Council to establish a Rural Residential Zone which permits single and two unit dwellings, existing mobile homes, ~~bed and breakfast establishments~~ **short-term bedroom rentals**, the limited use of residential properties for home business purposes including day care facilities, recreation and open space uses, fishery uses (which do not require a development permit) and small-scale resource uses. Controls on open storage, signs, the size and nature of the use, and parking will be established to address compatibility concerns with surrounding development. This zone shall also be applied to certain existing commercial and industrial uses in the Rural "A" Designation and the Residential Designation as identified in Appendix "C" of the Land Use By-law (Policy RES-5).

6. Amend Section IV, Implementation, Policy IM-8, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

(b) Within the Village Centre Designation in Herring Cove:

(i) community facility uses, ~~bed and breakfasts~~ **short-term bedroom rentals**, arts and crafts studios, or home occupations according to Policy VCC-3.

Proposed Amendments to the Planning Districts 1 and 3 (St. Margarets Bay) MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning Districts 1 and 3 (St. Margarets Bay) is hereby amended as follows:

1. Amend Section II, Residential Designation, Land Use Policy, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Given the location attributes of the area, **short-term bedroom rentals such as, but not limited to**, bed and breakfasts can be a particularly attractive home business opportunity. By limiting the number of bedrooms associated with a ~~bed and breakfast~~ **short-term bedroom rental** to three, these establishments are accepted and supported within the Residential Designation.

2. Amend Section II, Residential Designation, Land Use Policy, Policy RD-2, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

RD-2 Within the Residential Designation, it shall be the intention of Council to establish a single unit dwelling zone which permits single unit dwellings, open space uses as well as day care facilities, ~~bed and breakfast establishments~~ **short-term bedroom rentals**, and home businesses of a limited size in conjunction with a permitted dwelling and existing uses. Provisions of the land use by-law shall ensure that no aspect of the accessory use will detract from the residential nature of the designation.

3. Amend Section II, Tantallon Crossroads Coastal Village Designation, Village Residential Sub-Designation, Policy CV-14, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

CV-14 Within the Village Residential Sub-Designation, it shall be the intention of Council to establish and apply a Village Residential Zone, to allow:

- (a) single unit dwellings, auxiliary dwelling units, semi-detached dwellings and, on large lots, townhouse-style multiple unit dwellings up to a limited number of units;
- (b) home businesses;
- (c) day care facilities of limited size, in conjunction with a permitted dwelling;
- (d) ~~bed and breakfast uses~~ **short-term bedroom rentals** with a limited number of rooms to be let, in conjunction with a permitted dwelling;
- (e) commercial uses existing at the time of adoption of this Policy;
- (f) limited community and institutional uses; and
- (g) small-scale tourism, fishery, forestry and agricultural activities.

4. Amend Section II, Mixed Rural Residential Designation, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

An important component of commercial activity within the designation relates to tourism. The St. Margarets Bay area has long attracted tourist and this activity still plays a very important role in the economy. The tourism business is generally accepted as it is clean and considered to be compatible with the overall environment of the Bay area. Therefore, support is offered for certain activities that are related to this industry. Businesses now operating in the designation which are dependent on tourism include **short-term bedroom rentals such as, but not limited to**, bed and breakfasts and craft and antique shops

5. Amend Section II, Mixed Rural Residential Designation, Land Use Intent, Policy MRR-2, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

MRR-2 Within the Mixed Rural Residential Designation it shall be the intention of Council to establish a Mixed Rural Residential zone which permits all existing uses, single unit dwellings, two unit dwellings, mobile homes which are skirted, small scale medical clinics, boat houses, homes businesses, local commercial activities, operations related to the tourist industry such as ~~bed and breakfasts~~ **short-term bedroom rentals** and craft and antique shops, smaller-scale resource-related uses and open space and institutional uses which provide services to the community. Provisions of the zone will provide for controls on outdoor storage and display, parking and loading areas, buffering and setbacks for the permitted nonresidential uses.

Proposed Amendments to the Planning Districts 14/17 (Shubenacadie Lakes) MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Planning Districts 14/17 (Shubenacadie Lakes) is hereby amended as follows:

1. Amend Section III, Residential Designation, Policy P-66, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

P-66 Within the Residential Designation, it shall be the intention of Council to establish a suburban residential zone which permits single unit dwellings, two unit dwellings, community uses, and limited office and day care facilities and small scale ~~bed and breakfast establishments~~ **short-term bedroom rentals** (C-May 27/97;M-Jul 2/97) within a dwelling.

2. Amend Section III, Residential Designation, Policy P-73, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

P-73 Notwithstanding Policy P-66, within the Residential Designation, it shall be the intention of Council to establish a single unit dwelling zone which would permit single unit dwellings, limited office and day care facilities and small scale ~~bed and breakfast establishments~~ **short-term bedroom rentals** (C-May 27/97;M-Jul 2/97) within a dwelling, and limited community uses. In considering the application of this zone by amendment to the land use by-law, Council shall have regard to the following:

- (a) that the lands to be rezoned contain at least 5 acres;
- (b) that the existing uses within the proposed area will all conform with the proposed zone;
- (c) that the area to be considered does not provide sole access from a trunk highway to an established resource activity; and
- (d) the provisions of Policy P-155.

3. Amend Section III, Residential Designation, before Policy P-74A, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

The plan area is located at the main entry point to the urban areas and has many areas of great natural beauty and historical significance which make it particularly attractive to tourists. It is the desire of area residents to build upon these assets in an effort to develop its potential for tourism. Larger scale **short-term bedroom rentals** ~~bed and breakfast uses~~ at appropriate locations are considered beneficial in this regard. While being generally supportive of such uses, the potential negative effects such as increased traffic, noise, and visual intrusions are recognized. Therefore, such uses will be considered by development agreement.

4. Amend Section III, Residential Designation, Policy P-74A, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

P-74A Notwithstanding Policy P-65, within the Residential Designation it shall be the intention of Council to consider permitting ~~bed and breakfast uses~~ **short-term bedroom rentals** with four or more rooms for rent in accordance with the provisions of Sections 55, 66 and 67 of the Planning Act. In considering such a development agreement, Council shall have regard for the following:

- (a) that the use is capable of meeting the requirements of the Department of Tourism and Culture;

- (b) that the architectural design and scale of the building is compatible with nearby land uses;
- (c) that the property is visually buffered from adjacent land uses;
- (d) the hours of operation;
- (e) the provisions of Policy P-155. (C-May 27/97;M-Jul 2/97)

5. Amend Section III, River Lakes Secondary Planning Strategy, River-lakes Village Centre Designation Policies, Canal Court, Policy RL-3, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

RL-3 Within the River-lakes Village Centre Designation, the Canal Court Zone shall be created under the schedules of Land Use By-law. The intent of this Zone is to support the transition of the area to a small-scale, mixed-use, walkable centre around the historic Shubenacadie Canal as a focal point for development. This Zone is also intended to maintain the traditional small lot pattern in this area by keeping the scale of buildings small to ensure that all features of development can be situated on the existing lot fabric without triggering the need for lot consolidations. Provisions will be established under the Land Use By-law to:

- (a) allow the development of small-scale commercial, single and two unit dwellings, an existing multiple-unit dwelling and its limited expansion, home business, ~~bed and breakfast~~ **short-term bedroom rental**, open space uses and museums as an educational institution;
- (b) allow the existing uses to be permitted if they were constructed prior to the effective date of this Secondary Planning Strategy;
- (c) allow the development of slightly larger-scale commercial development on sites shown on Schedules F and G of Land Use By-law, situated at the corner of Fall River Road and McPherson Road, to create a prominent entry site into the Canal Court area;
- (d) require minimal setbacks from the roadway to facilitate the future development of an internal courtyard in the rear yards adjacent to the Shubenacadie Canal and to create a sense of enclosure along the street; and
- (e) require limitations on gross floor space, building footprint, minimum and maximum height and minimum width to maintain a small-scale appearance, create a sense of enclosure and rhythm, maintain the fine grain lot pattern, and maximize the amount of pervious surface over the site to minimize adverse impacts on receiving waters.

6. Amend Section III, River Lakes Secondary Planning Strategy, River-lakes Village Centre Designation Policies, Village Mainstreet, Policy RL-7, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

RL-7 Within the River-lakes Village Centre Designation, the Village Mainstreet Zone shall be created under the schedules of Land Use By-law. The intent of this Zone is to facilitate the creation of a well designed pedestrian-oriented village mainstreet throughout the River-lakes Village Centre Designation that maintains a positive relationship between the buildings, the street and the receiving environment. Provisions will be established under the Land Use By-law to:

- (a) permit small -scale commercial, residential, ~~bed and breakfast~~ **short-term bedroom rentals** and home business uses, institutional uses and open space uses;
- (b) allow the existing uses to be permitted if they were constructed prior to the effective date of this Secondary Planning Strategy;
- (c) require a setback from the highway;
- (d) place limitations on gross floor space, building footprint, maximum height and width to maintain a small-scale appearance and building rhythm and to maximize the

amount of pervious surface over the site to minimize impact on receiving waters;
and

(e) permit larger-scale commercial development on the site shown on Schedule I of
Land Use By-law, the old Fall River Recreation Centre.

7. Amend Section IV, Implementation, Policy P-154, subsection (b), clause (viii), by deleting the
text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

(viii) ~~Bed and breakfast uses~~ **Short-term bedroom rentals** in accordance with Policy P-74A.
(C-May 27/97;M-Jul 2/97)

Proposed Amendments to the Sackville Drive SMPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Secondary Municipal Planning Strategy for Sackville Drive is hereby amended as follows:

1. Amend Part 5, The Policies, Pedestrian Retail Designation, Section 5.3.1 Encourage Pedestrian Oriented Uses, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Tourism or recreation-based uses within the Pedestrian Retail Designation should also be encouraged. Such uses reflect the tremendous recreational and educational opportunities that natural resources like the Little Sackville River and Trail System provide in this area. Specifically, hotels, motels, **short-term bedroom rentals such as, but not limited to**, bed and breakfasts, wilderness, hiking, canoeing, fishing and other outdoor outfitter uses should be encouraged to capitalize on Sackville's natural assets and to facilitate greater tourism and recreation based pedestrian activities

2. Amend Part 5, The Policies, Pedestrian Retail Designation, Section 5.3.1 Encourage Pedestrian Oriented Uses, Policy PR-2, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Policy PR-2 Within the Pedestrian Retail Designation, a Pedestrian Retail Zone shall be established and applied to the lands shown on Schedule B. The Zone shall permit a range of pedestrian oriented uses, including but not limited to, retail, offices, service and personal service shops, restaurants (full service, take-out), bakeries, ~~bed and breakfasts~~ **short-term bedroom rentals**, motels, and institutional and community developments, with footprints less than 5,000 square feet. One and two residential units, and (RC-Apr12/05;E-May 7/05) Multiple Dwelling uses shall be permitted within the Zone where street front commercial is provided. All uses in existence as of May 7, 2002 with the exception of any existing pawn shops, shall be permitted within the Zone.

Proposed Amendments to the Sackville MPS

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Sackville is hereby amended as follows:

1. Amend Section III, Land Use Intent, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

The intention of the Urban Residential Designation is to protect the residential environment of the community while allowing for a variety of housing types and other uses which are compatible with continuing residential development. Within this designation, single unit dwellings, as well as those associated activities which are typical and appropriate to the existing residential environment shall be permitted. Recognizing that certain forms of higher density residential development may be accommodated without general conflict, it is the intention of the planning strategy to provide for such uses in the Urban Residential Designation by amendment to the land use by-law or by development agreement. Further, recognizing that there are additional uses that may be accommodated in a residential area given special development criteria, it is the intention of the planning strategy to consider medical centres, larger shared housing with special care uses (RCAug 9/22;E-Sep 15/22), larger day care facilities, **short-term bedroom rentals such as but not limited to** bed and breakfast establishments, local commercial uses and mobile home parks by development agreement.

The intent of the Rural Residential Designation is to recognize the semi-rural character of the areas designated, particularly their traditional mix of low density residential and resource uses. In order to accommodate other uses which are compatible with the surrounding neighbourhood, it shall be the intent of the planning strategy to consider, by amendment to the land use by-law, other forms of residential development and local commercial uses. Larger shared housing with special care uses (RC-Aug 9/22;E-Sep 15/22), larger day care facilities, ~~bed and breakfast establishments~~ **short-term bedroom rentals** and salvage yards will be considered by development agreement.

2. Amend Section III, Urban Residential Designation, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Sackville's proximity to the Halifax-Dartmouth metropolitan area makes it a good location for tourist accommodations. While larger scale commercial accommodation services such as hotels and motels are permitted in the commercially designated areas, the availability of such services is very limited. To help meet the need for tourist accommodation in the Sackville area, **short-term bedroom rentals such as, but not limited to**, bed and breakfast establishments shall be permitted as home occupations in residential areas. Furthermore, more extensive operations may be considered, provided they are developed in a manner compatible with residential environment.

3. Amend Section III, Urban Residential Designation, Policy UR-21, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

UR-21 Notwithstanding Policies UR-2 and RR-2, within the Urban and Rural Residential Designations, it shall be the intention of Council to consider ~~bed and breakfast establishments~~ **short-term bedroom rentals** which are too extensive to be accommodated as a small business in a dwelling, according to the development agreement provisions of the Planning Act. In considering such agreements, Council shall have regard to the following:

- (a) that adequate parking facilities are provided;

- (b) that parking areas are screened to reduce the visual effects on adjacent low density residential developments;
- (c) that the architectural design and scale of the building is compatible with nearby uses;
- (d) that any ~~bed and breakfast~~ **short-term bedroom rental** establishment shall not include more than six (6) rooms for accommodation;
- (e) the suitability of access to and from the site;
- (f) signage; and
- (g) the provisions of Policy IM-13.

4. Amend Section IV, Implementation, Policy IM-10, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

IM-10 The following uses shall only be considered subject to the entering into of a development agreement.

- (a) Within the Urban Residential Designation:
 - (i) townhouse dwellings according to Policy UR-6;
 - (ii) multiple unit dwellings according to Policy UR-8;
 - (iii) medical clinics and larger day care facilities according to Policy UR-15;
 - (iv) local commercial uses according to Policy UR-18;
 - (v) community commercial uses along the south side of Sackville Drive between the Beaver Bank Road and the Lucasville Road, according to Policy UR-19;
 - (vi) commercial service uses along Sackville Drive, west of Millwood Drive according to Policy UR-20;
 - (vii) ~~bed and breakfast~~ **short-term bedroom rental** establishments according to Policy UR-21;
 - (viii) expansion of the existing salvage operation located on the Old Sackville Road according to Policy UR-22;
 - (ix) community commercial uses on properties along the Cobequid Road between Sackville Drive and First Lake Drive, according to Policy UR-24;
 - (x) expansion of existing commercial uses or development of new commercial uses in excess of the maximum floor area permitted by the C-2 Zone on properties identified as LRIS Nos. 4009443 and 40094450 according to Policy UR-25; and
 - (xi) mobile home parks and expansions of existing mobile home parks according to Policy UR-27.
 - (xii) Community Commercial (C-2) uses and auto body shops east of Rosemary Drive and north and west of Atlantic Gardens on Sackville Drive. (RC-Dec 4/07;E-Jan 19/08)
 - (xx) (Refer to Sackville Drive SPS: RC-May 7/02;E-Jun 29/02)
- (b) Within the Rural Residential Designation:
 - (i) commercial service uses along Sackville Drive west of Millwood Drive, according to Policy UR-20;
 - (ii) ~~bed and breakfast~~ **short-term bedroom rental** establishments according to Policy UR-21;
 - (iii) community commercial uses on properties along the Cobequid Road between Sackville Drive and First Lake Drive, according to Policy UR-24;
 - (iv) expansion of existing commercial uses to non-commercially zoned properties according to Policy RR-5;
 - (v) expansion of existing commercial uses exceeding 10,000 square feet according to Policy RR-6;
 - (vi) larger day care facilities according to Policy RR-7;

- (vii) expansion of A.F. MacEachern Sheet Metal Company Ltd., according to Sackville MPS Page 87 Policy RR-8;
- (viii) salvage yards according to Policy RR-9; and
- (ix) Pursuant to Policy RR-10 home businesses that do not meet the Land Use By-law requirements for the existing residential property located at 50 Walker Service Road (LRIS No. 40127599). (C-Feb 10/97;M-Apr 16/97)

Attachment C
Proposed Land Use By-law Amendments

Proposed Amendments to the Land Use By-Law for Beaver Bank, Hammonds Plains, and Upper Sackville

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for BEAVER BANK, HAMMONDS PLAINS, AND UPPER SACKVILLE Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.34 CANNABIS-RELATED USES, as follows:

4.35 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS by deleting clause 2.7 BED AND BREAKFAST.
3. Amend PART 2 DEFINITIONS by inserting the text shown in **bold** immediately following 2.72B SHARED HOUSING WITH SPECIAL CARE, as follows:

2.72C Short-term Bedroom Rental means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.72D Short-term Rental means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

4. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES by inserting the text shown in **bold**, as follows:

4.1D A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

4.1E Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, Section 4.26 Parking Requirements, by deleting the text shown in ~~strikethrough~~ and by inserting the text shown in **bold**, as follows:

Motels, ~~and~~ hotels **and short-term bedroom rentals**

6. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES by inserting the text shown in **bold**, as follows:

4.35 SHORT-TERM RENTALS

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**

b) **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**

- i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
- ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) **One off-street parking space in addition to that required for the dwelling unit shall be provided for each bedroom to be rented.**

7. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE, section 6.1, by deleting the text shown in ~~strikethrough~~, as follows:

6.1 R-1 USES PERMITTED

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

Single unit dwellings
Existing two unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)
Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings
Offices in conjunction with permitted dwellings
~~Bed & Breakfasts~~
Open space uses

8. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE, by deleting section 6.6 OTHER REQUIREMENTS: BED AND BREAKFASTS.

9. Amend PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE, section 7.1, by deleting the text shown in ~~strikethrough~~, as follows:

7.1 R-1A USES PERMITTED

No development permit shall be issued in any R-1A (Auxiliary Dwelling Unit) Zone except for the following:

Residential Uses

Single unit dwellings;
Auxiliary dwelling units;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)
Day care facilities for not more than seven (7) children in conjunction with permitted dwellings; and
Offices in conjunction with permitted dwellings
~~Bed & Breakfasts~~
Open space use

10. Amend PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE, by deleting section 7.4 OTHER REQUIREMENTS: BED AND BREAKFASTS.
11. Amend PART 7A: R-1B (AUXILIARY DWELLING WITH HOME BUSINESS) ZONE, by deleting section 7A.7 OTHER REQUIREMENTS: BED AND BREAKFASTS.
12. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, Section 8.1, by deleting the text shown in ~~strike~~through, as follows:

8.1 R-2 USES PERMITTED

No development permit shall be issued in any R-2 (Two Unit Dwelling) Zone except for the following:

Single unit dwellings
Two unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)
Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings
Offices in conjunction with permitted dwellings
~~Bed & Breakfasts~~
Open space uses
Existing Home Businesses

13. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, by deleting section 8.6 OTHER REQUIREMENTS: BED AND BREAKFASTS.
14. Amend PART 13: MU-1 (MIXED USE) 1 ZONE, section 13.1, subsection Residential Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike~~through, as follows:

Residential Uses
Single unit dwellings
Two unit dwellings
Shared housing use (RC-Aug 9/22;E-Sep 15/22)
~~Bed and Breakfast~~
Senior citizens housing
Existing multiple unit dwellings
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
Business uses in conjunction with permitted dwellings
Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

15. Amend PART 17: C-4 (HIGHWAY COMMERCIAL) ZONE, section 17.1, by inserting the text shown in **bold**, as follows:

17.1 C-4 USES PERMITTED

No development permit shall be issued in any C-4 (Highway Commercial) Zone except for the following:

- All uses permitted in the C-2 zone
- Display courts
- Motels
- Service stations
- Taxi and bus depots
- Greenhouses and nurseries
- Veterinary clinics and indoor kennels
- Recycling Depots
- Building supply outlets
- Drive in and take out restaurants
- Fraternal centres and private clubs
- Short-term Rentals**
- Short-term Bedroom Rentals**

16. Amend PART 26: COMPREHENSIVE DEVELOPMENT DISTRICT (CDD) Zone, section 26.1, by deleting the text shown in ~~strike~~through, as follows:

26.1 CDD USES PERMITTED

No development permit shall be issued in any CDD (Comprehensive Development District) Zone except for the following:

- Single unit dwellings
- Two unit dwellings
- Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)
- Local commercial uses not exceeding two thousand (2000) square feet
- Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings
- Home Business
- ~~Bed and Breakfasts in conjunction with permitted dwellings and with a maximum of three (3) units for rental~~
- Institutional Uses

Proposed Amendments to the Land Use By-Law for Bedford

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for BEDFORD Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 12C. CANNABIS-RELATED USES, as follows:

12D. SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by deleting the definition BED AND BREAKFAST / GUEST HOME OPERATION.
3. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following the definition Shopping Centre, as follows:

Short-term Bedroom Rental means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

Short-term Rental means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

4. Amend PART 5 GENERAL PROVISIONS FOR ALL ZONES, Section 3 Development Permits, by inserting the text shown in **bold** immediately following subsection 3B, as follows:

3C. A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

3D. Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

5. Amend PART 5 GENERAL PROVISIONS: USES, section 8 Home Occupations, by deleting subsection I.
6. Amend PART 5 GENERAL PROVISIONS: USES, by deleting section 10 Boarders and Lodgers.
7. Amend PART 5 GENERAL PROVISIONS: USES, by inserting the text shown in **bold** immediately following section 12C, as follows:

12D. SHORT-TERM RENTALS

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**
- b) **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**
 - i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**

- ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

8. Amend PART 5 GENERAL PROVISIONS: PARKING AND LOADING FACILITIES, Section 34 Parking Requirements, subsection a), by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Hotels, motels, staff houses, **and short-term bedroom rentals**

9. Amend PART 12 GENERAL BUSINESS DISTRICT (CGB) ZONE, be deleting the text shown in ~~strike through~~ and inserting the text shown in **bold**, as follows:

No development permit shall be issued in a General Business District (CGB) Zone except for one or more of the following uses:

- a) Office Uses
- b) Private Clubs (social)
- c) Full- Service Restaurants
- d) Day Care Facilities (RC-Mar 3/09;E-Mar 21/09)
- e) Neighbourhood Convenience Stores
- f) General Retail exclusive of mobile home dealerships
- g) Personal and Household Services, exclusive of massage parlours
- h) Commercial Photography
- i) Lounges & Taverns (Taverns not exceeding 1,500 Sq.Ft. gross area)
- j) All Age/Teen Clubs
- k) Hotels, Motels, Cabins, Guest Houses
- l) Recycling depots
- m) Drycleaning Depots
- n) Commercial parking lots
- o) Funeral Homes
- p) Institutional (SI) uses, excluding cemeteries
- q) Ice cream stands (NWCC-Jul 7/05;E-Dec 5/05)
- r) Veterinary clinics (NWCC-Sep 27/07;E-Oct 13/07)
- s) Banks and Financial Institutions (NWCC-Jul 8/13;E-Jul 27/13)
- t) ~~Uses accessory to the foregoing uses (NWCC-Jul 8/13;E-Jul 27/13)~~

Short-term Rentals

- u) **Short-term Bedroom Rentals**
- v) **Uses accessory to the foregoing uses (NWCC-Jul 8/13;E-Jul 27/13)**

10. Amend PART 14: MAINSTREET COMMERCIAL (CMC) ZONE, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

No development permit shall be issued in a Mainstreet Commercial (CMC) Zone except for one or more of the following uses:

- a) dwelling units, including shared housing uses, not to exceed 50% of the gross floor area and not to be located fronting on a street on the first floor
- b) day care facilities (RC-Mar 3/09;E-Mar 21/09)
- c) business and professional offices
- d) medical, veterinary, and health service clinics; (NWCC-Nov 25/10;E-Dec 11/10)
- ~~e) bed and breakfast/guest home establishments not exceeding three (3) units per establishment~~
- f) inn and country inn establishments not exceeding ten (10) units per establishment
- g) full Service Restaurant
- h) food stores not to exceed 5,000 sq.ft. per business
- i) post office
- j) general retail stores not to exceed 5,000 square feet per business (excluding mobile home dealers)
- k) personal and household service shops (exclusive of massage parlours)
- l) banks and financial institutions
- m) commercial parking lots
- n) pub, lounge to a maximum of 800 sq. feet devoted to public use
- o) all age/teen clubs
- p) recycling depots
- q) drycleaning depots
- r) uses accessory to the foregoing uses
- s) existing residential uses
- t) existing motel, inn, hotel uses
- u) funeral homes
- v) existing uses located at 1067, 1111, 1180, 1189, 1239, 1312 and 1350 Bedford Highway as described in Appendix B
- w) Ice cream stands (NWCC-Jul 7/05;E-Dec 5/05)
- x) **short-term rentals**
- y) **short-term bedroom rentals**

11. Amend PART 15: HIGHWAY ORIENTED COMMERCIAL (CHWY) ZONE, by deleting the text shown in ~~strike through~~ and inserting the text shown in **bold**, as follows:

No development permit shall be issued in a Highway Oriented Commercial (CHWY) Zone except for one or more of the following uses:

- a) service stations
- b) automotive vehicles, parts, & accessories sales and services
- c) clinics
- d) drive-in and take-out restaurants
- e) garden markets
- f) motels, hotels, guest homes
- g) trailer/mobile home sales
- h) neighbourhood convenience stores

- i) commercial parking lots
- j) display or model homes
- k) public garages
- l) general retail and rental shops
- m) drycleaning depots
- n) funeral homes
- o) veterinary clinics
- p) recycling depots
- q) office uses
- r) ~~uses accessory to the foregoing uses. (NWCC-Aug 9/07;E-Sep 1/07)~~
- s) short-term rentals**
- s) short-term bedroom rentals**
- t) uses accessory to the foregoing uses. (NWCC-Aug 9/07;E-Sep 1/07)**

12. Amend PART 15A: CUSHING HILL COMMERCIAL (CHC) ZONE, by deleting the text shown in ~~strike through~~ and inserting the text shown in **bold**, as follows:

No development permit shall be issued in a Cushing Hill Commercial (CHC) Zone except for one or more of the following uses:

- a) service stations
- b) automotive vehicles, parts, & accessories sales and services
- c) clinics
- d) drive-in, take-out and full-service restaurants
- e) garden markets
- f) motels and hotels
- g) trailer/mobile home sales
- h) neighbourhood convenience stores
- i) commercial parking lots
- j) display or model homes
- k) public garages
- l) general retail and rental shops
- m) drycleaning depots
- n) funeral homes
- o) veterinary clinics
- p) recycling depots
- q) office uses
- r) private clubs (social)
- s) general retail
- t) personal and household services, exclusive of massage parlours
- u) commercial photography
- v) lounges & taverns (taverns not exceeding 1,500 Sq.Ft. gross area)
- w) banks and financial Institutions
- x) multiple unit dwelling in conjunction with and subordinate to a hotel
- y) ~~uses accessory to the foregoing uses.~~
- z) short-term rentals**
- z) short-term bedroom rentals**
- aa) uses accessory to the foregoing uses.**

13. Amend PART 19A: BEDFORD WEST BUSINESS CAMPUS (BWBC) ZONE, by inserting the text shown in **bold**, as follows:

No development permit shall be issued on lands within the "A" Area of the Bedford West Business Campus (BWBC) Zone, as illustrated on Schedule I, except for one or more of the following uses:

- a) Educational, research and development, and design facilities, excluding public schools;
- b) Laboratories and accessory research and processing facilities;
- c) Offices
- d) Data processing and computer centres, including service and maintenance of electronic data processing equipment;
- e) Legal, medical, veterinarian, engineering, surveying, accounting, architectural, scientific and similar professional offices;
- f) Radio and television broadcasting stations as well as activities related to
- g) telecommunications research and development;
- h) Assembly, warehousing and distribution operations;
- i) Utility and public service facilities and uses needed to service the immediate vicinity;
- j) Recreational facilities;
- k) Hotels and motels;
- l) Day care facilities (RC-Mar 3/09;E-Mar 21/09);
- m) Shared housing with special care;
- n) Park and ride facilities;
- o) Restaurant Full-Service, Restaurant Take-Out, and retail uses in association with any other permitted uses;
- p) Accessory buildings and use, including assembly operations limited to the development of prototypes, which are customarily incidental or specifically related to a principal permitted use are permitted.
- q) **Short-term Rentals**
- r) **Short-term Bedroom Rentals**

Proposed Amendments to the Land Use By-law for Cole Harbour / Westphal Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for COLE HARBOUR / WESTPHAL Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.34 CANNABIS-RELATED USES, as follows:

4.35 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS by inserting the text shown in **bold** immediately following section 2.66C SHIPPING CONTAINER, as follows:

2.66D **SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.**

2.66E **SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.**

3. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES by inserting the text shown in **bold**, as follows:

4.1C **A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.**

4.1D **Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.**

4. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, Section 4.25 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Motels, and hotels, and short-term bedroom rentals

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES by inserting the text shown in **bold**, as follows:

4.35 **SHORT-TERM RENTALS**

a) Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.

b) Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:

i) The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;

- ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

6. Amend Part 15A: MOD (Mixed Opportunity District) ZONE, section 15A.1.2 – Sub Area B, subsection Commercial Uses, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Commercial Uses

- Food stores
- Personal service shops
- Retail stores
- Offices
- Restaurants
- ~~Bed and breakfast establishments~~
- Hotels
- Short-term rentals**
- Short-term bedroom rentals**

7. Amend Part 15A: MOD (Mixed Opportunity District) ZONE, Section 15A.1.4, subsection Within Sub Area B of Schedule E, by inserting the text shown in **bold**, as follows:

Within Sub Area B of Schedule E

- Townhouse dwellings
- Multiple unit dwellings
- Food stores
- Personal service shops
- Retail stores
- Offices
- Restaurants
- Hotels
- Educational institutions and uses
- Daycare facilities
- Shared housing use with greater than 10 bedrooms
- Medical clinics
- Commercial recreation uses
- Mixed use buildings containing residential units and any one or more of the following: commercial, institutional or community uses
- Short-term Rentals**
- Short-term Bedroom Rentals**

8. Amend Part 17: C-2 (GENERAL BUSINESS) ZONE, Section 17.1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

Retail stores;
Food stores;
Service and personal service shops;
Offices;
Commercial schools;
Banks and financial institutions;
Restaurants except drive-in or take-out restaurants;
Theatres and cinemas except drive-in theatres;
Motels, hotels and motor inns;
Funeral establishments;
Taxi and bus depots;
Parking lots;
Veterinary hospitals and indoor kennels;
Existing service stations;
Existing building supply outlets.
Automotive repair uses (minor) (RC-May 11/99;E-Jun 26/99)

Short-term rentals

Short-term bedroom rentals

9. Amend Part 18: C-4 (HIGHWAY COMMERCIAL) ZONE, Section 18.1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

Retail stores;
Food stores;
Service and personal service shops;
Banks and financial institutions;
Restaurants;
Outdoor display courts;
Hotels, motels and motor inns;
Indoor commercial recreation uses;
Funeral establishments;
Service stations;
Taxi and bus depots;
Parking lots;
Greenhouses and nurseries;
Veterinary hospitals and kennels;
Re-cycling depots.
Car Washes (HEMCC-Oct. 2/14; E-Nov 1/14)
Offices (RC-Aug 14/18; E-Sep 15/18)

Short-term rentals

Short-term bedroom rentals

Proposed Amendments to the Land Use By-law for Dartmouth Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for DARTMOUTH Plan Area is hereby further amended as follows:

1. Amend SECTION 1: DEFINITIONS, by inserting the text shown in **bold** immediately following section (agb) SHARED HOUSING WITH SPECIAL CARE as follows:

(agc) **SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.**

(agd) **SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.**

2. Amend SECTION 2 GENERAL PROVISIONS, Subsection 14, clause (h), by inserting the text shown in **bold**, as follows:

(h) for hotels, tourist homes, **short-term bedroom rentals** and buildings of a similar nature, one parking space shall be provided for each of the first 20 rooms, one parking space for every 4 rooms over 20 and one parking space for each 100 square feet of floor area for any restaurant therein;

3. Amend SECTION 2 GENERAL PROVISIONS, by deleting section 22.

4. Amend SECTION 2 GENERAL PROVISIONS, by deleting section 32E(17), by deleting the text shown in strikethrough, as follows:

32E(17) In the RI, R-1A (RC-Sep 8/09;E-Nov 14/09), R2, R3, R4, MFI, T, and TH zones under this By-law no sign shall be permitted except:

(a) ~~a sign in respect to the keeping of boarders or lodgers of two-tenths of a square metre (0.2m²) or less in area; and~~

(b) a sign of two-tenths of a square metre (0.2m²) or less in area identifying a home occupation and placed on a wall or fascia.

5. Amend SECTION 2 GENERAL PROVISIONS, section 33 Development Permit Exemptions, by inserting the text shown in **bold**, as follows:

33 Development Permit Exemptions (RC- Oct 05/21;E-Jan 08/22)

(a) An accessory hen use is exempt from the requirement to obtain a development permit.

(b) **A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.**

(c) **Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.**

6. Amend SECTION 2 GENERAL PROVISIONS, by inserting the text shown in **bold**, as follows:

SHORT-TERM RENTALS

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**
- b) **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**
 - i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
 - ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
 - iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
 - iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
 - v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

7. Amend PART 4: R-3 MULTIPLE FAMILY RESIDENTIAL) ZONE- MEDIUM DENSITY, section 34(7), clause (c), by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

- (c) Notwithstanding subsections 34(1) and 34(7)(b), the following additional uses shall be permitted within Schedule AI-1 of the Kuhn Road Designation as shown on Schedule AI:

- (i) ~~Bed and Breakfast uses having no more than three bedrooms;~~
- (ii) **Craftshops;**
- (iii) **Day spas;**
- (iv) **Studios;**
- (v) **Offices;**
- (vi) **Workshops;**
- (vii) **Greenhouses;**
- (viii) **Warehouses, including indoor vehicle storage;**
- (ix) **Self storage uses;**
- (x) **Places of worship and associated halls;**
- (xi) **Public parks except sportsfields or ball diamonds;**
- (xii) **Conservation related projects; and**
- (xiii) **Accessory retail on the same lot as any use set forth in this subsection**

8. Amend PART 24: MF-1 (MULTIPLE FAMILY RESIDENTIAL) ZONE, section 48 (1), by inserting the text shown in **bold**, as follows:

48(1) No person shall, in any MF-1 Zone erect, alter, repair, maintain or use any building in whole or in part, or use land for any purpose other than the following uses, namely:

- (a) Shared Housing Use (RC-Aug 9/22;E-Sep 15/22)
- (b) Apartment house
- (c) Hospitals, excepting hospitals for the treatment of infectious diseases
- (d) Institutions, other than for corrections use or for the treatment of mental cases
- (e) Sports or social club
- (f) Fire station
- (g) Hotel or motel
- (h) ~~Any use accessory to any of the foregoing uses.~~
Short-term rental
- (i) Short-term bedroom rentals**
- (j) Any use accessory to any of the foregoing uses**

9. Amend PART 34: BP (BUSINESS PARK) ZONE, section 55(1), by inserting the text shown in **bold**, as follows:

55 (1) The following uses only shall be permitted in a BP Zone:

- (a) Banks and financial institutions;
- (b) Brewery, winery and distillery uses;
- (c) Broadcast uses;
- (d) Caretaker units;
- (e) Day care facilities;
- (f) Emergency services uses;
- (g) Existing uses;
- (h) Fitness centre uses;
- (i) Hotels;
- (j) Industrial training;
- (k) Industrial uses, except:
 - i. Heavy industrial uses;
 - ii. Salvage yards; and
 - iii. CD-1, CD-2, and CD-3 Zone uses;
- (l) Kennels, pet daycare uses and veterinary clinics;
- (m) Medical clinics;
- (n) Office uses;
- (o) Personal service uses;
- (p) Recreation uses, including commercial recreation;
- (q) Recreational vehicle sales;
- (r) Restaurants, full-service and Restaurants, take-out;
- (s) Retail building suppliers and used building material retail outlets;
- (t) Retail uses;
- (u) Self-storage facilities;
- (v) Service uses;
- (w) Utility uses;
- (x) Vehicle services; and
- (y) Accessory uses
- (z) Short-term rental**
- (aa) Short-term bedroom rentals**

Proposed Amendments to the Land Use By-law for Downtown Halifax Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for DOWNTOWN HALIFAX Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following Cannabis-Related Uses, as follows:

Short-term Rentals

2. Amend PART 2: DEFINITIONS, by inserting the text shown in **bold** immediately following section (bs) SEX-AID SHOP, as follows:

(bsa) Short-term Bedroom Rental means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

(bsb) Short-term Rental means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

3. Amend PART 5: DEVELOPMENT PERMIT, by inserting the text shown in **bold** immediately following subsection (3), as follows:

(3A) A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

(3B) Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

4. Amend PART 7: DOWNTOWN HALIFAX ZONE (DH-1), by inserting the text shown in **bold** immediately following section 31 CANNABIS-RELATED USES, as follows:

SHORT-TERM RENTALS

(32) SHORT-TERM RENTALS

a) Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.

b) Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:

i) The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;

ii) Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;

- iii) The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

Proposed Amendments to the Land Use By-law for Eastern Passage / Cow Bay Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for EASTERN PASSAGE / COW BAY Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.34 CANNABIS-RELATED USES, as follows:

4.35 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.62C SHIPPING CONTAINER, as follows:

2.62D **SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.**

2.62E **SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.**

3. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.1 Development Permits, subsection (d), by inserting the text shown in **bold**, as follows:

(iv) **A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.**

(v) **Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.**

4. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, Section 4.25 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Motels, and hotels, and short-term bedroom rentals

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.35 **SHORT-TERM RENTALS**

a) Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.

b) Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:

i) The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;

- ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

6. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE, Section 6.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

Existing day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Home child care services for not more than three (3) children and in conjunction with permitted dwellings; and

Home business uses, except on Class G lots within Heritage Hills as shown on Schedule A-1 where only Home Offices shall be permitted. (HECC-Oct 1/09;E-Oct 24/09)

~~Bed and breakfast establishments in conjunction with permitted single unit dwellings (CHWEPCBCC-Mar 7/96;E-Mar 31/96)~~

7. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE, by deleting section 6.4A OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.
8. Amend PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE, Section 7.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings;

Auxiliary dwelling units;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

Home child care services for not more than three (3) children and in conjunction with permitted dwellings;

Home business uses

~~Bed and breakfast establishments in conjunction with permitted single unit dwellings (CHWEPCBCC-Mar 7/96;E-Mar 31/96)~~

9. Amend PART 7: R-1A (AUXILIARY DWELLING UNIT) ZONE, by deleting section 7.4A OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.
10. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, Section 8.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings;

Two unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

Existing day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings except in two unit dwellings where each unit is held under separate title;

Home child care services for not more than three (3) children and in conjunction with permitted dwellings;

Home offices in conjunction with permitted two unit dwellings

Home business uses in conjunction with permitted single unit dwellings

~~Bed and breakfast establishments in conjunction with permitted single unit dwellings (CHWEPCBCC-Mar 7/96;E-Mar 31/96)~~

11. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, by deleting section 8.4A OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.
12. Amend PART 9: R-3 (MOBILE DWELLING) ZONE, Section 9.1, subsection Residential Uses, by deleting the text shown in ~~strike~~through, as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

Existing day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

Home child care services for not more than three (3) children and in conjunction with permitted dwellings;

Home business uses.

~~Bed and breakfast establishments in conjunction with permitted single unit dwellings (CHWEPCBCC-Mar 7/96;E-Mar 31/96)~~

13. Amend PART 9: R-3 (MOBILE DWELLING) ZONE, by deleting section 9.4A OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.
14. Amend PART 11: RA (RURAL AREA) ZONE, Section 11.1, subsection Business Uses, by deleting the text shown in ~~strike~~through, as follows:

Business Uses

~~Bed and breakfast establishments in conjunction with permitted dwellings~~

Home business uses

15. Amend PART 11: RA (RURAL AREA) ZONE, by deleting section 11.3 OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.
16. Amend PART 13: C-1 (LOCAL BUSINESS) ZONE, Section 13.1, subsection Residential Uses, by deleting the text shown in ~~strike~~through, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted

dwelling unit (RC-Aug 9/22;E-Sep 15/22)

~~Bed and breakfast establishments in conjunction with permitted single unit dwellings (CHWEPCBCC-
Mar 7/96;E-Mar 31/96)~~

17. Amend PART 13: C-1 (LOCAL BUSINESS) ZONE, by deleting section 13.4 OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.
18. Amend PART 14: C-2 (GENERAL BUSINESS) Zone, section 14.1, subsection Commercial Uses, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Commercial Uses

Retail Stores

Art galleries, studios and workshops

Food, grocery and variety stores

Service and personal service shops

Offices

Commercial schools

Banks and other financial institutions

Restaurants, drive-ins, take-out restaurants, outdoor cafe and tea rooms

Entertainment uses to a maximum of 1600 square feet of floor area devoted to public use

Theatres and cinemas

Funeral parlours

Veterinary hospitals and kennels

Taxi and bus depots

Parking lots

Service stations

Re-cycling depots

Motels, inns, ~~bed & breakfast establishments~~, and tourist cottage developments

Day care facilities

Display courts

Shopping Plazas and Malls

Bicycle rental outlets

Fish markets

Tourist information centres

Mini-storage warehouse

Dwelling units located in the same building as commercial shall not to exceed 50% of the gross floor area and not to be located fronting on a street on the first floor

Boat charter service

Boat or yacht club

Marina

Small Scale Fishing Operation

Short-term Rentals

Short-term Bedroom Rentals

19. Amend PART 14: C-2 (GENERAL BUSINESS) Zone, by deleting section 14.10 OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.
20. Amend PART 15: C-5 (MIXED USE) ZONE, Section 15.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings;

Two unit dwellings;

Shared housing use; (RC-Aug 9/22;E-Sep 15/22)

~~Bed and breakfast establishments in conjunction with permitted single unit dwellings (CHWEPCBCC-
Mar 7/96;E-Mar 31/96)~~

21. Amend PART 15: C-5 (MIXED USE) ZONE, by deleting section 15.3A OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.

22. Amend PART 17: C-7 (COMMERCIAL SERVICE) ZONE, Section 17.1, subsection Residential Uses, by deleting the text shown in ~~strikethrough~~, as follows:

Residential Uses

Single unit dwellings;

Two unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

~~Bed and breakfast establishments in conjunction with permitted single unit dwellings (CHWEPCBCC-
Mar 7/96;E-Mar 31/96)~~

23. Amend PART 17: C-7 (COMMERCIAL SERVICE) ZONE, by deleting section 17.5 OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.

24. Amend PART 20: I-3 (LOCAL SERVICE) ZONE, Section 20.1, subsection Residential Uses, by deleting the text shown in ~~strikethrough~~, as follows:

Residential Uses

Single unit dwellings;

Two unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

~~Bed and breakfast establishments in conjunction with permitted single unit dwellings (CHWEPCBCC-
Mar 7/96;E-Mar 31/96)~~

25. Amend PART 20: I-3 (LOCAL SERVICE) ZONE, by deleting section 20.6 OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.

26. Amend PART 21: MR-2 (FISHING INDUSTRY) ZONE, Section 21.1, subsection Residential Uses, by deleting the text shown in ~~strikethrough~~, as follows:

Residential Uses

Single unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

~~Bed and breakfast establishments in conjunction with permitted single unit dwellings (CHWEPCBCC-
Mar 7/96;E-Mar 31/96)~~

27. Amend PART 21: MR-2 (FISHING INDUSTRY) ZONE, by deleting section 21.4 OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.

Proposed Amendments to the Land Use By-law for Eastern Shore (East) Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for EASTERN SHORE (EAST) Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.35 CANNABIS-RELATED USES, as follows:

4.36 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by deleting section 2.8 BED AND BREAKFAST
3. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.86 SHIP YARD, as follows:

2.86A SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.86B SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

4. Amend PART 2 DEFINITIONS, section 2.12A COMMERCIAL ACCOMMODATION USE, by deleting the text shown in ~~strike through~~, as follows:

2.12A COMMERCIAL ACCOMMODATION USE means every building, part of a building, group of buildings or place of accommodation that provides one or more rental units used for the reception of the travelling or vacationing public and without limiting the generality of the foregoing, includes motels, hotels, resorts, inns, cabins and lodges; but excludes bed and breakfast establishments.

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.1 Development Permits, subsection (d), by inserting the text shown in **bold**, as follows:

(v) A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

(vi) Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

6. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, Section 4.24 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Motels, and hotels, and short-term bedroom rentals

7. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.36 SHORT-TERM RENTALS

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**
- b) **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**
 - i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
 - ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
 - iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
 - iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
 - v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

8. Amend PART 6: MU (MIXED USE) ZONE, Section 6.1, subsection Commercial Uses, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

COMMERCIAL USES

Antique shops
 Craft shops
 Convenience stores
~~Bed and breakfasts~~
 Grocery stores
 Variety stores
 (Deleted: MDVCCC-Jan 23/02;E-Feb 10/02)
 Commercial schools
 Theatres and cinemas
 Trade contracting services and shops
 Beverage rooms
 Service and personal service shops
 Medical clinics
 Restaurants including full service, drive-in and take-out
 Service stations and automobile repair outlets
 Bakeries
 Banks and financial institutions
 Offices

Funeral parlours and undertaking establishments including crematoriums

Garden centres

Marinas

Outdoor display courts

Photographic studios

Retail stores

Shopping centres

Printing establishments

Taxi and bus stations

Veterinary clinics

Warehousing and wholesaling

Manufacturing and assembly uses

Utility, communication buildings or structures

Wharves and boathouses

Existing service industry uses

Existing uses

Commercial Accommodation Uses (MDVCCC-Jan 23/02;E-Feb 10/02)

Short-term Rentals

Short-term Bedroom Rentals

Proposed Amendments to the Land Use By-law for Eastern Shore (West) Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for EASTERN SHORE (WEST) Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.32 CANNABIS-RELATED USES, as follows:

4.33 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by deleting section 2.10 BED AND BREAKFAST.
3. Amend PART 2 DEFINITIONS, section 2.14A COMMERCIAL ACCOMMODATION USE, by deleting the text shown in ~~strike through~~, as follows:

2.14A COMMERCIAL ACCOMMODATION USE means every building, part of a building, group of buildings or place of accommodation that provides one or more rental units used for the reception of the travelling or vacationing public and without limiting the generality of the foregoing, includes motels, hotels, resorts, inns, cabins and lodges; ~~but excludes bed and breakfast establishments.~~

4. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.94 SHIP YARD, as follows:

2.94A SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.94B SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

5. Amend PART 3: ZONES AND ZONING MAPS, section 3.6, subsection (e), by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

3.6 OTHER USES CONSIDERED BY DEVELOPMENT AGREEMENT

Notwithstanding Section 3.5, certain uses which may not be uses permitted in any zone may be considered in accordance with Section 55, 66 and 67 of the Planning Act. As provided for by the Municipal Planning Strategy for the Eastern Shore (West) Plan Area, such uses are as follows:

- (a) Expansion of existing multiple unit dwellings or new multiple unit dwellings within the Mixed Use Designation.
- (b) Mobile home parks within the Mixed Use Designation.
- (c) Larger scale home businesses within the Mixed Use and Fishing Industry Designations.
- (d) Commercial uses with a building footprint in excess of five thousand (5,000) square feet (464.5 m²) within the Mixed Use Designation.
- (e) **Short-term bedroom rentals** ~~Bed and breakfast establishments~~ with more than five (5) rooms to let within the Mixed Use Designation on those properties zoned R-6 or FV along the East and West Petpeswick Roads and the Clamshell Road.

- (f) Convenience stores, garden centers, medical clinics, offices and veterinary clinics within the Mixed Use Designation on those properties zoned R-6 or FV along the East and West Petpeswick Roads and the Clamshell Road.
- (g) Commercial uses with a floor area larger than two thousand (2,000) square feet (excluding kennels) within the Mixed Use Designation on those properties zoned R-6 or FV along the East and West Petpeswick Roads and the Clamshell Road.
- (h) Institutional uses within the Mixed Use Designation on those properties zoned R-6 or FV along the East and West Petpeswick Roads and the Clamshell Road.
- (i) Recreational uses within the Mixed Use Designation on those properties zoned R-6 or FV along the East and West Petpeswick Roads and the Clamshell Road.
- (j) Commercial recreation uses within the Mixed Use Designation.
- (k) Larger scale marinas within the Mixed Use Designation.
- (l) Recycling depots and recycling facilities within the Mixed Use Designation.
- (m) Kennels within the Mixed Use Designation.
- (n) Expansion of existing kennels within the Mixed Use Designation.
- (o) Salvage yards within the Mixed Use Designation.
- (p) Larger scale forestry uses, intensive agricultural uses, and larger scale extractive facilities within the Mixed Use Designation.
- (q) Fishing industry uses with a building footprint in excess of five thousand (5,000) square feet (464.5 m²) within the Fishing Industry Designation.
- (r) Fishing support uses in excess of three thousand (3,000) square feet (279 m²) within the Mixed Use Designation.
- (s) Fish reduction plants and fish composting operations within the Fishing Industry Designation.
- (t) Business industry zone uses beyond the boundaries of the Musquodoboit Harbour Industrial Park within the Mixed Use Designation.
- (u) Pursuant to Policy IM-24, where there is enabling policy to consider the development, by development agreement, of multiple unit dwellings or the expansion of existing multiple unit dwellings, such policy may be used to consider the development of shared housing uses at a larger scale than what is permitted by the Land Use By-law. (RC-Aug 9/22;E-Sep 15/22)

6. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.1 Development Permits, subsection (d), by inserting the text shown in **bold**, as follows:

(v) **A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.**

(vi) **Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.**

7. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, Section 4.24 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Motels, and hotels, and short-term bedroom rentals

8. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.33 SHORT-TERM RENTALS

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**
- b) **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**
 - i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
 - ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
 - iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
 - iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
 - v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

9. Amend PART 6: MU (MIXED USE) ZONE, Section 6.1, subsection Commercial Uses, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Commercial Uses

- Antique shops
- Craft shops
- Commercial entertainment uses
- Convenience stores
- ~~Bed and breakfasts~~
- Personal service shops
- Service shops
- Commercial schools
- Theatres and cinemas
- Trade contracting services and shops
- (Deletion: MDVCCC-Jan 23/02;E-Feb 10/02)
- Medical clinics
- Restaurants including full-service, drive-in and take-out
- Service stations and automobile repair outlets
- Bakeries
- Banks and financial institutions
- Offices
- Funeral parlours and undertaking establishments including crematoriums
- Garden centers
- Outdoor display court
- Photographic studios
- Retail stores

Grocery stores
Variety stores
Research facilities
Printing establishments
Taxi and bus stations
Veterinary clinics
Warehousing and wholesaling
Manufacturing and assembly uses
Service industry uses
Utility and communication buildings or structures
Shipways, wharves and boathouses
Marinas and charter boat services
Wilderness and recreation outfitters
Composting operations
Existing kennels
Commercial Accommodation Uses
(MDVCCC-Jan 23/02;E-Feb 10/02)
Short-term rentals
Short-term bedroom rentals

10. Amend PART 7: R-6 (RURAL RESIDENTIAL) ZONE, section 7.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

7.1 Commercial Uses
Personal service shops
~~Bed and breakfast establishments~~
Craft shops
Antique shops
Art studios
Bakeries
Wilderness and recreation outfitters t
Existing uses, including existing kennels
Short-term Bedroom Rentals accessory to a residential use with up to 5 bedrooms

11. Amend PART 7: R-6 (RURAL RESIDENTIAL) ZONE, by deleting section 7.7 OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.

12. Amend PART 7: R-6 (RURAL RESIDENTIAL) ZONE, section 7.8, by deleting the text shown in ~~strike through~~, as follows:

7.8 OTHER REQUIREMENTS: COMMERCIAL USES (EXCEPT BED AND BREAKFAST ESTABLISHMENTS)

Where a commercial use, ~~excluding a bed and breakfast~~, is permitted in any R-6 Zone, the following shall apply:

- (a) The gross floor area devoted to the business shall not exceed two thousand (2,000) square feet (185.8 m2);

- (b) One off-street parking space shall be provided for every three hundred (300) square feet (27.9 m2) of gross floor area devoted to the business.

13. Amend PART 9: FV (FISHING VILLAGE) ZONE, Section 9.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Commercial Uses

Personal service shops

~~Bed and breakfast establishments~~

Craft shops

Antique shops

Art studios

Bakeries

Wilderness and recreation outfitters

Existing uses

Short-term Bedroom Rentals accessory to a residential use with up to 5 bedrooms

14. Amend PART 9: FV (FISHING VILLAGE) ZONE, by deleting section 9.9 OTHER REQUIREMENTS: BED AND BREAKFAST ESTABLISHMENTS.

Proposed Amendments to the Land Use By-law for Halifax Mainland Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for HALIFAX MAINLAND Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS, General Provisions, by inserting the text shown in **bold** immediately following 14YA DEVELOPMENT PERMIT EXEMPTIONS, as follows:

14YB SHORT-TERM RENTALS

2. Amend TABLE OF CONTENTS, Home Occupations – Bed and Breakfast, by deleting the text shown in ~~strikethrough~~, as follows:

HOME OCCUPATIONS – ~~BED AND BREAKFAST~~ 21

3. Amend DEFINITIONS, by deleting the definition BED AND BREAKFAST.
4. Amend DEFINITIONS, by deleting the definition SHIPPING CONTAINER.
5. Amend DEFINITIONS, by inserting the text shown in **bold**, immediately following the definition SHARED HOUSING WITH SPECIAL CARE, as follows:

“Shipping Container” means a container originally designed for use as a means of storing and transporting cargo via ship, rail, air or truck.”

6. Amend DEFINITIONS, by inserting the text shown in **bold** immediately following the definition SHIPPING CONTAINER, as follows:

“Short-term Bedroom Rental” means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

“Short-term Rental” means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

7. Amend GENERAL PROVISIONS, section 9 Parking, subsection (c), by inserting the text shown in **bold**, as follows:

9(c) Parking space for one vehicle for each three guest rooms or suites in a hotel, guest home, tourist home, **short-term bedroom rental**, or building of a similar nature and such space shall be provided at a point not further than 500 feet distant from such hotel, guest home, tourist home, or building of a similar nature;

8. Amend GENERAL PROVISIONS, section 14B Home Occupations – Bed and Breakfast, by deleting the text shown in ~~strikethrough~~, as follows:

HOME OCCUPATIONS – ~~BED AND BREAKFAST~~

14B Where home occupations are permitted under this by-law, such home occupation shall comply with the following:

- (1) No person who is not a resident of the dwelling unit shall be the proprietor of, or shall be employed in, a home occupation;
- (2) Only one home occupation shall be permitted per lot;
- (3) Such home occupations shall be confined to one storey of the dwelling and shall not occupy more than 50 percent of the floor area of such storey to a maximum of 400 gross square feet;
- (4) No interior or exterior alterations or additions shall be permitted not normally associated with a dwelling;
- (5) Except for articles manufactured on the premises, no stock in trade shall be displayed or sold on the premises;
- (6) The home occupation shall be conducted in such a way that it shall not be apparent from the outside of the dwelling that it is used for anything other than a residence and the home occupation shall be conducted entirely within the dwelling unit;
- (7) There shall be no display of goods visible from the outside, or outside storage of equipment or material, or use of an accessory building in connection with the home occupation;
- (8) Only one commercial vehicle, not exceeding 6,000 pounds gross vehicle weight, shall be parked on the premises in connection with the home occupation;
- (9) The commercial vehicle permitted under clause (8) may contain the name, address, telephone number and occupation, profession or trade of the proprietor of the home occupation, which information shall be non-illuminated;
- (10) The home occupation shall not create any noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, traffic, or any such similar nuisance not normally associated with a dwelling;
- (11) Without restricting the generality of the foregoing, the preparation and sale of food, the keeping of animals, adult entertainment uses, and taxi stands, shall be deemed not to be home occupations.
- ~~(12) Notwithstanding subsection (3), a bed and breakfast establishment shall occupy not more than three bedrooms as sleeping rooms for guests.~~
- ~~(13) Notwithstanding subsection (11), the preparation of food may be permitted within a bed and breakfast establishment for sale to the guests of the bed and breakfast only.~~
- (14)
 - ~~(a) The owners of every building hereafter erected or altered for use as a bed and breakfast establishment shall therein or upon such lands appurtenant thereto, provide and maintain accommodation for the parking or storage of motor vehicles for use by the guests of such bed and breakfast.~~
 - ~~(b) Such accommodation shall consist of one separately accessible parking space at least eight feet wide by sixteen feet long for a bed and breakfast establishment which contains one or two sleeping rooms, exclusive of the front yard and entrance or driveway leading to such parking space.~~
 - ~~(c) Such accommodation shall consist of two parking spaces at least eight feet wide and sixteen feet long for a bed and breakfast establishment which contains three sleeping rooms, exclusive~~

9. Amend GENERAL PROVISIONS, section 14YA Development Permit Exemptions, by inserting the text shown in **bold**, as follows:

14YA DEVELOPMENT PERMIT EXEMPTIONS (RC- Oct 05/21; E-Jan 08/22)

- a) An accessory hen use is exempt from the requirement to obtain a development permit

- b) **A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.**
- c) **Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.**

10. Amend GENERAL PROVISIONS, by inserting the text shown in **bold**, as follows:

14YB SHORT-TERM RENTALS

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**
- b) **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**
 - i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
 - ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
 - iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
 - iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
 - v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

11. Amend R-1 ZONE: SINGLE FAMILY DWELLING ZONE, by deleting sections 22(a) and 22(b) BOARDERS AND LODGERS – BED AND BREAKFAST.

12. Amend R-1 ZONE: SINGLE FAMILY DWELLING ZONE, section 23, by deleting subsection (g), as shown in ~~strike~~through, as follows:

SIGNS

- 23 The exterior of any building in an R-I Zone shall not be used for the purpose of advertising or erecting or maintaining any billboard or sign except the following:
- (a) one sign board not exceeding 6 square feet in size pertaining to the sale or rent of the building or lot;

- (b) one non-illuminated no-trespassing, safety, or caution sign not exceeding 1 square foot in size;
- (c) one non-illuminated sign not exceeding 1 square foot in area, indicating the name and the occupation, profession or trade of the occupant of the building;
- (d) one bulletin board for a church; Halifax Mainland Land Use By-law Page 47
- (e) a sign not exceeding 2 square feet in size for a day care facility (RC Mar 3/09;E-Mar 21/09);
- (f) a non-illuminated sign not to exceed 6 square feet in size for a non residential building.
- ~~(g) One sign not exceeding two square feet in size which can be illuminated only by reflected light, for any bed and breakfast establishment.~~

13. Amend R-2 ZONE: TWO-FAMILY DWELLING ZONE, by deleting section 27 BOARDERS AND LODGERS.

14. Amend R-2TA ZONE: DUTCH VILLAGE ROAD TOWNHOUSE ZONE, section 28AW, by deleting the text shown in ~~strike through~~, as follows

HOME OCCUPATIONS

- 28 AW Notwithstanding clause 14B, where home occupations are permitted in the R-2TA Zone, such home occupation shall comply with the following:
- (a) No person who is not a resident of the dwelling unit shall be the proprietor of a home occupation;
 - (b) Only one home occupation shall be permitted per dwelling unit;
 - (c) Such home occupations shall not occupy more than 50 percent of the floor area of the dwelling unit;
 - (d) No interior or exterior alterations or additions shall be permitted not normally associated with a dwelling;
 - (e) Except for goods manufactured on the premises, no goods shall be displayed or sold on the premises;
 - (f) The home occupation shall be conducted in such a way that it shall not be apparent from the outside of the dwelling that it is used for anything other than a residence;
 - (g) There shall be no display of goods visible from the outside, or outside storage of equipment or material;
 - (h) Only one commercial vehicle, not exceeding 2,722 kilograms gross vehicle weight, shall be parked on the premises in connection with the home occupation;
 - (i) The commercial vehicle permitted under clause (h) may contain the name, address, telephone number and occupation, profession or trade of the proprietor of the home occupation, which information shall be non-illuminated;
 - (j) The home occupation shall not create any noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, traffic, or any such similar nuisance not normally associated with a dwelling;
 - ~~(k) Notwithstanding subclause 28AO(1)(e)(i), the preparation of food may be permitted within a bed and breakfast establishment for sale to the guests of the bed and breakfast only.~~
 - ~~(l) (i) The owners of every building hereafter erected or altered for use as a bed and breakfast establishment shall therein or upon such lands appurtenant thereto, provide and maintain accommodation for the parking or storage of motor vehicles for use by the guests of such bed and breakfast.~~
 - (ii) Such accommodation shall consist of one separately accessible parking space at least 2.4 metres wide by 4.9 metres long for a bed and breakfast establishment

~~which contains one or two sleeping rooms, exclusive of the front yard and entrance or driveway leading to such parking space.~~

~~(iii) Such accommodation shall consist of two parking spaces at least 2.4 metres wide by 4.9 metres long for a bed and breakfast establishment which contains three sleeping rooms, exclusive of the front yard and entrance or driveway leading to such parking space.~~

15. Amend R-4A ZONE: DUTCH VILLAGE ROAD MULTI UNIT ZONE, by deleting the text shown in ~~strikethrough~~, as follows

HOME OCCUPATIONS

- 34AAK Notwithstanding clause 14B, where home occupations are permitted in the R-4A Zone, such home occupation shall comply with the following:
- (a) No person who is not a resident of the dwelling unit shall be the proprietor of a home occupation;
 - (b) Only one home occupation shall be permitted per lot;
 - (c) Such home occupations shall not occupy more than 50 percent of the floor area;
 - (d) No interior or exterior alterations or additions shall be permitted not normally associated with a dwelling;
 - (e) Except for goods manufactured on the premises, no goods shall be displayed or sold on the premises;
 - (f) The home occupation shall be conducted in such a way that it shall not be apparent from the outside of the dwelling that it is used for anything other than a residence;
 - (g) There shall be no display of goods visible from the outside, or outside storage of equipment or material;
 - (h) Only one commercial vehicle, not exceeding 2,722 kilograms gross vehicle weight, shall be parked on the premises in connection with the home occupation;
 - (i) The commercial vehicle permitted under clause (h) may contain the name, address, telephone number and occupation, profession or trade of the proprietor of the home occupation, which information shall be non-illuminated;
 - (j) The home occupation shall not create any noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, traffic, or any such similar nuisance not normally associated with a dwelling; Halifax Mainland Land Use By-law Page 80
 - ~~(k) Notwithstanding subclause 34AAA(1)(c)(iv), the preparation of food may be permitted within a bed and breakfast establishment for sale to the guests of the bed and breakfast only.~~
 - ~~(l) (i) The owners of every building hereafter erected or altered for use as a bed and breakfast establishment shall therein or upon such lands appurtenant thereto, provide and maintain accommodation for the parking or storage of motor vehicles for use by the guests of such bed and breakfast.~~
 - ~~(ii) Such accommodation shall consist of one separately accessible parking space at least 2.4 metres wide by 4.9 metres long for a bed and breakfast establishment which contains one or two sleeping rooms, exclusive of the front yard and entrance or driveway leading to such parking space.~~
 - ~~(iii) Such accommodation shall consist of two parking spaces at least 2.4 metres wide by 4.9 metres long for a bed and breakfast establishment~~

~~which contains three sleeping rooms, exclusive of the front yard and entrance or driveway leading to such parking space.~~

16. Amend C-2B ZONE: HIGHWAY COMMERCIAL ZONE, section 38AA(1), by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows

38AA(1)

The following uses shall be permitted in any C-2B Zone:

- (a) R-1, R-2, R-2P, R-2T, R-2AM, R-3, C-1 and C-2A uses;
- (b) a motel;
- (c) a motor vehicle dealer;
- (d) motor vehicle repair shop;
- (e) Deleted (RC-Jan 11/11;E-Mar 12/11)
- (ea) Short-term rental;**
- (eb) Short-term bedroom rental;**
- (f) any use accessory to the foregoing uses.

Proposed Amendments to the Land Use By-law for Lawrencetown Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Lawrencetown Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.33 CANNABIS-RELATED USES, as follows:

4.34 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by deleting section 2.8 BED AND BREAKFAST.
3. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.66B SHARED HOUSING WITH SPECIAL CARE, as follows:

2.66C SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.66D SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

4. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.1 Development Permits, by inserting the text shown in **bold**, as follows:

4.1D A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

4.1E Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.25 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows

Motels, hotels, and ~~bed and breakfast establishments~~ **short-term bedroom rentals**

6. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.34 SHORT-TERM RENTALS

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**
- b) **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**

- i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
- ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

7. Amend PART 6: RR-1 (RURAL RESIDENTIAL) ZONE, section 6.1 RR-1 USES PERMITTED, subsection RESIDENTIAL USES, by deleting the text shown in ~~strike through~~, as follows:

RESIDENTIAL USES

Single unit dwellings;

Auxiliary dwelling units;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;

~~Bed and Breakfast establishments with not more than three (3) bedrooms and in conjunction with permitted dwellings;~~

Home businesses in conjunction with permitted dwellings but shall not include local business stores;

Existing two unit dwellings

Pet care facilities in conjunction with a permitted dwelling (MDVCCC-May 19/10;EJun 12/10)

8. Amend PART 6: RR-1 (RURAL RESIDENTIAL) ZONE, by deleting section 6.7 OTHER REQUIREMENTS: BED AND BREAKFAST USES.

Proposed Amendments to the Land Use By-law for Musquodoboit Valley / Dutch Settlement Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Musquodoboit Valley / Dutch Settlement Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.33 CANNABIS-RELATED USES, as follows:

4.34 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS by deleting section 2.11 BED AND BREAKFAST.
3. Amend PART 2 DEFINITIONS, section 2.13A, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

2.13A COMMERCIAL ACCOMMODATION USES means any building, part of a building, group of buildings or place of accommodation that provides one or more rental units used for the reception of the travelling or vacationing public and without limiting the generality of the foregoing, includes motel, hotel, inn, cabins and lodges; and excluding commercial recreation uses and **short-term bedroom rentals.** ~~bed and breakfast establishments.~~
(MDVCCC May 28/97; E Jun 22/97)

4. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.80 SHOPPING CENTRE, as follows:

2.80A SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.80B SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

5. Amend PART 3 ADMINISTRATION, section 3.3 Development Permits, subsection (e), by inserting the text shown in **bold**, as follows:

(v) A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

(vi) Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

6. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, Section 4.23 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Motels, hotels, tourist cabins, guest homes, **and short-term bedroom rentals**

7. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.34 SHORT-TERM RENTALS

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**
- b) **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**
 - i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
 - ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
 - iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
 - iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
 - v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

8. Amend PART 6: RR-1 (RURAL RESIDENTIAL) ZONE, section 6.1 RR-1 USES PERMITTED, subsection Residential Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling units

Shared housing use (RC-Aug 9/22; E-Sep 15/22)

Home occupations and keeping of certain hooved animals in conjunction with permitted dwellings

~~Bed and breakfasts~~

Daycare facilities for not more than fourteen (14) children and in conjunction with permitted single unit dwelling

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

9. Amend PART 7: VIL (VILLAGE) ZONE, Section 7.1 VIL USES PERMITTED, subsection Residential Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Auxiliary dwelling units

Multi-unit dwellings up to three units

Shared housing use (RC-Aug9/22; E-Sep 15/22)

~~Bed and breakfast establishments~~

Daycare facilities for not more than fourteen (14) children and in conjunction with permitted single unit dwelling

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

10. Amend Part 8: MU (MIXED USE) ZONE, Section 8.1, subsection Residential Use, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Multi-unit dwellings

Boarding and rooming houses

~~Bed and breakfast establishments~~

11. Amend Part 8: MU (MIXED USE) ZONE, Section 8.1, subsection Commercial Use, by inserting the text shown in **bold**, as follows:

Commercial Uses

Convenience stores

Service and personal service shops

Craft shops

Entertainment uses

Commercial schools and gyms

Funeral establishments

Office uses

Kennels

Veterinary clinics

Recycling depots

Restaurants

Outdoor display courts for up to 10 units

Commercial accommodation uses

Short-term rentals

Short-term bedroom rentals

**Proposed Amendments to the Land Use By-law for North Preston / Lake Major / Lake Loon /
Cherry Brook / East Preston**

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for North Preston / Lake Major / Lake Loon / Cherry Brook / East Preston is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.31 CANNABIS-RELATED USES, as follows:

4.32 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by deleting section 2.8 BED AND BREAKFAST ESTABLISHMENT.
3. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.63C SHIPPING CONTAINER, as follows:

2.63D SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.63E SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

4. Amend PART 3 ADMINISTRATION, section 3.3 Development Permits, subsection (e), by inserting the text shown in **bold**, as follows:

(iv) A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

(v) Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.22 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows

Motels, ~~and hotels,~~ and short-term bedroom rentals

6. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.32 SHORT-TERM RENTALS

a) Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.

b) Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:

- i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
- ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

7. Amend PART 6: RS (RURAL SETTLEMENT) ZONE, Section 6.1 RS USES PERMITTED, subsection (a) Residential Uses , by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Residential Uses

~~Bed and breakfast establishments~~

Boarding and rooming houses

Business uses in conjunction with permitted dwellings

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Multi-unit dwellings containing up to four (4) dwelling units

Single unit dwellings

Two unit dwellings

Shared Housing Uses (RC-Aug 9/22;E-Sep 15/22)

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

8. Amend Part 10: C-4 (HIGHWAY COMMERCIAL) ZONE, Section 10.1, subsection (a) Commercial Uses, by inserting the text shown in **bold**, as follows:

(a) Commercial Uses

Automobile, boat and trailer sales and service

Automotive repair outlets

Banks and financial institutions

Building supply outlets

Commercial recreation uses

Commercial schools

Food and variety stores

Funeral establishments

Garden and nursery sales and supplies

Hotels, motels and motor inns

Outdoor display courts

Printing establishments

Re-cycling depots
Restaurants and drive-in restaurants
Retail stores
Service stations
Short-term rentals
Short-term bedroom rentals
Veterinary clinics and animal hospitals

Proposed Amendments to the Land Use By-law for Planning District 4 (Prospect)

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Planning District 4 (Prospect) is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.35 CANNABIS-RELATED USES, as follows:

4.36 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by deleting section 2.11 BED AND BREAKFAST.
3. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.83C SHIPPING CONTAINER, as follows:

2.83D SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.83E SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

3. Amend PART 3 ADMINISTRATION, section 3.3 Development Permits, subsection (e), by inserting the text shown in **bold**, as follows:

(iv) A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

(v) Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

4. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.25 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows

Motels, hotels, tourist cabins, guest homes, **and short-term bedroom rentals**

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.36 SHORT-TERM RENTALS

a) Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.

b) Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:

i) The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;

- ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

6. Amend Part 10: RB-1 (RESIDENTIAL B-1) ZONE, Section 10.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~striketrough~~, as follows:

Commercial Uses

Craft Shops

~~Bed and breakfast outlets~~

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

7. Amend Part 11: RB-2 (RESIDENTIAL B-2) ZONE, Section 11.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~striketrough~~, as follows:

Commercial Uses

Craft shops

~~Bed and breakfast outlets~~

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

8. Amend Part 12: RB-3 (RESIDENTIAL B-3) ZONE, Section 12.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~striketrough~~, as follows:

Commercial Uses

Craft shops

~~Bed and breakfast outlets~~

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

9. Amend Part 13: RB-4 (RESIDENTIAL B-4) ZONE, Section 13.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~striketrough~~, as follows:

Commercial Uses

Craft shops

~~Bed and breakfast outlets~~

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

10. Amend Part 15: RRB-1 (RURAL RESIDENTIAL B-1) ZONE, Section 15.1, subsection Other Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Other Uses

~~Bed and breakfast outlets~~

Existing business uses including the existing kennels on LIMS No. 40309932

All existing dwellings.

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

11. Amend Part 15: RRB-1 (RURAL RESIDENTIAL B-1) ZONE, by deleting section 15.6 OTHER REQUIREMENTS: BED AND BREAKFAST OUTLETS.

12. Amend Part 16: RRB-2 (RURAL RESIDENTIAL B-2) ZONE, Section 16.1, subsection Other Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Other Uses

~~Bed and breakfast outlets~~

Existing business uses

All existing dwellings.

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

13. Amend Part 16: RRB-2 (RURAL RESIDENTIAL B-2) ZONE, by deleting section 16.6 OTHER REQUIREMENTS: BED AND BREAKFAST OUTLETS.

14. Amend Part 18: RRD-1 (RURAL RESIDENTIAL D-1) ZONE, Section 18.1, subsection Other Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Other Uses

Convenience stores

~~Bed and breakfast outlets~~

Day camps

Existing commercial and industrial uses including the existing kennels on LIMS No.40067811 and the existing fish processing plant on LIMS No.40522583

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

15. Amend Part 18: RRD-1 (RURAL RESIDENTIAL D-1) ZONE, by deleting section 18.5 OTHER REQUIREMENTS: BED AND BREAKFAST OUTLETS.

16. Amend Part 20: MU-1 (MIXED USE 1) ZONE, Section 20.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Commercial Uses

Craft shops

~~Bed and breakfast outlets~~

Convenience stores

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

17. Amend Part 21: MU-2 (MIXED USE 2) ZONE, Section 21.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Commercial Uses

Craft shops

~~Bed and breakfast outlets~~

Convenience stores

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

18. Amend Part 22: RRA-C (RURAL RESIDENTIAL A COMMERCIAL) ZONE, Section 22.1, by inserting the text shown in **bold** and deleting the text shown in ~~striketrough~~, as follows:

Convenience stores

Craft shops

~~Bed and breakfast outlets~~

Day care facilities

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

All RRA-1 uses

19. Amend Part 23: RRB-C (RURAL RESIDENTIAL B COMMERCIAL) ZONE, Section 23.1, by inserting the text shown in **bold** and deleting the text shown in ~~striketrough~~, as follows:

Convenience stores

~~Bed and breakfast outlets~~

Day care facilities

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

All RRB-1 uses

20. Amend Part 24: RRD-C (RURAL RESIDENTIAL D COMMERCIAL) ZONE, Section 24.4, by deleting the text shown in ~~striketrough~~, as follows:

24.4 OTHER REQUIREMENTS: RRD-1 USES

Any home businesses, craft shops, ~~bed and breakfast outlets~~, community centres, aquaculture support uses, or fishery support uses permitted as an RRD-1 use in Section 24.1, shall be permitted in accordance with the provisions of Section 18.3, 18.4, 18.5, 18.6, 18.7 and 18.8 respectively.

21. Amend Part 26: C-2 (GENERAL BUSINESS) ZONE, Section 26.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~striketrough~~, as follows:

Commercial Uses

~~Bed and breakfast outlets~~

Banks and financial institutions

Retail stores

Personal service shops

Offices

Commercial schools

Restaurants, drive-inns, take-outs and mobile canteens

Parking lots

Funeral parlours

Medical, dental and veterinary clinics

Service shops

Automotive repair outlets

Athletic, sports and health clubs

Greenhouses and nurseries

Outdoor display courts

Building supply outlets

Light equipment sales and rentals

Marinas and boat yards

Marine service industries (WRCC-Sep 27/95;E-Oct21/95)

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

Proposed Amendments to the Land Use By-law for Planning District 5 (Chebucto Peninsula) Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for PLANNING DISTRICT 5 (CHEBUCTO PENINSULA) Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.35 CANNABIS-RELATED USES, as follows:

4.36 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by deleting section 2.7 BED AND BREAKFAST.
3. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.66C SHIPPING CONTAINER, as follows:

2.66D SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.66E SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

4. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.1 Development Permits, by inserting the text shown in **bold**, as follows:

4.1D A short-term rental of an entire dwelling unit in an operator’s primary residence is exempt from the requirement to obtain a development permit.

4.1E Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, Section 4.27 Parking Requirements, by deleting the text shown in ~~strike through~~ and inserting the text shown in **bold**, as follows:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Any dwelling except as specified	1 space per dwelling unit
Multiple unit dwellings (except for senior citizen apartments)	1.5 spaces per dwelling unit
Senior citizen multiple dwelling	1 space per dwelling unit
Bed and breakfasts	1 space per bedroom devoted to the bed and breakfast operation
Retail stores, service and personal service shops	
(a) Exceeding 5,000 square feet	5.5 spaces per 1,000 square (464 m ²) of gross floor area
(b) Not exceeding 5,000 square feet	3.3 spaces per 1,000 square (464.5 m ²) of gross floor area
Banks, financial institutions and general offices	3.3 spaces per 1,000 square feet (93 general offices m ²) of gross floor area

Motels, and hotels, and short-term bedroom rentals

1 space per sleeping unit plus requirements for restaurants or other facilities contained therein

6. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.36 SHORT-TERM RENTALS

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**
- b) **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**
 - i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
 - ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
 - iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
 - iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
 - v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

7. Amend PART 8: R-2a (RESIDENTIAL HOME OCCUPATIONAL) ZONE, Section 8.1, by deleting the text shown in ~~strike through~~, as follows::

8.1 R-2a USES PERMITTED

No development permit shall be issued in any R-2a (Residential Home Occupation) Zone except for the following:

Single unit dwellings;

Two unit dwellings;

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings except in two unit dwellings where each unit is held under separate title;

Home occupations in conjunction with permitted dwellings;

~~Bed and breakfast;~~

Open space uses;

Fishery support uses;

8. Amend PART 8: R-2a (RESIDENTIAL HOME OCCUPATIONAL) ZONE, by deleting section 8.7 OTHER REQUIREMENTS: BED AND BREAKFASTS.
9. Amend PART 9: R-6 (RURAL RESIDENTIAL) ZONE, section 9.1, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

9.1 R-6 USES PERMITTED

No development permit shall be issued in any R-6 (Rural Residential) Zone except for the following:

- Single unit dwellings;
- Two unit dwellings;
- Private hunting and fishing camps;
- Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)
- Day Care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;
- Business uses in conjunction with permitted dwellings;
- ~~Bed and breakfasts;~~
- Recreation uses;
- Open space uses;
- Restricted agricultural uses;
- Forestry or woodlot uses, no processing;
- Fishery support and aquaculture uses including retail and wholesale outlets for fish and fish products-;
- Arts and craft shops;
- Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms**

10. Amend PART 10: R-6a (RURAL MIXED RESIDENTIAL) ZONE, section 10.1, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

10.1 R-6a USES PERMITTED

No development permit shall be issued in any R-6 (Rural Residential) Zone except for the following:

- Single unit dwellings;
- Two unit dwellings;
- Private hunting and fishing camps;
- Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)
- Day Care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;
- Business uses in conjunction with permitted dwellings;
- ~~Bed and breakfasts;~~
- Recreation uses;
- Open space uses;
- Restricted agricultural uses;
- Forestry or woodlot uses, no processing;

Fishery support and aquaculture uses including retail and wholesale outlets for fish and fish products
Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

11. Amend PART 11: HCR (HERRING COVE RESIDENTIAL) ZONE, section 11.1, by deleting the text shown in ~~strike~~through, as follows:

11.1 HCR USES PERMITTED

No development permit shall be issued in any HCR (Herring Cove (RC-Jun 25/14;E-Oct 18/14) Residential) Zone except in conformity with the following:

Single unit dwellings;
Two unit dwellings;
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)
Fishery support uses;
Home occupations in conjunction with permitted dwellings;
Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings;
Open space uses;
~~Bed and Breakfast uses not exceeding three bedrooms in conjunction with permitted dwellings;~~
Recreation uses. (RC-Feb 13/01;E-May 5/01)

12. Amend PART 11: HCR (HERRING COVE RESIDENTIAL) ZONE, by deleting section 11.4A OTHER REQUIREMENTS: BED AND BREAKFAST USES.

13. Amend PART 12: V-1 (HARRIETSFIELD VILLAGE CENTRE) ZONE, Section 12.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike~~through, as follows:

Commercial Uses

Retail stores;
Convenience stores and grocery stores;
Service and personal service shops;
~~Bed and breakfasts;~~
Offices;
Banks and financial institutions;
Restaurants;
Taxi and bus depots;
Nursery and commercial greenhouse operations;
Medical, dental and veterinary clinics;
Post office;
Recreational uses, including racquet sports and health clubs;
Welding, plumbing and heating, electrical and other special trade contracting services and shops
Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

14. Amend PART 14: V-3 (KETCH HARBOUR VILLAGE CENTRE) ZONE, Section 14.1, subsection Local Business Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Local Business Use

Fishery support uses, including retail outlets for fish and fish products; ~~Bed and breakfasts~~;
Arts and crafts shops;
Convenience stores

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

15. Amend PART 16: C-1 (LOCAL BUSINESS) ZONE, section 16.1, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Commercial Uses

Convenience stores, hardware stores and drug stores;
Grocery stores;
~~Bed and breakfasts~~;
Service and personal service shops;
Flower shops;
Arts and Craft shops (CC-Oct 6/97;E-Nov 4/97)

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

16. Amend PART 17: C-2 (GENERAL BUSINESS) ZONE, Section 17.1, subsection Residential Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single and two unit dwellings including a dwelling unit for maintenance or security personnel.
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit; (RC-Aug 9/22;E-Sep 15/22)

~~Bed and breakfasts~~;

Home occupations;

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

17. Amend Part 18: C-5 (INDUSTRIAL COMMERCIAL MIX) Zone, section 18.1, by inserting the text shown in **bold**, as follows:

18.1 C-5 USES PERMITTED

No development permit shall be issued in any C-5 (Industrial Commercial Mix) Zone except for the following:

All uses permitted in the C-2 Zone, except single and two unit dwellings.

Any industrial, assembly, manufacturing operation or cannabis production facility (RC-Sep 18/18;E-Nov 3/18) which is conducted and wholly contained within a building and which does not involve process water treatment;

Service industries;

General contracting storage yards and services;

Machinery sales and service outlets;

Service stations;

Trucking, landscaping and excavating services;

Automotive repair outlets and auto body shops;

Warehouses;

Hotels and motels;

Restaurants including drive-in and take out restaurants;

Outdoor display courts;

All uses permitted in the P-2 (Community Facility) Zone;

Single unit dwellings which are accessory to any permitted use.

Shared housing use with 10 or fewer bedrooms which is accessory to any permitted use;
(RCAug 9/22;E-Sep 15/22)

Composting operations (see section 4.29) (MC-Feb 26/96;E-Mar 28/96)

Short-term rentals

Short-term bedroom rentals

Proposed Amendments to the Land Use By-law for Planning Districts 1 and 3 (St. Margarets Bay)

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 1 and 3 (St. Margarets Bay) is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.35 CANNABIS-RELATED USES, as follows:

4.36 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by deleting section 2.7 BED AND BREAKFAST.
3. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.72D SHIPPING CONTAINER, as follows:

2.72E **SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.**

2.72F **SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.**

4. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.1 Development Permits, by inserting the text shown in **bold**, as follows:

4.1D **A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.**

4.1E **Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.**

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.27 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows

Motels, ~~and hotels,~~ and short-term bedroom rentals

6. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.36 **SHORT-TERM RENTALS**

a) Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.

b) Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:

i) The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;

- ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

7. Amend Part 6: R-1 (SINGLE UNIT DWELLING) ZONE, section 6.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

~~Bed and breakfasts in conjunction with permitted dwellings.~~

8. Amend Part 6: R-1 (SINGLE UNIT DWELLING) ZONE, by deleting section 6.5 OTHER REQUIREMENTS: BED AND BREAKFASTS.

9. Amend Part 7: R-A (RESIDENTIAL) ZONE, section 7.1, subsection Residential Uses; by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

One auxiliary dwelling unit

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

~~Bed and breakfasts in conjunction with permitted dwellings~~

10. Amend Part 7: R-A (RESIDENTIAL) ZONE, by deleting section 7.4 OTHER REQUIREMENTS: BED AND BREAKFASTS.

11. Amend Part 8: R-A1 (GENERAL RESIDENTIAL) ZONE, section 8.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

One auxiliary dwelling unit
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
Business uses in conjunction with permitted dwellings
~~Bed and breakfasts in conjunction with permitted dwellings~~

12. Amend Part 8: R-A1 (GENERAL RESIDENTIAL) ZONE, by deleting section 8.4 OTHER REQUIREMENTS: BED AND BREAKFASTS.

13. Amend Part 9: R-1E (RESIDENTIAL ESTATE) ZONE, section 9.1, subsection Residential Uses; by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)
Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
Business uses in conjunction with permitted dwellings
~~Bed and breakfasts in conjunction with permitted dwellings~~

14. Amend Part 9: R-1E (RESIDENTIAL ESTATE) ZONE, by deleting section 9.6 OTHER REQUIREMENTS: BED AND BREAKFASTS.

15. Amend Part 11: MRR-1 (MIXED RURAL RESIDENTIAL) ZONE, subsection Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Commercial Uses

~~Bed and breakfast establishments~~
Craft shops
Antique shops
Local convenience stores
Service and personal service shops
Medical clinics
Grocery store
Variety store

Short-term Bedroom Rentals accessory to a residential use with up to 6 bedrooms

16. Amend Part 11A: VR (VILLAGE RESIDENTIAL) ZONE, section 11A.1, subsection Residential Uses; by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwelling
Auxiliary dwelling unit
Semi-detached dwelling on a lot with an area of at least 4046 sq. m (1 acre)
Townhouse dwelling or townhouse-style dwelling with a maximum of four (4) units
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Day care facilities for not more than fourteen (14) children in conjunction with a permitted dwelling
Business uses in conjunction with a permitted dwelling
~~Bed and breakfasts not exceeding 3 rooms for rent within any one building, in conjunction with a permitted dwelling~~

17. Amend Part 11A: VR (VILLAGE RESIDENTIAL) ZONE, by deleting section 11A.7 OTHER REQUIREMENTS: BED AND BREAKFASTS.
18. Amend Part 11B: VG (VILLAGE GATEWAY) Zone, Section 11B.1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

Banks and financial institutions, excluding drive-throughs
Commercial entertainment uses, excluding adult entertainment and drive-in theatres
Commercial recreation uses
Craft shops
Farmers markets
Medical clinics
Offices
Personal service shops, except that dry cleaning fluids shall not be permitted on the site
Restaurants, except drive-in
Retail stores, excluding drive-throughs, motor vehicle dealerships, adult bookstores and sex-aid shops
Service shops
Service stations existing on the date of adoption of this Section
Tourist accommodations
Traditional uses
Veterinary clinics
Greenhouses located no less than 45.7 m (150 feet) from any well situated on another lot, and from any watercourse
Short-term rentals
Short-term bedroom rentals

19. Amend Part 11C: VC (VILLAGE CENTRE) ZONE, Section 11C.1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

Commercial uses permitted in the C-1A Zone, except that drive-throughs and dry cleaning fluids shall not be permitted
Bakeries
Banks and Financial Institutions excluding drive-throughs
Commercial Entertainment Uses, excluding adult entertainment uses
Craft Shops
Full Service Restaurants excluding drive-in
Greenhouses
Medical Clinics
Offices
Personal Service Shops
Retail Stores excluding drive-throughs and automobile sales lots
Service stations existing on the date of adoption of this Section
Take-Out Restaurants excluding drive-in
Theatres and Cinemas, excluding drive in theatres and adult theatres

Tourist Accommodations Traditional Uses
Veterinary Clinics and the associated boarding of animals

Short-term Rentals

Short-term Bedroom Rentals

20. Amend Part 16: C-3 (TOURIST INDUSTRY) ZONE, Section 16.1, subsection Tourist Industry Uses, by inserting the text shown in **bold**, as follows:

Tourist Industry Uses

Motels

Hotels

Restaurants, full-service, drive-in and takeout

Resort (RC-Feb 26/19;E-Apr 20/19)

Short-term rentals

Short-term bedroom rentals

Proposed Amendments to the Land Use By-law for Planning Districts 14 and 17 (Shubenacadie Lakes)

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 14 and 17 (Shubenacadie Lakes) is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.36 CANNABIS-RELATED USES, as follows:

4.37 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by deleting section 2.8A BED AND BREAKFAST.
3. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.73B SHARED HOUSING WITH SPECIAL CARE, as follows:

2.73C **SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.**

2.73D **SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.**

4. Amend PART 3 ZONES AND ZONING MAPS, Section 3.6 OTHER USES CONSIDERED BY DEVELOPMENT AGREEMENT, subsection (cb), by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

(cb) As provided for in the Regional Municipal Planning Strategy for Halifax Regional Municipality, the following uses may be considered by development agreement on lands designated Rural Commuter: (RC-Jun 25/14;E-Oct 18/14)

- (i) a mix of residential, associated community facilities, home-based offices, day cares, small-scale **short-term bedroom rentals** ~~bed and breakfasts~~, forestry and agricultural on new roads up to a maximum density of one unit per hectare, as per policy S-15 of the Regional Municipal Planning Strategy; and (RC-Jun 25/14;E-Oct 18/14)
- (ii) a mix of residential, associated community facilities, home-based offices, day cares, small-scale **short-term bedroom rentals** ~~bed and breakfasts~~, forestry and agricultural on new roads up to a maximum density of one unit per 4000 square metres, as per policy S-16 of the Regional Municipal Planning Strategy. (RC-Jun 25/14;E-Oct 18/14)

5. Amend PART 3 ZONES AND ZONING MAPS, Section 3.6 OTHER USES CONSIDERED BY DEVELOPMENT AGREEMENT, subsection (t), by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

(t) ~~Bed and breakfast uses~~ **Short-term bedroom rentals** in accordance with Policy P-74A. (C-May 27/97;M-Jul 2/97)

6. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.1 Development Permits, by inserting the text shown in **bold**, as follows:

4.1D A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

4.1E Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

7. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.25 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows

Motels, and hotels, and short-term bedroom rentals

8. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.37 SHORT-TERM RENTALS

a) Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.

b) Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:

i) The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;

ii) Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;

iii) The operator of the short-term bedroom rental resides on site while any bedrooms are rented;

iv) No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and

v) One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.

9. Amend Part 6: R-1A (SINGLE UNIT DWELLING) ZONE, section 6.1 R-1A USES PERMITTED, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Office uses in conjunction with permitted dwellings

~~Bed and Breakfasts (C-May 27/97;M-Jul 2/97)~~

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

10. Amend Part 6: R-1A (SINGLE UNIT DWELLING) ZONE, by deleting section 6.5 OTHER REQUIREMENTS: BED AND BREAKFASTS.
11. Amend PART 7: R-1B (SUBURBAN RESIDENTIAL) ZONE, section 7.1, subsection Residential Uses; by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Offices in conjunction with permitted dwellings

~~Bed and Breakfasts (C-May 27/97;Jul 2/97)~~

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings

12. Amend PART 7: R-1B (SUBURBAN RESIDENTIAL) ZONE, by deleting section 7.5 OTHER REQUIREMENTS: BED AND BREAKFASTS.

13. Amend Part 14: C-4 (HIGHWAY COMMERCIAL) ZONE, Section 14.1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

Retail stores

Food stores

Service and Personal Service Uses (RC-Jun 17/03;E-Jun 20/03)

Offices

Banks and financial institutions

Restaurants

Outdoor display courts

Hotels, motels and motor inns

Commercial recreation uses

Funeral establishments

Automotive sales

Service stations

Parking lots

Greenhouses and nurseries

Medical, dental and veterinary offices and clinics

Building supply outlets

Warehouses

Construction storage yards

Transportation terminals

Taverns and lounges

Single unit dwelling accessory to any permitted use

Craft shops (MC-Jul 26/93;SCC-Aug 10/93;E-Sep 4/93)

Short-term Rentals

Short-term Bedroom Rentals

14. Amend PART 14A: CC (CANAL COURT) ZONE, section 14A.1, subsection Residential and Commercial Uses, by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Residential and Commercial Uses

Single unit dwellings

Two unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)
~~Bed and Breakfast~~
Home Businesses
Existing Multiple Unit Dwellings pursuant to Section 4.6 (k)
Short-term Bedroom Rentals accessory to a residential use with up to 4 bedrooms

15. Amend PART 14A: CC (CANAL COURT) ZONE, by inserting the text shown in **bold** and deleting section 14A.6 OTHER REQUIREMENTS: BED AND BREAKFASTS.

16. Amend PART 14C: VMS (VILLAGE MAIN STREET) ZONE, section 14C.1, subsection Residential Uses by inserting the text shown in **bold** and deleting the text shown in ~~strike through~~, as follows:

Residential Uses
Single unit dwellings
Two unit dwellings
Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)
~~Bed and Breakfast~~
Home Businesses
Short-term Bedroom Rentals accessory to a residential use with up to 4 bedrooms

17. Amend PART 14C: VMS (VILLAGE MAIN STREET) ZONE, by deleting section 14C.6 OTHER REQUIREMENTS: BED AND BREAKFASTS.

18. Amend Part 14D: VG (VILLAGE GATEWAY) ZONE, section 14D.1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses
Retail Stores
Service and Personal Service Uses,
Offices
Health and Wellness Centres
Banks and Financial Institutions
Restaurants Full-Service, Take-out and Drive-in
Existing Service Stations pursuant to Section 4.6 (j)
Greenhouses and Nurseries
Funeral Establishments, excluding crematoriums
Medical, Dental and Veterinarian Clinics
Garden Centre
Pub, Tavern, lounge
Hotels, motels and motor-inns
Parking lots
Craft Shops
Short-term rentals
Short-term bedroom rentals

19. Amend Part 14E: FRB (FALL RIVER BUSINESS) ZONE, section 14E.1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

Light Manufacturing (including a cannabis production facility) that is not obnoxious and is wholly contained and conducted within a building (RC-Sep18/18; E-Nov 3/18)

Offices

Health and Wellness Centres

Banks and Financial Institutions

Greenhouses and Nurseries

Commercial recreation uses

Funeral Establishments

Medical, Dental and Veterinarian Clinics

Existing Service Stations pursuant to Section 4.6 (j)

Building supply outlets

Pub, Tavern, lounge

Hotels, motels and motor-inns

Parking lots

Transportation terminals

Construction storage yards

Warehousing and wholesaling

Short-term rentals

Short-term bedroom rentals

20. Amend Part 18: AE-3 (AEROTECH COMMERCIAL) ZONE, section 18.1, subsection Accommodation Uses, by inserting the text shown in **bold**, as follows:

Accommodation Uses

Hotels

Executive suites and guest facilities

Dwelling units for management and security personnel

Short-term rentals

Short-term bedroom rentals

21. Amend Part 19: AE-4 (AEROTECH BUSINESS) ZONE, section 19.1, General Business Uses, by inserting the text shown in **bold**, as follows:

No development permit shall be issued in any AE-4 (Aerotech Business) Zone except for the following:

General Business Uses

Retail stores

Manufacturing

Service and Personal Service Uses (RC-Jun 17/03;E-Jun 20/03)

Offices

Banks and financial institutions

Restaurants

Outdoor display courts

Indoor commercial recreation uses

Service stations and automotive repair

Parking lots

Building supply outlets

Warehousing and wholesaling

Construction industries and contractors

Transportation terminals

Motels and hotels

All AE-1 and AE-3 permitted uses

Automobile race tracks

Harness racing tracks

Short-term rentals

Short-term bedroom rentals

Proposed Amendments to the Land Use By-law for Planning Districts 8 and 9 (Lake Echo / Porters Lake)

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Planning Districts 8 and 9 (Lake Echo / Porters Lake) is hereby further amended as follows:

- 1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.31 CANNABIS-RELATED USES, as follows:

4.32 SHORT-TERM RENTALS

- 2. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.58B SHARED HOUSING WITH SPECIAL CARE, as follows:

2.58C SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.58D SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

- 3. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.1 Development Permits, subsection (d), by inserting the text shown in **bold**, as follows:

(v) A short-term rental of an entire dwelling unit in an operator’s primary residence is exempt from the requirement to obtain a development permit.

(vi) Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

- 4. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.24 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows

Motels, ~~and hotels, and short-term bedroom rentals~~

- 5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.32 SHORT-TERM RENTALS

a) Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.

b) Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:

i) The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;

- ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

6. Amend Part 17: C-2 (GENERAL COMMERCIAL) ZONE, Section 17.1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

All commercial uses permitted in the C-1 (Community Commercial) Zone;

Shopping centres and malls;

Indoor commercial recreation facilities except video arcades;

Drive-in and take-out restaurants;

Theatres and cinemas except drive-in theatres;

Building supply outlets;

Motels, hotels and motor inns;

Automotive sales and service; ~~and~~

Recycling Depots (C-Jul 9/90;E-Aug 4/90); **and**

Short-term rentals

Short-term bedroom rentals

Proposed Amendments to the Land Use By-law for Regional Centre Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for REGIONAL CENTRE Plan Area is hereby further amended as follows:

1. Amend TABLE OF CONTENTS, PART III: LAND USE, Part III, Chapter 2: Residential Use Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

~~Bed and Breakfast~~ **Short-term Rental** Uses 66

2. Amend TABLE OF CONTENTS, PART XIV: SIGNS, Part XIV, Chapter 2: Signage Requirements for the DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, LI, HRI, INS, UC-2, UC-1, PCF, RPK, CDD-2, and CDD-1 Zones, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Fascia Signs for Home Occupation Uses, ~~Bed and Breakfast~~ **Short-term Bedroom Rental** Uses, and Work-Live Unit Uses..... 282

3. Amend TABLE OF CONTENTS, PART XIV: SIGNS, Part XIV, Chapter 3: Signage Requirements for the ER-3, ER-2, ER-1, CH-2, and CH-1 Zones, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows

Signs for ~~Bed and Breakfast~~ **Short-term Bedroom Rental** Uses 283

4. Amend PART I, CHAPTER 2: DEVELOPMENT PERMIT, Section 9 Development Permit Exemptions, subsection (1), by inserting the text shown in **bold**, as follows:

(p) A short-term rental of an entire dwelling unit in an operator’s primary residence is exempt from the requirement to obtain a development permit.

(q) Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

5. Amend PART XVII, CHAPTER 1: DEFINITIONS, section 499, by deleting subsection (24) BED AND BREAKFAST USE

6. Amend PART XVII, CHAPTER 1: DEFINITIONS, section 499, subsection 116 HOME OCUPATION USE, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

(116) Home Occupation Use means the use of a portion of a dwelling unit or an accessory structure for gainful employment, but excludes ~~a bed and breakfast use~~ **short-term bedroom rental use**, a daycare use, a work-live unit use, and a home office use.

7. Amend PART XVII, CHAPTER 1: DEFINITIONS, section 499, by inserting the text shown in **bold** immediately following subsection 227 SHIPPING CONTAINER, as follows:

(227.5) SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

(227.6) SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

8. Amend PART III, CHAPTER 2: RESIDENTIAL USE REQUIREMENTS, section 49 COMBINATION OF USES IN ESTABLISHED RESIDENTIAL ZONES, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

49 Where permitted in Table 1B, only one of the following uses shall be permitted, at any time, on a lot in an ER-3, ER-2, ER-1, CH-2, or CH-1 zone:

- (a) home occupation use;
- (b) ~~bed and breakfast use~~ **short-term bedroom rental use**; o
- (c) deleted
- (d) daycare use

9. Amend Part III, Chapter 2: RESIDENTIAL USE REQUIREMENTS, section 53 BED AND BREAKFAST USES, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

~~Bed and Breakfast~~ **Short-term Rental** Uses

- 53 (1) ~~A bed and breakfast use is permitted in conjunction with a single-unit dwelling use, a semi-detached dwelling use, or a townhouse dwelling use~~ **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**
- (2) ~~The following requirements shall apply to a bed and breakfast use~~ **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**
- (a) ~~A maximum of three guestrooms may be rented~~ **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
 - (b) ~~The principal operator of a bed and breakfast use shall reside in the dwelling unit where the bed and breakfast use is located~~ **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
 - (c) Signage requirements for a ~~bed and breakfast use~~ **short-term bedroom rental** use are:
 - (i) in any DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, or CDD-1 zone, contained in Section 466, or
 - (ii) in any ER-3, ER-2, or ER-1 zone, contained in Section 468; ~~and~~
 - (d) Motor vehicle parking requirements for a bed and breakfast use shall comply with Section 433-; **and**
 - (e) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented.**

10. Amend Part XIII, Chapter 1: MOTOR VEHICLE PARKING, section 431, subsection (3), by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

- (3) Subsections 431(4) and 431(5) do not apply to parking spaces or accessory parking lots associated with any:
- (a) low-density dwelling use;
 - (b) cluster housing use;
 - (c) secondary suite use;
 - (d) backyard suite use;
 - (e) small shared housing use;
 - (f) mobile home use;
 - (g) ~~bed and breakfast~~ **short-term bedroom rental** use; or
 - (h) home occupation use.

11. Amend Part XIII, Chapter 1: MOTOR VEHICLE PARKING, Table 15, column Use, row Bed and breakfast use, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Bed and breakfast use	Not required	Maximum 1 space per guestroom	Maximum 1 space per guestroom	Maximum 1 space per guestroom	Not applicable	Not applicable	Not applicable	Not applicable
Hotel Use, Short-term Bedroom Rental Use	Not required	Not required	Not applicable	Not applicable	Not applicable	Not required	Not applicable	Not applicable

12. Amend Part XIII, Chapter 2: BICYCLE PARKING, section 446, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

- 446 Bicycle parking spaces are not required for any of the following uses:
- (a) low-density dwelling use;
 - (b) cluster housing use;
 - (c) secondary suite use;
 - (d) backyard suite use;
 - (e) daycare use in any ER-3, ER-2, ER-1, CH-2, or CH-1 zone;
 - (f) ~~bed and breakfast use~~ **short-term bedroom rental use**;
 - (g) home occupation use;
 - (h) home office use;
 - (i) small shared housing use;
 - (j) work-live unit use;
 - (k) car wash use;
 - (l) self-storage facility use;
 - (m) urban agriculture use;
 - (n) cemetery use; or
 - (o) accessory structure or accessory use.

13. Amend Part XIV, Chapter 1: GENERAL SIGNAGE REQUIREMENTS, section 458, clause (m), by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

- (m) subject to Sections 468, 469, and 470, in any ER-3, ER-2, ER-1, CH-2, or CH-1 zone, signs for any of the following uses:
- (i) home occupation use,
 - (ii) ~~bed and breakfast use~~ **short-term bedroom rental use**,
 - (iii) daycare use,

- (iv) sale of urban agricultural products as an accessory use, and
- (v) urban farm use;

14. Amend Part XIV, Chapter 2: GENERAL SIGNAGE REQUIREMENTS FOR THE DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, LI, HRI, INS, UC-2, UC-2, PCF, RPK, CDD-2, AND CDD-1 ZONES, section 466 Fascia Signs for Home Occupation Uses, Bed and Breakfast Uses, and Work-Live Unit Uses, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Fascia Signs for Home Occupation Uses, ~~Bed and Breakfast~~ **Short-term Bedroom Rental** Uses, and Work-Live Unit Uses

- 466 In any DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, or CDD-1 zone, one non-illuminated fascia sign, not exceeding 3.0 square metres in area, is permitted for:
- (a) a home occupation use;
 - (b) a ~~bed and breakfast use~~ **short-term bedroom rental use**; or
 - (c) the commercial use or institutional use component of a work-live unit use.

15. Amend Part XIV, Chapter 3: SIGNAGE REQUIREMENTS FOR THE ER-3, ER-2, ER-1, CH-2, AND CH-1 ZONES, section 468, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Signs for ~~Bed and Breakfast~~ **Short-term Bedroom Rental** Uses

- 468 In any ER-3, ER-2, or ER-1 zone, the following requirements shall apply to any sign advertising a ~~bed and breakfast~~ **short-term bedroom rental** use:
- (a) A maximum of one sign is permitted per ~~bed and breakfast~~ **short-term bedroom rental** use;
 - (b) The sign shall only be a ground sign, fascia sign, or projecting sign;
 - (c) The sign shall not exceed 0.6 square metre in area;
 - (d) Any ground sign shall not exceed a height of 1.2 metres; and
 - (e) If the sign is illuminated, only exterior shielded illumination is permitted.

16. Amend Part II, Chapter 2: ZONES AND PERMITTED USES, Table 1A, by

- a. In the Residential category, deleting the text Bed and breakfast, as shown in ~~strike through~~;
- b. In the Residential category, inserting the text Short-term bedroom rental, as shown in **bold**;
- c. In the Commercial category, inserting new row Short-term rental use; as shown in **bold**;
- d. In the Commercial category, inserting black dots in the row Short-term rental use under the columns for DD, DH, CEN-2, and COR zones;
- e. In the Residential category, inserting a number twenty-four dot in the row Short-term bedroom rental use under the columns for all zones;
- f. In the Commercial category, inserting a number twenty-four dot in the row Short-term rental use under the columns for all zones;
- g. Adding a new footnote below the table with the number twenty-four dot and the associated text, as shown in **bold**, as follows:

Table 1A: Permitted uses by zone (DD, DH, CEN-2, CEN-1, COR, HR-2, and HR-1)

RESIDENTIAL	DD	DH	CEN-2	CEN-1	COR	HR-2	HR-1
Large shared housing use	●	●	●	●	●	⑮	⑮
Bed and breakfast Short-term bedroom rental use	● ⑳	● ⑳	● ⑳	● ⑳	● ⑳	⑮ ㉔	⑮ ㉔
Home occupation use	●	●	●	●	●	⑮	⑮

COMMERCIAL	DD	DH	CEN-2	CEN-1	COR	HR-2	HR-1
Service use	●	●					
Short-term rental use	● 24	● 24	● 24	24	● 24	24	24
Studio use	●	●	●	●	●	③	③

- ① Use is permitted to occupy no more than 200 square metres of floor area per lot.
- ② Use is permitted on a corner lot only.
- ③ Use is permitted within a mixed-use building that has no less than 75% of its floor area occupied by residential uses.
- ⑬ Use is permitted within the Dartmouth Waterfront (DW) Special Area, as shown on Schedule 3A, and the Halifax Waterfront (HW) Special Area, as shown on Schedule 3B.
- ⑮ Use is permitted, except within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F. New or expanded residential uses within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F, shall only be permitted by development agreement, in accordance with Section 497.
- ⑰ Use is not permitted, except for access and servicing functions to a lot or portion of a lot that permits the use
- 24 Use is permitted accessory to a residential use provided that the dwelling unit is the primary residence of the operator, in accordance with Section 53.**

17. Amend Part II, Chapter 2: ZONES AND PERMITTED USES, Table 1B, by

- In the Residential category, deleting the text Bed and breakfast, as shown in ~~strike through~~;
- In the Residential category, inserting the text Short-term bedroom rental, as shown in **bold**;
- In the Commercial category, inserting new row Short-term rental use; as shown in **bold**;

Table 1B: Permitted uses by zone (ER-3, ER-2, ER-1, CH-2, and CH-1)

RESIDENTIAL	ER-3	ER-2	ER-1	CH-2	CH-1
Large shared housing use					
Bed and breakfast Short-term bedroom rental use	● 24	15 24	15 24	24	24
Home occupation use	●	15	15	●	●
COMMERCIAL	ER-3	ER-2	ER-1	CH-2	CH-1
Service use					
Short-term rental use	24	24	24	24	24
Studio use					

- ⑥ Excluding heritage conservation districts, an existing building in the Young Avenue (YA) Special Area, as shown on Schedule 3C, may undergo an internal conversion for no more than a three-unit dwelling use in compliance with the requirements of Section 62.
- ⑩ Use is permitted in accordance with the requirements of Section 54.
- ⑭ A two-unit dwelling use, three-unit dwelling use, or multi-unit dwelling use that contains up to 5 units is permitted in the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C.
- ⑮ Use is permitted, except within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F. New or expanded residential uses within the Halifax Grain Elevator (HGE) Special Area, as shown on Schedule 3F, shall only be permitted by development agreement, in accordance with Section 497.
- ⑰ A multi-unit dwelling use that contains up to 6 dwelling units is permitted in the ER-3 zone, in accordance with Section 63.
- ⑳ Within the Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C, a small shared housing use cannot be located in combination with a two-unit dwelling use, three-unit dwelling use, or a multi-unit dwelling use that contains up to 5 units.
- 24 Use is permitted accessory to a residential use provided that the dwelling unit is the primary residence of the operator, in accordance with Section 53.**

18. Amend Part II, Chapter 2: ZONES AND PERMITTED USES, Table 1C, by

- In the Residential category, deleting the text Bed and breakfast, as shown in ~~strike through~~;
- In the Residential category, inserting the text Short-term bedroom rental, as shown in **bold**;
- In the Commercial category, inserting new row Short-term rental use; as shown in **bold**;

Table 1C: Permitted uses by zone (CLI, LI, HRI, INS, UC-2, UC-1, DND, H, PCF, RPK, and WA)

RESIDENTIAL	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
-------------	-----	----	-----	-----	------	------	-----	---	-----	-----	----

Large shared housing use				●				●			
Bed and breakfast Short-term bedroom rental use	⑭	⑭	⑭	⑭	⑭	⑭	⑭	⑭	⑭	⑭	⑭
Home occupation use											
COMMERCIAL	CLI	LI	HRI	INS	UC-2	UC-1	DND	H	PCF	RPK	WA
Service use	●	●									
Short-term rental use	⑭	⑭	⑭	⑭	⑭	⑭	⑭	⑭	⑭	⑭	⑭
Studio use	●		⑦	●							

- ④ Use is permitted if entirely contained within a building, excluding parking and loading facilities.
- ⑤ Retail use shall not exceed a maximum gross floor area of 300.0 square metres per premises. This requirement shall not apply to a building supply establishment or a retail use accessory to a permitted industrial use.
- ⑦ Use is permitted within the Mixed Industrial Commercial (MIC) Special Area, as shown on Schedule 3F.
- ⑧ Use is permitted on lands identified as a landmark building site on Schedule 9, as per the requirements of Section 43.
- ⑪ Use is permitted on the ground floor of a university or college building, and the floor area of the use cannot exceed 25% of the total floor area of the building.
- ⑫ Use is permitted in conjunction with another permitted main use.
- ⑭ Use is permitted accessory to a residential use provided that the dwelling unit is the primary residence of the operator, in accordance with Section 53.**

19. Amend Part II, Chapter 2: ZONES AND PERMITTED USES, Table 1D, by
- a. In the Residential category, deleting the text Bed and breakfast, as shown in ~~strike through~~;
 - b. In the Residential category, inserting the text Short-term bedroom rental, as shown in **bold**;
 - c. In the Commercial category, inserting new row Short-term rental use; as shown in **bold**;

Table 1D: Permitted uses by zone (HCD-SV)

RESIDENTIAL	HCD-SV
Large shared housing use	
Bed and breakfast Short-term bedroom rental use	● ⑭
Home occupation use	●
COMMERCIAL	HCD-SV
Service use	
Short-term rental use	⑭
Studio use	

- ⑨ In the Morris Queen (MQ) Special Area, as shown on Schedule 3F, a multi-unit dwelling use that contains 4 units is permitted.
- ⑩ Use is permitted in accordance with the requirements of Section 54.
- ⑯ Use is permitted within a Schmidville Heritage Building that existed on July 17, 2018 and is identified on Schedule 23.
- ⑰ Multi-unit dwelling use that contains 4 units is permitted within a Schmidville Heritage Building that existed on July 17, 2018 and is identified on Schedule 23.
- ⑱ Multi-unit dwelling use containing 5 to 10 units is permitted within a Schmidville Heritage Building that existed on July 17, 2018 and is located on a lot identified on Schedule 23 as allowing 5 to 10 units.
- ⑲ Use is permitted within a Schmidville Heritage Building that existed on July 17, 2018 and is located on a lot identified on Schedule 23 as allowing restaurant uses and local commercial uses in addition to all other uses permitted in the HCD-SV Zone.
- ⑳ Use is permitted in the Wright Avenue (WA) Special Area, as shown on Schedule 3F
- ⑭ Use is permitted accessory to a residential use provided that the dwelling unit is the primary residence of the operator, in accordance with Section 53.**

Proposed Amendments to the Land Use By-law for Sackville Drive

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Sackville Drive is hereby further amended as follows:

1. Amend PART 2 DEFINITIONS, by deleting the definition BED AND BREAKFAST.
2. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following definition SHOPPING CENTRE, as follows:

SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

3. Amend PART 3 ADMINISTRATION, section Development Permit, by inserting the text shown in **bold**, as follows:

6C. A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

6D. Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

4. Amend PART 6 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

Short-term Rentals

45.

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**
- b) **Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:**
 - i) **The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
 - ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
 - iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
 - iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**

- v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

5. Amend PART 7: GENERAL STREETSCAPE DESIGN, Section 16 Parking Lots, Driveways and Loading Area, Subsection Parking Space Requirements, by deleting the text shown in ~~strike through~~ and inserting the text shown in **bold**, as follows:

Motels, and hotels, and short-term bedroom rentals

6. Amend PART 8: LARGE SCALE COMMERCIAL (LS) ZONE, Section 1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

- Big Box (Large Box Retail)
- Retail Stores
- Food Stores
- Building Supply Outlets
- Offices
- Banks and Financial Institutions
- Restaurants (full service, drive-thru and take-out)
- Commercial Entertainment Uses
- Commercial Recreation Uses
- Garden Market and Nurseries associated with Retail Stores
- Automotive Rental Facilities/Car Rental Agency
- Automotive Service Stations
- Taxi and Bus Depots
- Commercial Parking Lot
- Automotive Repair Outlets
- Self Storage Facilities
- Motel/Hotel
- Funeral Home
- Motor Home Sales and Service
- Shopping Centre
- Strip Mall/Shopping Plaza
- Equipment Rental
- Bakeries (including wholesale)
- Service and Personal Service Shops contained with a Big Box (Large Box Retail), Strip Mall/Shopping Plaza or Existing Multiple Unit Dwelling. (NWCC-May 10/07;E-May 26/07)
- Existing Outdoor Display Courts
- Existing welding, plumbing and heating, electrical, automotive and other trade contracting services & shops
- Existing Autobody Shop
- **Short-term Rentals**
- **Short-term Bedroom Rentals**

7. Amend PART 9: DOWNSVIEW COMPLEX-1 (DC-1) ZONE, Section 1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

- Commercial Uses:
 - Motel/Hotel/Guest Home
 - Restaurants (full service, drive-thru and takeout) (NWCC-Aug 8/16;E-Aug 27/16)

- **Short-term Rentals**
- **Short-term Bedroom Rentals**

8. Amend PART 11: DOWNSVIEW COMPLEX-3 (DC-3) ZONE, Section 1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

- Retail Stores
- Food Stores
- Offices
- Service and Personal Service Shops
- Banks and Financial Institutions
- Restaurants (full service, drive-thru and take-out)
- Commercial Entertainment Uses
- All Age/Teen Club (NWCC-May 26/05;E-May 28/05)
- Commercial Recreation Uses
- Transit (Taxi and Bus) Terminals
- “Park n Ride” Facilities
- Garden Market associated with Retail Stores
- Automotive Repair Outlets in conjunction with retail store
- Self Storage Facilities
- Automotive Service Stations
- Motel/Hotel/Guest Home
- Commercial Parking Lot
- **Short-term Rentals**
- **Short-term Bedroom Rentals**

9. Amend PART 12: PEDESTRIAN RETIAL (PR) ZONE, Section 1, subsection Commercial Uses, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Commercial Uses

- Retail Stores
- Food Stores
- Offices
- Service and Personal Service Shops
- Health and Wellness Centres (NWCC-May 26/05;E-May 28/05)
- Banks and Financial Institutions
- Restaurants (full service and take-out)
- Commercial Entertainment Uses a maximum of 232.3 m² (2,500 ft²) (NWCC-Sep 25/08;E-Oct 11/08) devoted to public use
- All Age/Teen Club (NWCC-May 26/05;E-May 28/05)
- Funeral Parlours and undertaker establishments
- Bakeries/Café's
- ~~Bed and Breakfast~~
- Guest Home
- Strip Mall/Shopping Plaza
- Motels, Hotels (NWCC-May 26/05;E-May 28/05)
- Automotive Repair Outlets within the area identified on Schedule E (RC-Sep 5/06;EOct 7/06)
- Outdoor Display Courts within the area identified on Schedule E (RC-Sep 5/06;EOct 7/06)
- Automotive Repair Outlet at 651 Sackville Drive (PID #40003527) (RC-Apr 12/05;EMay 7/05)
- Existing Commercial Recreation
- Existing Equipment Rental

- Existing Recycling Depots
- Existing Automotive Service Stations
- Existing Automotive Repair Outlets
- Existing Outdoor Display Courts
- Existing Car Wash
- Existing Restaurants (drive-thru)
- Existing welding, plumbing and heating, electrical, automotive, other special trade contracting services & shops
- **Short-term Rentals**
- **Short-term Bedroom Rentals**

10. Amend PART 13: ACADIA VILLAGE CENTRE (VC) ZONE, Section 1, subsection Commercial Uses, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Commercial Uses

- Retail Stores
- Food Stores a maximum of 74.3 m² (800 ft²) devoted to public use
- Offices
- Service and Personal Service Shops
- Health and Wellness Centres (NWCC-May 26/05;E-May 28/05)
- Banks and Financial Institutions
- Restaurants (full service and take out)
- Commercial Entertainment Uses a maximum of 74.3 m² (800 ft²) devoted to public use
- All Age/Teen Club (NWCC-May 26/05;E-May 28/05)
- Bakeries/Café's
- ~~Bed and Breakfast~~
- Guest Home
- Existing Strip Malls/Shopping Plaza's
- **Short-term Rentals**
- **Short-term Bedroom Rentals**

11. Amend PART 14: PINEHILL/COBEQUID (PC) ZONE, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows:

Commercial Uses

- Retail stores
- Food stores
- Building Supply Outlets
- Personal service shops
- Health and Wellness Centres (NWCC-May 26/05;E-May 28/05)
- Offices
- Commercial schools
- Banks and financial institutions
- Restaurants (full service, take-out, drive-thru)
- Shopping Plaza/Strip Mall
- Commercial Entertainment
- All Age/Teen Club (NWCC-May 26/05;E-May 28/05)
- Motels, Hotels
- Guest Homes
- ~~Bed and Breakfasts~~
- Commercial Recreation
- Automotive Service Stations

- Greenhouses and nurseries
- Garden Market in conjunction with a retail store
- Welding, plumbing and heating, electrical, automotive and other special trade contracting services and shops
- Re-cycling depots
- Automotive Repair Outlets
- Funeral Parlours and undertaker establishments
- Bakeries (including wholesale)
- Printing and publishing establishments
- Car Wash
- Service Shop
- Outdoor Display Courts (RC-Sep 5/06;E-Oct 7/06)
- Existing auto body shop
- **Short-term Rentals**
- **Short-term Bedroom Rentals**

Proposed Amendments to the Land Use By-law for Sackville

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Sackville is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.36 CANNABIS-RELATED USES, as follows:

4.37 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by deleting section 2.9 BED AND BREAKFAST.
3. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.69C SHIPPING CONTAINER, as follows:

2.69D SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.69E SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

4. Amend PART3: ZONES AND ZONING MAPS, section 3.6 OTHER USES CONSIDERED BY DEVELOPMENT AGREEMENT, subsection (xxiv), by deleting the text shown in ~~striketrough~~ and by inserting the text shown in **bold**, as follows:

(xxiv) ~~Bed and breakfast establishments~~ **Short-term bedroom rentals** within the Urban and Rural Residential Designations.

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.1 Development Permits, subsection (d), by inserting the text shown in **bold**, as follows:

(iv) **A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.**

(v) **Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.**

6. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.24 Parking Requirements, by deleting the text shown in ~~striketrough~~ and by inserting the text shown in **bold**, as follows

~~Motels, and hotels, and~~ **short-term bedroom rentals**

7. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.37 SHORT-TERM RENTALS

- a) **Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.**

b) Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:

- i) The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;**
- ii) Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

8. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE, section 6.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Existing mobile home parks

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

~~Bed and breakfasts~~

9. Amend PART 6: R-1 (SINGLE UNIT DWELLING) ZONE, by deleting section 6.5 OTHER REQUIREMENTS: BED AND BREAKFASTS.

10. Amend PART 7: R-1-0 (SINGLE UNIT DWELLING ZERO LOT LINE) ZONE, section 7.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

~~Bed and breakfasts in conjunction with permitted dwellings~~

Business uses in conjunction with permitted dwellings

Day care facilities for not more than fourteen (14) children in conjunction with permitted dwellings

11. Amend PART 7: R-1-0 (SINGLE UNIT DWELLING ZERO LOT LINE) ZONE, by deleting section 7.5 OTHER REQUIREMENTS: BED AND BREAKFASTS.

12. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, section 8.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Two unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

~~Bed and breakfasts in conjunction with permitted dwellings~~

Business uses in conjunction with permitted dwellings

13. Amend PART 8: R-2 (TWO UNIT DWELLING) ZONE, by deleting section 8.5 OTHER REQUIREMENTS: BED AND BREAKFASTS.

14. Amend PART 9: R-3 (MOBILE DWELLING) ZONE, section 9.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

~~Bed and breakfasts in conjunction with permitted dwellings~~

Business uses in conjunction with permitted dwellings

15. Amend PART 9: R-3 (MOBILE DWELLING) ZONE, by deleting section 9.5 OTHER REQUIREMENTS: BED AND BREAKFASTS.

16. Amend PART 12: R-6 (RURAL RESIDENTIAL) ZONE, section 12.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

~~Bed and breakfasts in conjunction with permitted dwellings~~

Business uses in conjunction with permitted dwellings

Pet care facility in conjunction with permitted dwellings (NWCC-Dec 11/17; E-Dec 30/17)

17. Amend PART 12: R-6 (RURAL RESIDENTIAL) ZONE, by deleting section 12.6 OTHER REQUIREMENTS: BED AND BREAKFASTS.

18. Amend PART 13: R-6A (RURAL RESIDENTIAL SINGLE UNIT DWELLING) ZONE, section 13.1, subsection Residential Uses, by deleting the text shown in ~~strike through~~, as follows:

Residential Uses

Single unit dwellings

Shared housing use with 10 or fewer bedrooms in conjunction with a permitted

dwelling unit (RC-Aug 9/22;E-Sep 15/22)

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

~~Bed and Breakfasts in conjunction with permitted dwellings~~

Business uses in conjunction with permitted dwellings

19. Amend PART 13: R-6A (RURAL RESIDENTIAL SINGLE UNIT DWELLING) ZONE, by deleting section 13.5 OTHER REQUIREMENTS: BED AND BREAKFASTS.

20. Amend PART 15: C-2 (COMMUNITY COMMERCIAL) ZONE, Section 15.1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

Retail stores

Food stores

Service and Personal Service Uses

Offices

Commercial schools

Banks and financial institutions

Restaurants and drive-in and take-out restaurants

Outdoor display courts

Shopping plazas and malls

Motels and hostels

Commercial recreation uses

Service stations

Taxi and bus depots

Parking lots

Greenhouses and nurseries

Veterinary hospitals and kennels

Welding, plumbing and heating, electrical and other special trade contracting services and shops

Local fuel distribution facilities

Re-cycling depots within wholly enclosed buildings

Automotive repair outlets

Funeral parlours and undertaker establishments

Existing auto body shops

Existing transport facilities and maintenance yards

Existing construction yards and maintenance facilities

Short-term rentals

Short-term bedroom rentals

21. Amend PART 17: BP (BUSINESS PARK) ZONE, section 17.1, subsection Commercial Office/Retail Uses, by inserting the text shown in **bold**, as follows:

Commercial Office/Retail Uses

Retail stores

Food stores

Service and Personal Service Uses

Commercial shops

Offices including government offices

Banks and financial institutions

Restaurants including drive-in and take-out restaurants

Hotels

Entertainment uses in conjunction with a hotel

Shopping plazas and malls

Theatres

Daycare facilities

Outdoor display in conjunction with permitted commercial office/retail uses (C-Mar 27/96;E-Apr 20/96)

Short-term rentals

Short-term bedroom rentals

22. Amend PART 18: BP-1 (BUSINESS PARK-1) ZONE, Section 18.1, subsection Commercial Office/Retail Uses, by inserting the text shown in **bold**, as follows:

Commercial Office/Retail Uses

Retail stores

Food stores

Service and Personal Service Uses

Commercial shops

Offices including government offices

Banks and financial institutions

Restaurants including drive-in and take-out restaurants

Hotels

Entertainment uses in conjunction with a hotel

Shopping plazas and malls

Theatres

Daycare facilities

Short-term rentals

Short-term bedroom rentals

Proposed Amendments to the Land Use By-law for Timberlea/Lakeside/Beechville Plan Area

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Timberlea/Lakeside/Beechville is hereby further amended as follows:

1. Amend TABLE OF CONTENTS by inserting the text shown in **bold** immediately following 4.36 CANNABIS-RELATED USES, as follows:

4.37 SHORT-TERM RENTALS

2. Amend PART 2 DEFINITIONS, by inserting the text shown in **bold** immediately following section 2.64C SHIPPING CONTAINER, as follows:

2.64D SHORT-TERM BEDROOM RENTAL means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

2.64E SHORT-TERM RENTAL means a dwelling unit, or part thereof, that is used mainly for the reception of the traveling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

3. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.1 Development Permits, subsection (d), by inserting the text shown in **bold**, as follows:

(iv) A short-term rental of an entire dwelling unit in an operator's primary residence is exempt from the requirement to obtain a development permit.

(v) Provided the rental is not a short-term bedroom rental, a rental of 3 or fewer bedrooms in a dwelling unit shall not require a development permit.

4. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, section 4.27 Parking Requirements, by deleting the text shown in ~~strike through~~ and by inserting the text shown in **bold**, as follows

Motels, and hotels, and short-term bedroom rentals

5. Amend PART 4 GENERAL PROVISIONS FOR ALL ZONES, by inserting the text shown in **bold**, as follows:

4.37 SHORT-TERM RENTALS

a) Short-term Rentals accessory to a residential use shall be permitted in all zones provided that the dwelling unit is the primary residence of the short-term rental operator.

b) Short-term Bedroom Rentals accessory to a residential use shall be permitted in all zones, subject to the following additional provisions:

i) The short-term bedroom rental shall be wholly contained within the dwelling unit which is the primary residence of the operator of the rental;

- ii) **Not more than three (3) bedrooms, or the maximum number of bedrooms specified in the zone, may be rented as a short-term bedroom rental at the same time;**
- iii) **The operator of the short-term bedroom rental resides on site while any bedrooms are rented;**
- iv) **No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed four (4) square feet (0.4 m²) in area; and**
- v) **One off-street parking space in addition to that required for the dwelling shall be provided for each bedroom to be rented.**

6. Amend Part 13: C-2 (GENERAL COMMERCIAL) ZONE, Section 13.1, subsection Commercial Uses, by inserting the text shown in **bold**, as follows:

Commercial Uses

Retail stores

Food stores

Service and personal service shops

Offices

Commercial schools

Banks and financial institutions

Restaurants and drive-in and take-out restaurants

Outdoor display courts

Shopping plazas and malls

Theatres and cinemas

Existing entertainment uses

Entertainment uses associated with motels, hotels and hostels

Motels, hotels and hostels

Commercial recreation uses

Service stations

Taxi and bus depots

Parking lots

Greenhouses and nurseries

Veterinary hospitals and kennels

Welding, plumbing and heating, electrical and other special trade contracting services and shops

Local fuel distribution facilities

Re-cycling depots

Micro-Alcohol Production Facilities (HWCC-Mar 22/17;E-Apr 8/17)

Short-term rentals

Short-term bedroom rentals

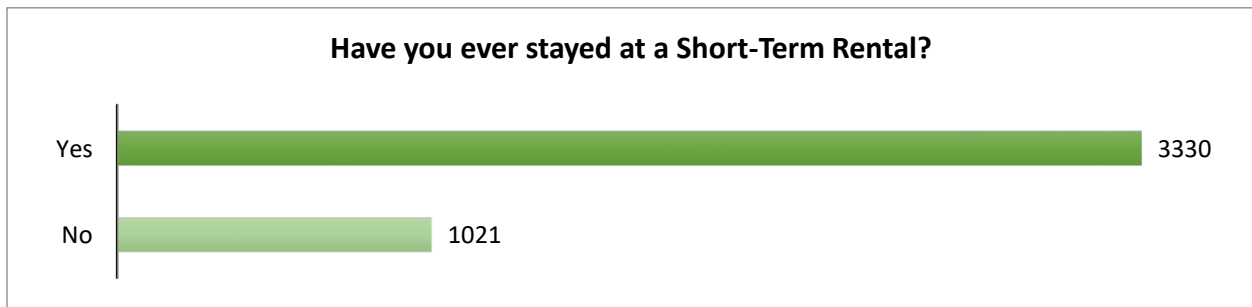
Attachment D: Detailed STR Regulation Survey Results

This public survey was open from November 19, 2021 until January 31, 2022. The survey webpage received 7,171 visits and 4,330 residents completed the survey. The original closing date was set for the end of December but was extended to the end of January as participation was increasing at the time. This is the second public survey completed as part of the Short-Term Rental (STR) regulation process. The first survey focused on the impacts of STRs and this second survey asked questions focused on proposed STR regulations. Both surveys received high levels of engagement.

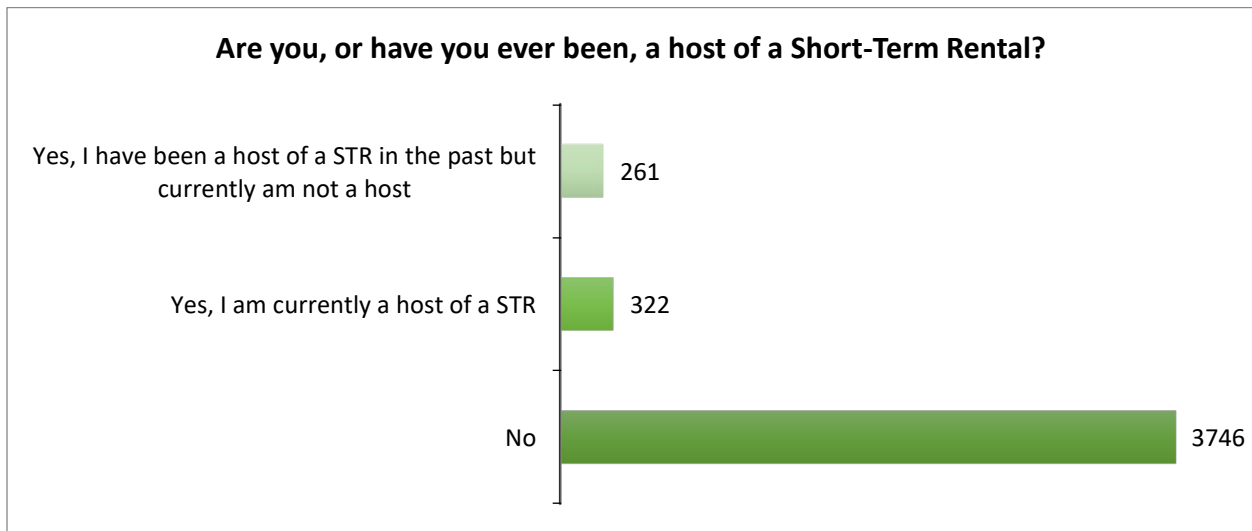
This survey asked twenty questions in five categories:

- 1) Regulation in Residential Neighbourhoods;
- 2) Regulation in Neighbourhoods Where Hotels or Other Types of Tourist Accommodations are Already Permitted (Commercial and Mixed-Use Areas);
- 3) Regulation in Rural Areas;
- 4) General Regulation Questions; and
- 5) Demographic Questions.

Question 1: *Have you ever stayed at a Short-Term Rental?*

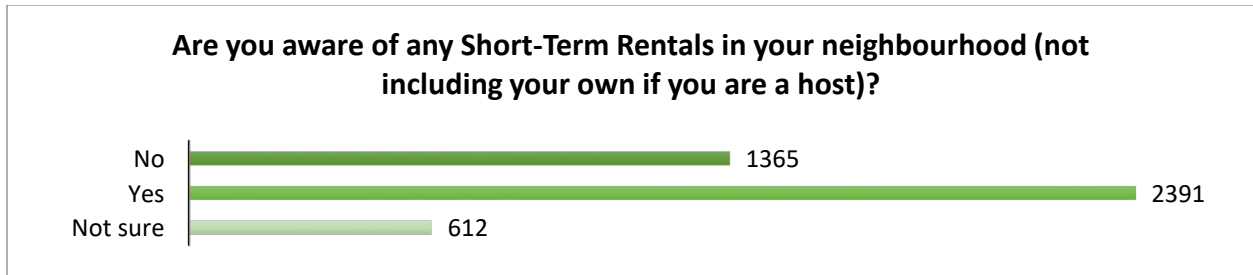


Question 2: *Are you, or have you ever been, a host of a Short-Term Rental?*

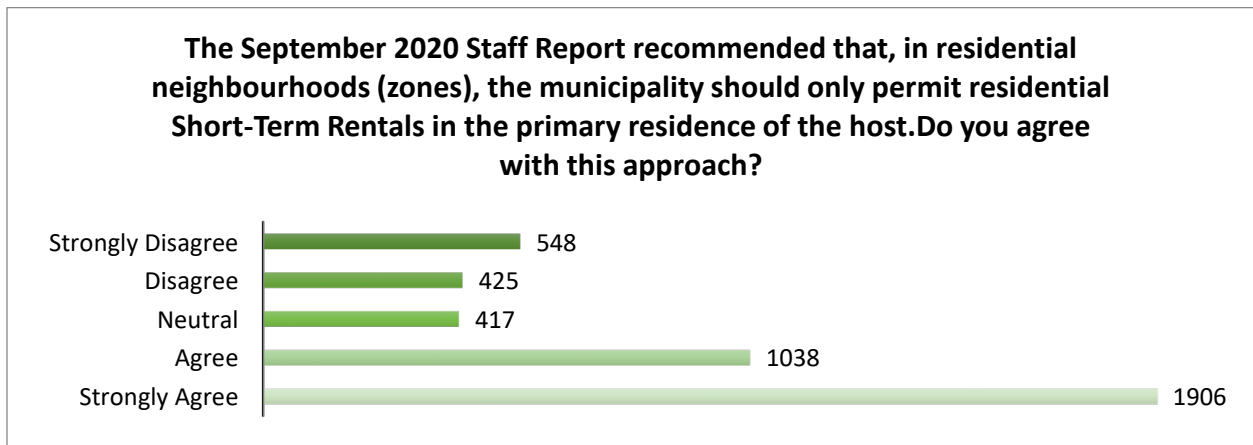


Category 1: Regulation in Residential Neighbourhoods

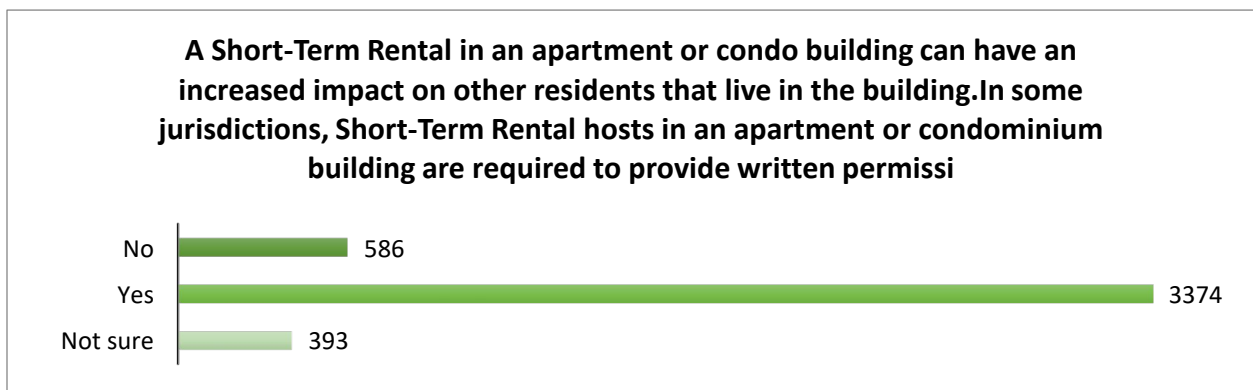
Question 3: *Are you aware of any Short-Term Rentals in your neighbourhood (not including your own if you are a host)?*



Question 4: *The September 2020 Staff Report recommended that, in residential neighbourhoods (zones), the municipality should only permit residential Short-Term Rentals in the primary residence of the host. Do you agree with this approach?*



Question 5: *A Short-Term Rental in an apartment or condo building can have an increased impact on other residents that live in the building. In some jurisdictions, Short-Term Rental hosts in an apartment or condominium building are required to provide written permission from the property owner or condominium board as part of their registration application. Should we consider similar rules or provisions?*



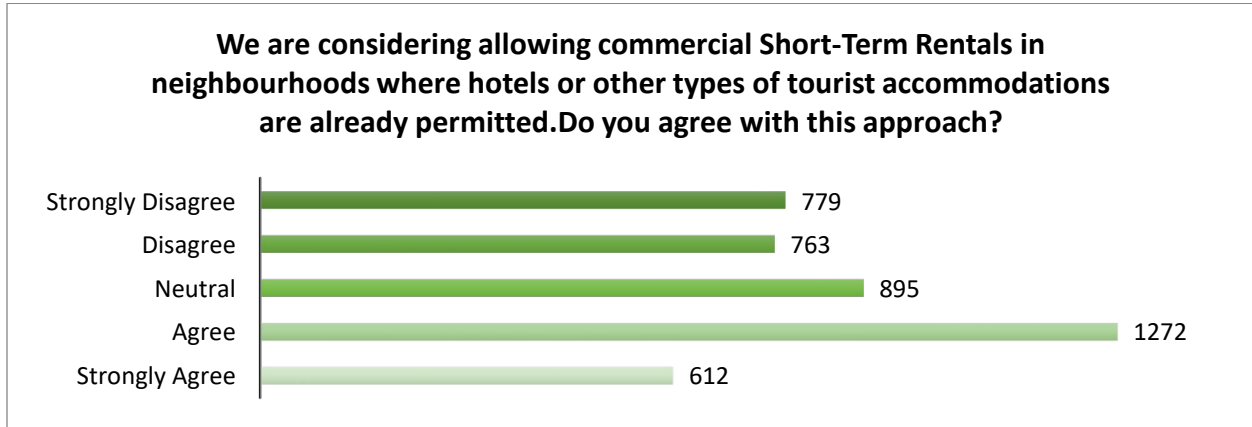
Question 6: *Do you have any additional comments relating to Short-Term Rentals in residential neighbourhoods?*

Approximately half of the respondents to this question oppose STRs completely, while the other half includes a wide range of opinions from complete support of STRs with little to no regulation to those who recognize a need for STRs but would like to see heavy regulation. Responses were further analyzed to determine the level of support for the proposed approach to residential neighbourhoods. 16.9% support the proposed approach for residential neighbourhoods, 13.6% do not support regulation in these areas, 32.8% do not support STRs in residential neighbourhoods at all, and 36.7% support some different level or type of regulation.

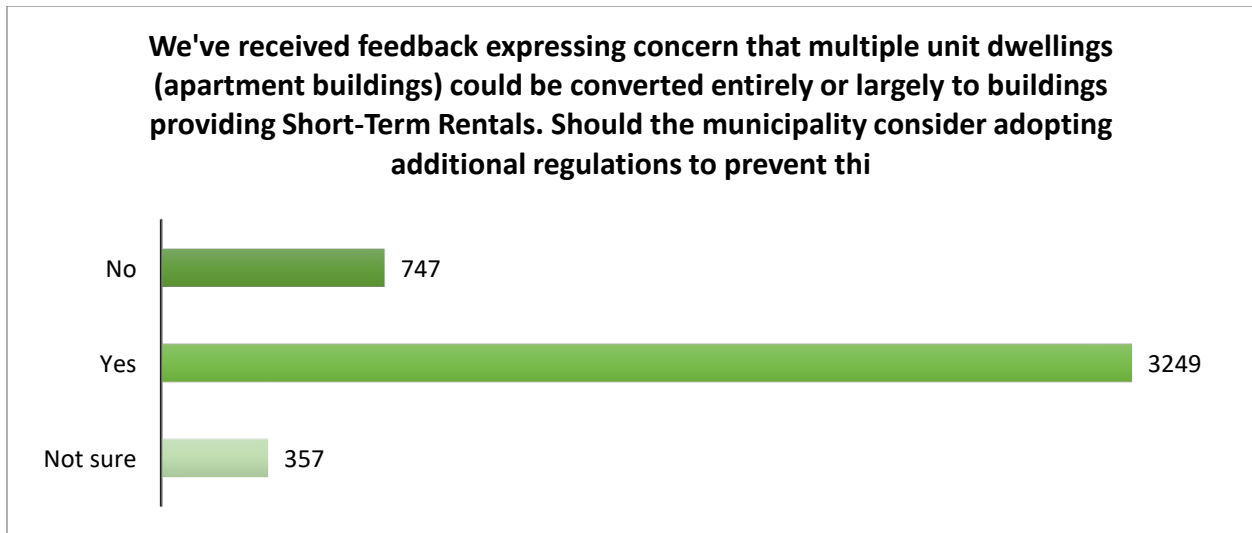
The most common theme throughout responses to this open-ended question mentioned the housing crisis in Halifax, a third of responses specifically mention the negative impact of STRs on long term rental supply and affordability. Another common theme was the impact of STRs on traditional neighbourhoods (7.7%). Many also felt that the commercial nature of STRs needs to be recognized and taxed appropriately to match what a traditional commercial accommodation provider would need to pay (7.2% of responses). Of the responses that were against further regulation, the most common theme was that there should be less municipal involvement in issues that relate to private property (5.8% of responses), as well many supporters of STRs mention the opportunity for affordable home ownership or extra income (3.2%). Those that are concerned with STRs in residential neighbourhoods mentioned noise as a top issue, followed by safety, and parking. There were also supporters who mention the opportunity for STRs to promote tourism and offer opportunities for visitors to experience more parts of the municipality.

Category 2 – Commercial and Mixed-Use Areas

Question 7: *We are considering allowing commercial Short-Term Rentals in neighbourhoods where hotels or other types of tourist accommodations are already permitted. Do you agree with this approach?*



Question 8: *We've received feedback expressing concern that multiple unit dwellings (apartment buildings) could be converted entirely or largely to buildings providing Short-Term Rentals. Should the municipality consider adopting additional regulations to prevent this?*



Question 9: *Do you have any additional comments relating to Short-Term Rentals in commercial or mixed-use areas?*

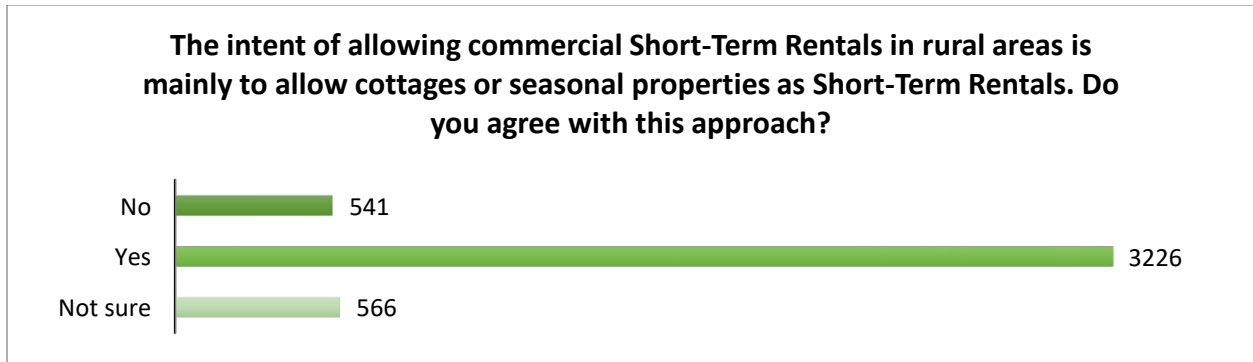
In this open-ended question there was a continued support for the prioritization of long-term housing supply and criticism of the impact of STRs on HRM's housing supply. Analysis of the responses to this question indicated that roughly 83% of answers include a top theme that is critical of STRs in commercial or mixed-use areas. The top response (~15% of answers) to this question was the need to prioritize the availability and affordability of long-term housing supply over STR supply in HRM. Roughly 14% of those who responded to this question mentioned a

need to prevent whole conversions of higher-density buildings to STR use, similarly, some respondents indicated that HRM should not overlook the importance of our mixed-use areas as sources of long-term housing. 10% of responses completely opposed STRs in commercial/mixed-use areas. Another common theme in the critical responses was the need to level the playing field between commercial STRs and hotel type uses as a way to introduce stability to this market. These responses focused on the need to ensure the standards that hotels are held to, such as safety, should also be applied to STR operators. As well, approximately 6% of responses indicated a need to tax STRs as commercial operations as their most important consideration for STRs in commercial areas. Other common responses included the need to consider STRs as a negative driver of the current housing crisis/shortage, the importance of introducing stricter regulation, as well as the impacts of commercial STRs on housing prices and traditional neighbourhoods. Some respondents mentioned a desire for the primary residence requirement to apply to all areas of the Municipality.

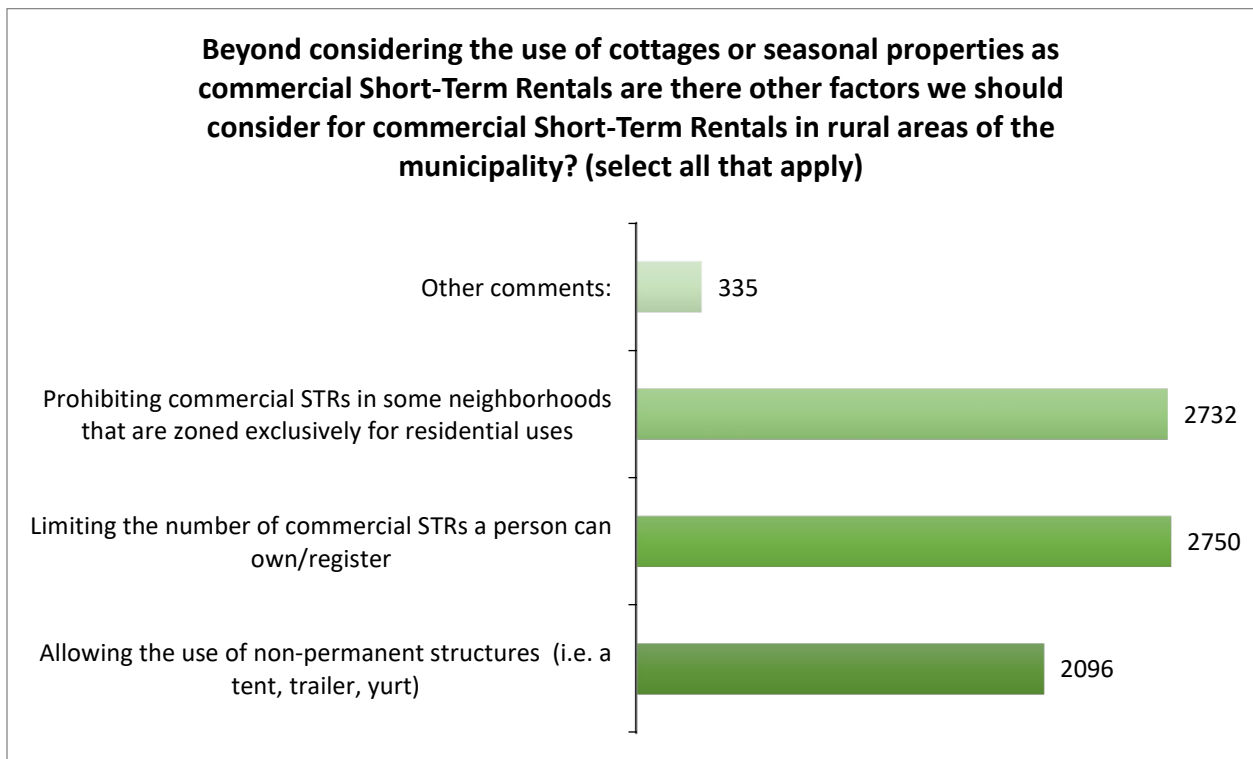
Approximately 17% of responses to this question were supportive of STRs in commercial areas and more broadly across HRM. The top response (~6% of answers) was that no regulation is needed, and that HRM should focus its regulatory efforts on other solutions. Approximately 3% felt that HRM regulation should be less burdensome on property owners. Some of the associated responses highlight the belief that the free market is the solution to housing issues, that STRs provide a meaningful source of income, and are an important part of our tourism industry. There were also responses that highlighted a growing preference of some travellers to seek accommodation in residential areas in dwellings with more amenities for families.

Category 3 – Rural Areas

Question 10: *The intent of allowing commercial Short-Term Rentals in rural areas is mainly to allow cottages or seasonal properties as Short-Term Rentals. Do you agree with this approach?*



Question 11: *Beyond considering the use of cottages or seasonal properties as commercial Short-Term Rentals are there other factors we should consider for commercial Short-Term Rentals in rural areas of the municipality? (select all that apply)*



Beyond the factors noted above, several respondents included additional factors that should be considered for commercial STRs in rural areas of the Municipality. Many responses noted the importance of STRs to the rural economy and encouraging tourism. Respondents noted how STRs in rural areas can provide a unique opportunity to experience cottage life without the luxury of owning a cottage. Both respondents who were for and against rural STRs noted its

impact on housing for seasonal or temporary worker. Some noted that a STR can provide flexibility in the duration of your stay, while other noted it was harder to find lodging since most available housing was being offered to tourists. Another common response was regarding the impact STRs in rural areas was the impact it can have on the natural environment including the impact to ground water.

Several respondents elaborated on their thoughts of the use of cottages. While most were in favour of allowing cottages as STRs, some noted the importance of proceeding with caution as some cottages may be better used as a long term rental. Others noted that STRs in cottages can have a negative impact to other cottage dwellers.

The majority of additional comments in this section discussed spoke to the importance of regulating STRs. Those who were for and against spoke to the importance of complying with rules of the *Tourist Accommodation Regulation Act*. Many spoke requiring fees or taxation to level the playing field with other form of tourist accommodation such as hotels. Other popular suggestions for regulation included limiting STRs to larger lots or limiting the number of guests or days/weeks STR could be offered. Many respondents also suggested that the host must be local or live on site.

Some respondents stressed the negative impact STRs have on the housing market, while some stressed that government should stay out of further regulating STRs.

Question 12: *Please share any additional comments on commercial Short-Term Rentals in rural areas.*

Responses to this question were very similar to the comments received above. The majority of respondents that supported regulating STRs and suggested that requiring taxes or rules similar to what is required for a hotel should apply to STRs. Other popular forms of regulation included limiting STRs to local hosts and prohibiting corporations. Others suggested only allowing STRs on larger lots away from residential neighbourhoods or only allow a limited number of licenses/approval in each community.

Those who supported STRs stressed their importance in supporting rural tourism and the rural economy. Several respondents also cautioned in government interfering with private property matters.

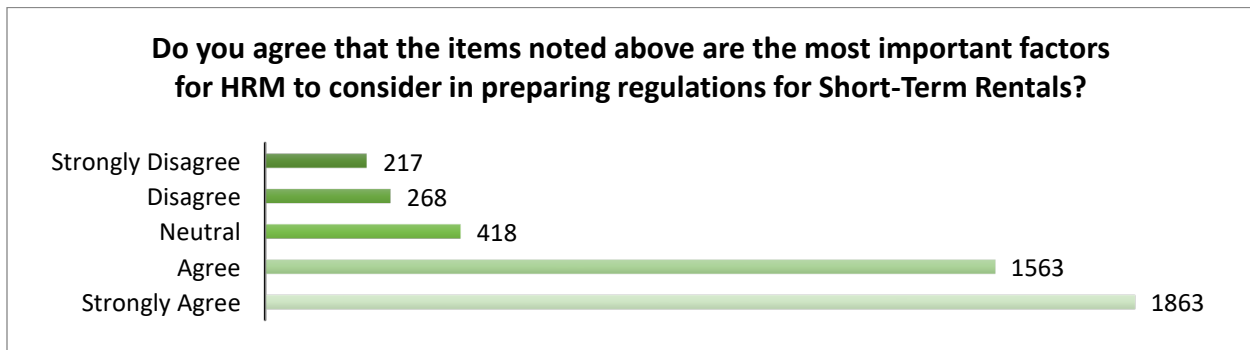
The majority of comments that were not in support of STRs spoke to concerns of their impact on the availability of long-term rentals and housing affordability. It was noted that it is already difficult to find long-term rental options in rural communities. Some respondents further noted that the presence of STRs had a negative impact on traditional rural communities as long-term residents that may contribute to a community were being replaced by tourists or vacationers.

Category 4: General Regulation Questions

Question 13: *In fall 2019, we conducted a survey to understand the impacts of Short-Term Rentals. When asked what considerations are most important, should we decide to regulate STRs, respondents ranked the following as most important:*

1. *protecting the supply of traditional long term rentals*
2. *protecting the integrity of residential neighbourhoods*
3. *collecting appropriate taxes*
4. *requiring minimum standards and*
5. *collecting STR host information (how many units rented, location etc.)*

Do you agree that the items noted above are the most important factors for HRM to consider in preparing regulations for Short-Term Rentals?



Question 14: *Are there any other factors you think we should consider as we prepare regulations for Short-Term Rentals?*

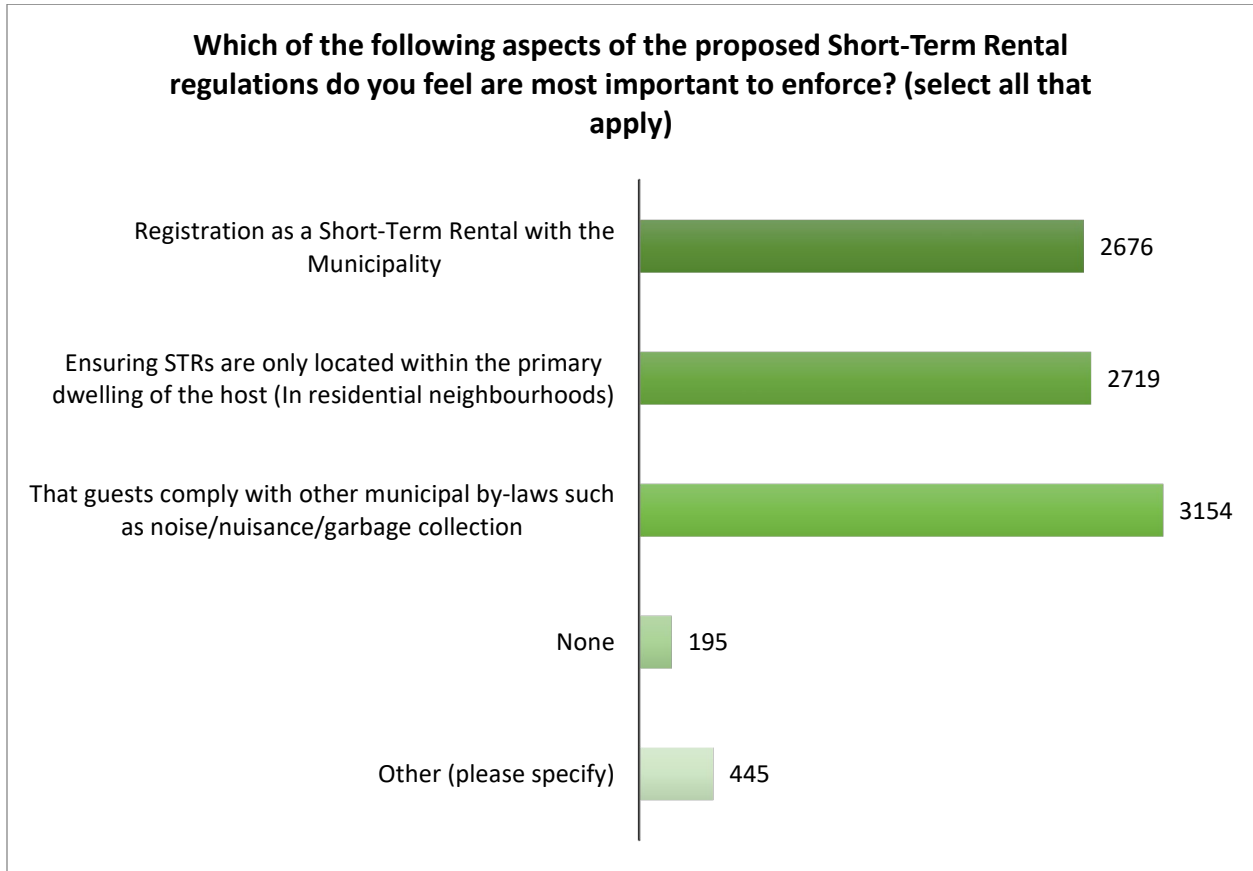
Most (81%) of the respondents to this question were critical of STRs and supportive of increased regulation or outright abolition. Primary concerns brought forward by this cohort were concerns about the ability or willingness of HRM to enforce any new STR regulations, concern over the impact the prevalence of STRs is having on the supply of long-term rentals, and the negative impacts short term rentals have on existing neighbourhoods. “Neighbourhoods” in this context includes urban and rural communities as well as within multiple unit dwellings.

Of those respondents who were supportive of STRs and opposed to additional regulation, most respondents opined that the municipality should not be getting more involved in private affairs. Some respondents also expressed that they felt that short term rentals were good for the local economy, and that they provided an avenue for affordable home ownership by allowing the property owner to subsidize their mortgage payments with short term rental income.

Over 90% of the respondents who added additional comments to this question were critical of STRs and supportive of additional regulation. Concerns over compliance and enforcement were again primary, along with concern over the impact short term rentals have on the availability of long-term rentals. Some respondents also feel that short term rentals should be taxed as commercial properties, and that short term rentals have a negative impact on the surrounding neighbourhood.

Of those respondents who were supportive of STRs and not in favour of increased regulation, the opinion that the municipality should not involve itself with private matters was again primary, seconded by the suggestion that short term rentals would be a good use for secondary and backyard suites.

Question 15: Which of the following aspects of the proposed Short-Term Rental regulations do you feel are most important to enforce? (select all that apply) (Other (please specify))



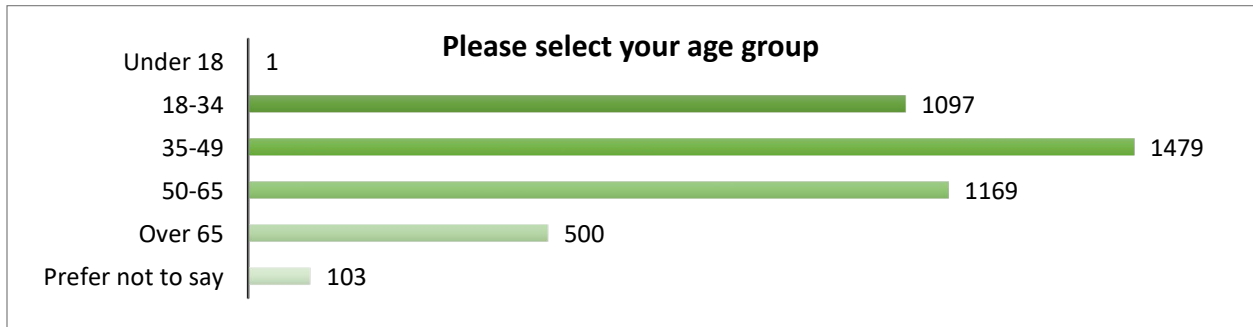
Question 16: Please share any additional feedback or comments you have on Short-Term Rentals and regulations in the municipality

For this “round up” question, almost 80% of respondents were critical of short term rentals and supportive of creating additional regulation. The primary response to this question was concern over the impact that short term rentals have on the availability of long term rentals, and the impacts that short term rentals have on the surrounding neighbourhood, including on neighbour units in a multiple unit dwelling.

Supportive respondents again opined that the municipality should not involve itself in private matters, and that short term rentals promote tourism. Supportive respondents also appreciated the flexible tenancy provided by the short-term rental model, and several noted that short term rentals allowed property owners to mix a short-term rental with their own use of the property.

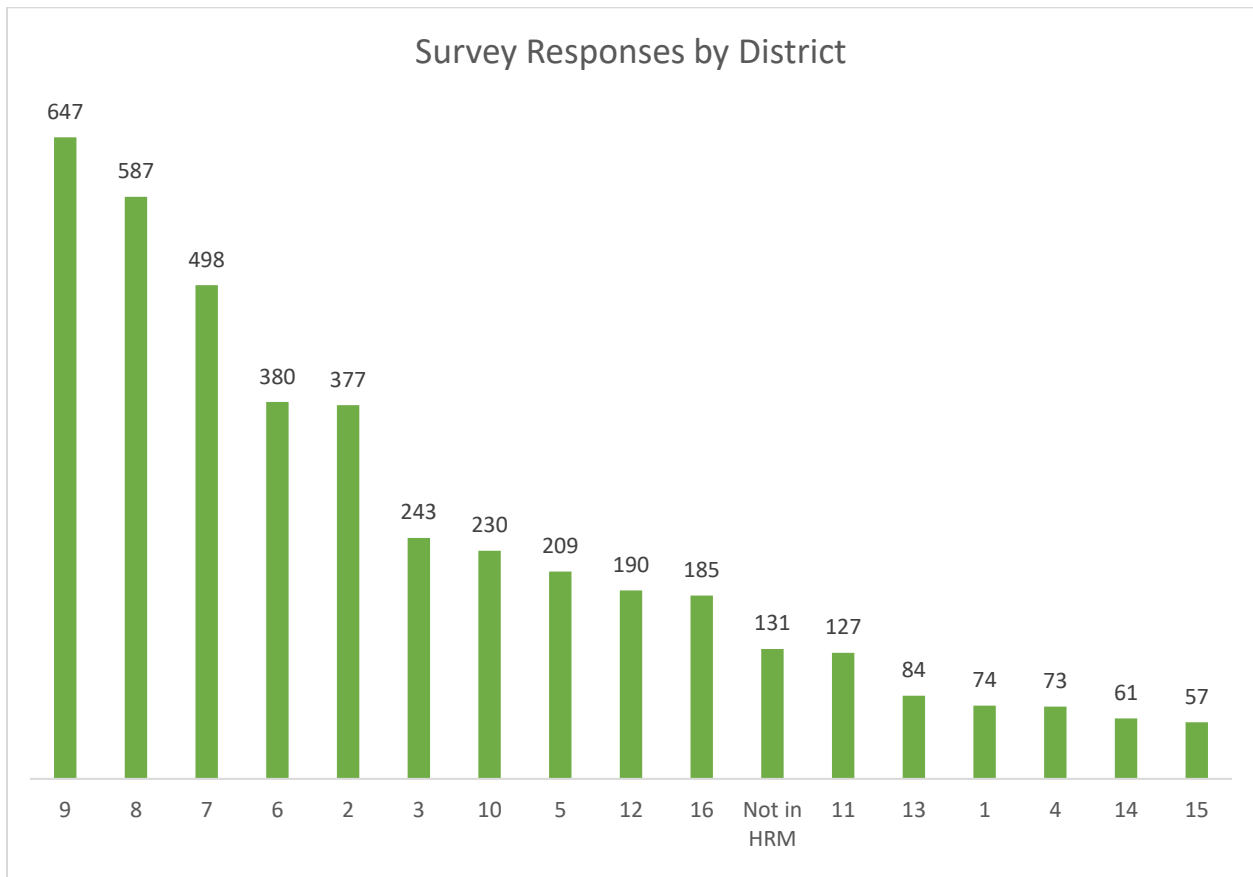
Category 5: Demographic Questions

Question 17: *Please select your age group.*



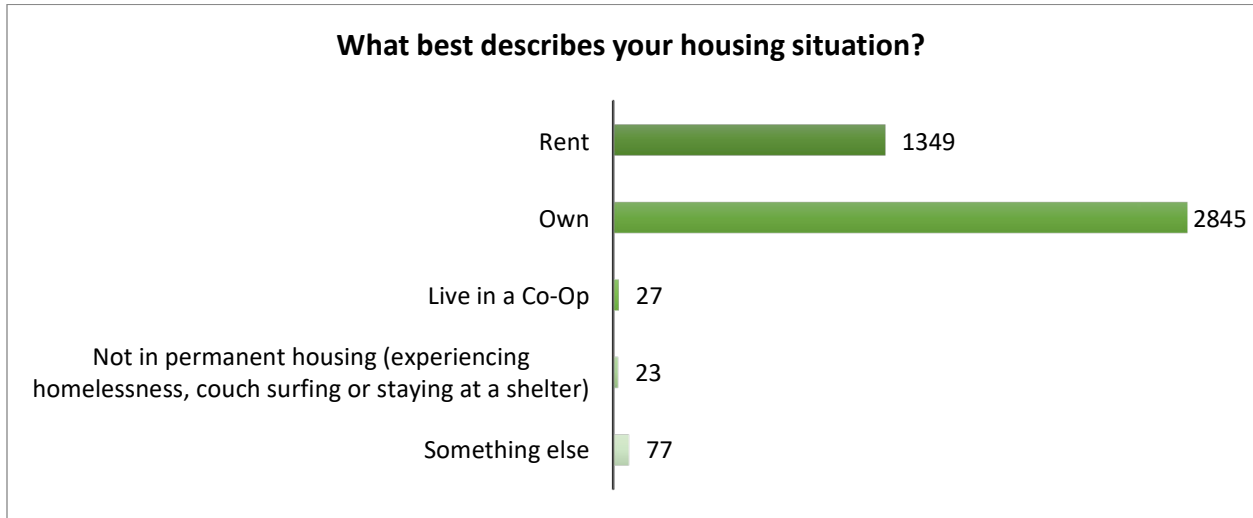
Question 18: *Please provide the first three digits of your postal code.*

Survey responses came from 125 different postal code areas. The table below indicates the level of response by HRM polling district. The highest level of participation came from District 9 – Halifax West Armdale. The survey also received 131 responses from non-HRM residents, most of whom were from other parts of Nova Scotia. 5,043 people visited the survey and 4,315 completed it, indicating that approximately 700 visitors did not complete the survey.

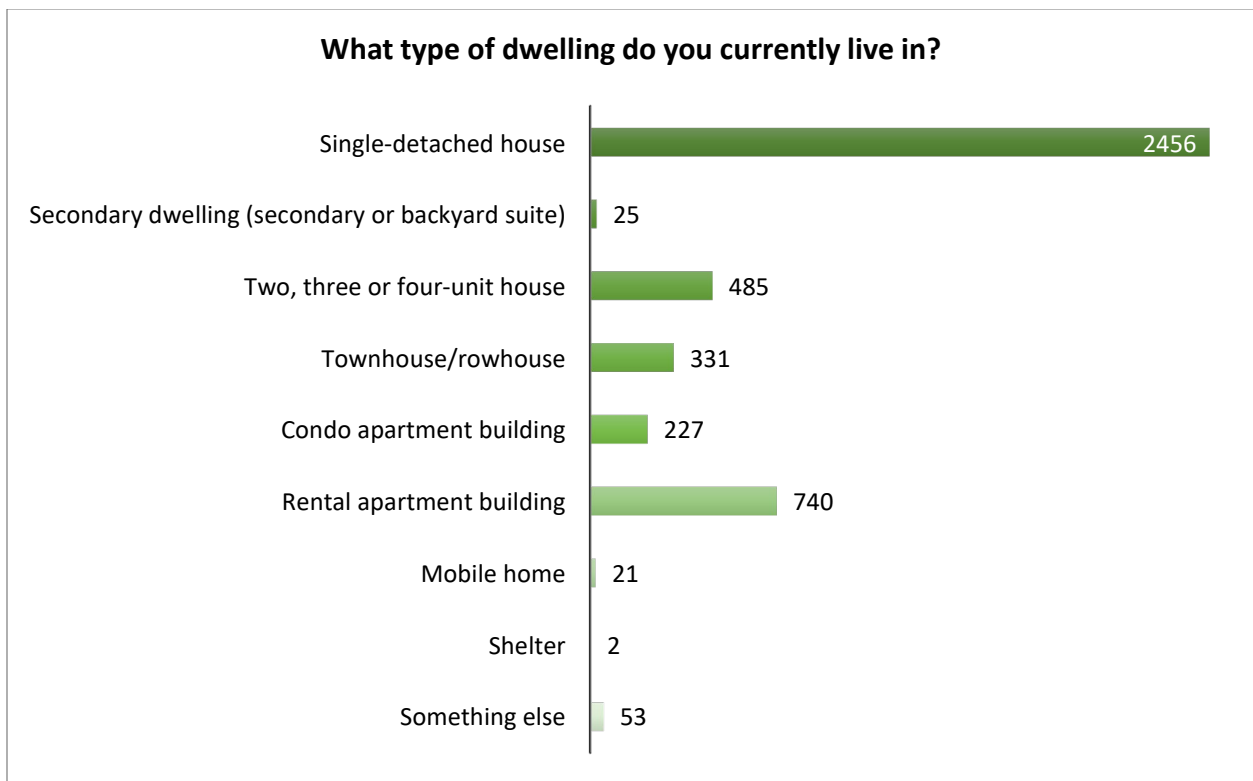


Survey responses by district are approximate as respondents were asked their postal code and postal codes and municipal polling districts have overlapping borders.

Question 19: *What best describes your housing situation?*



Question 20: *What type of dwelling do you currently live in?*



Attachment E: Short-term Rental – Public Meeting Summary

DECEMBER 6, 2021

STAFF IN ATTENDANCE: Jamy-Ellen Klenavic, Planner III, HRM Social Policy
Brandon Umpherville, Planner II, HRM Social Policy
Jill MacLellan, Principal Planner, HRM Social Policy
Inspector Nichols, Halifax Regional Police

ALSO IN ATTENDANCE: Tony Mancini (District 6) - Councillor for Harbourview - Burnside - Dartmouth East

PUBLIC IN ATTENDANCE: Approximately: 20

At the request of the local Councillor, a public meeting was held with residents of a Dartmouth neighbourhood that experienced a violent incident associated with an STR property. The following is a summary of what was discussed at the meeting and does not represent a verbatim record of the proceedings.

- Staff made a presentation to discuss our approach to regulation and the future of STRs in HRM.
- Residents mention a need for urgency in this process as they deal with the trauma of this incident and a desire to return to a safer community feeling.
- Staff explain the challenges and limitations of the existing Land Use By-laws as an answer to resident concerns that enforcement hasn't shut down STRs to date. Staff explain that the use is not defined in the by-law so there is a grey area that has permitted STR operation.
- Residents note that as a consequence, traditionally residential only areas are now commercialized.
- The STR property owner was present at the meeting and explained their role and desire for a safe community and their commitment to the community. Property owner mentions the importance of the STR as a source of income.
- Residents ask HRP if research on crime and STRs is being compiled and if that can be shared with HRM staff as they consider regulations. HRP notes that they haven't looked at this issue specifically, but their staff use data to assign resources and they encourage members of the public to report any criminal activity to aid this effort.
- Concern raised about HRP follow up and response to incident, including the release of photos etc.
- HRP note their victim services department and resources available to all residents as they deal with the effects and trauma of this incident.
- Residents raised concerns about planning process so far, including citations within past reports and a bias against STRs felt by one resident, the speed of the process, the potential to limit the overall number of STRs on a given street.
- Staff outline the ongoing survey and the future public hearing as other avenues for participation.

Attachment F – STR Listing Data

Table 1 – STR Listings by District – August 2022

Table 2 – STR Listings by Plan Area – August 2022

Table 3 – STR Listing Over Time – August 2019 to August 2022

Table 1 - STR Listings by District - August 2022

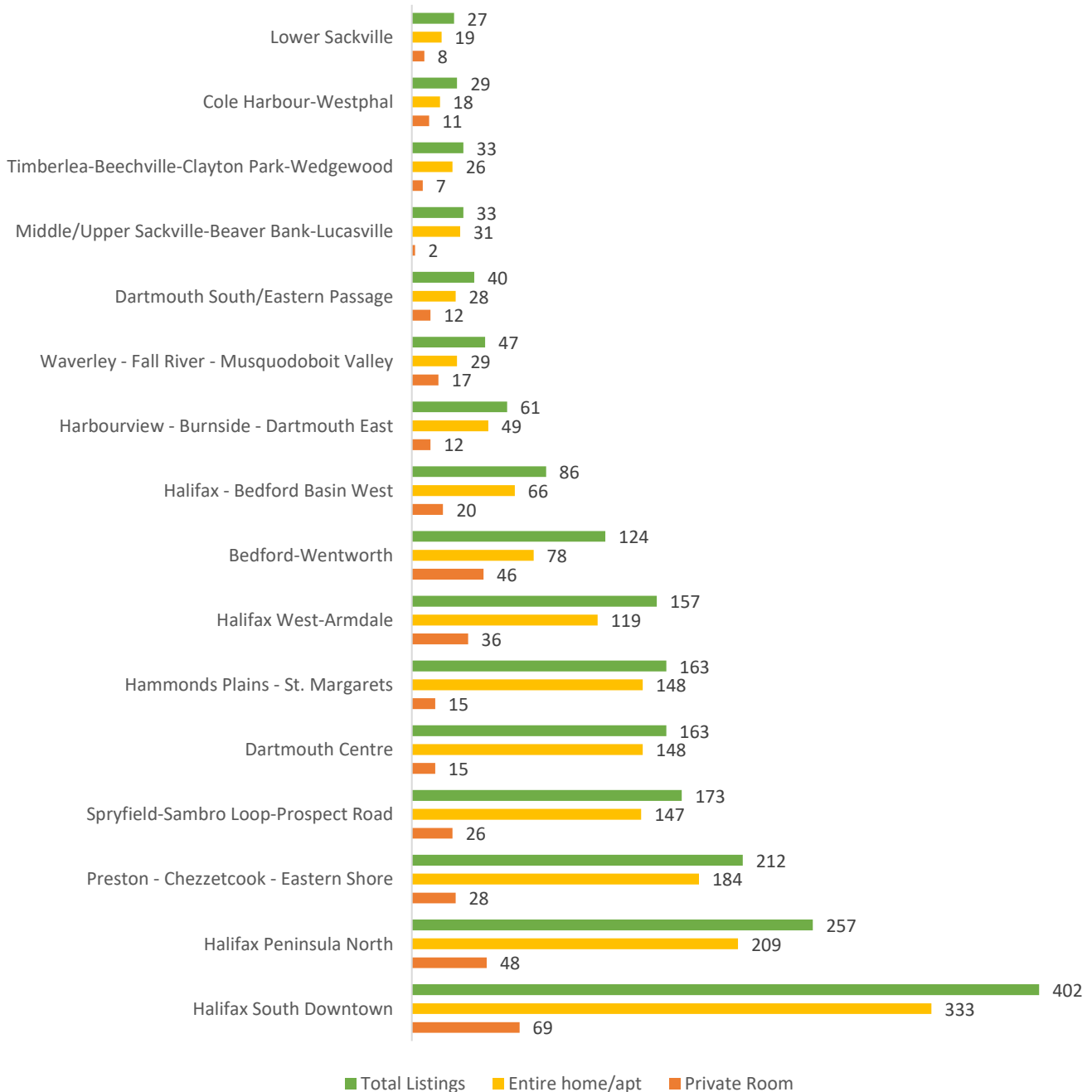


Table 2 - STR Listings by Plan Area - August 2022

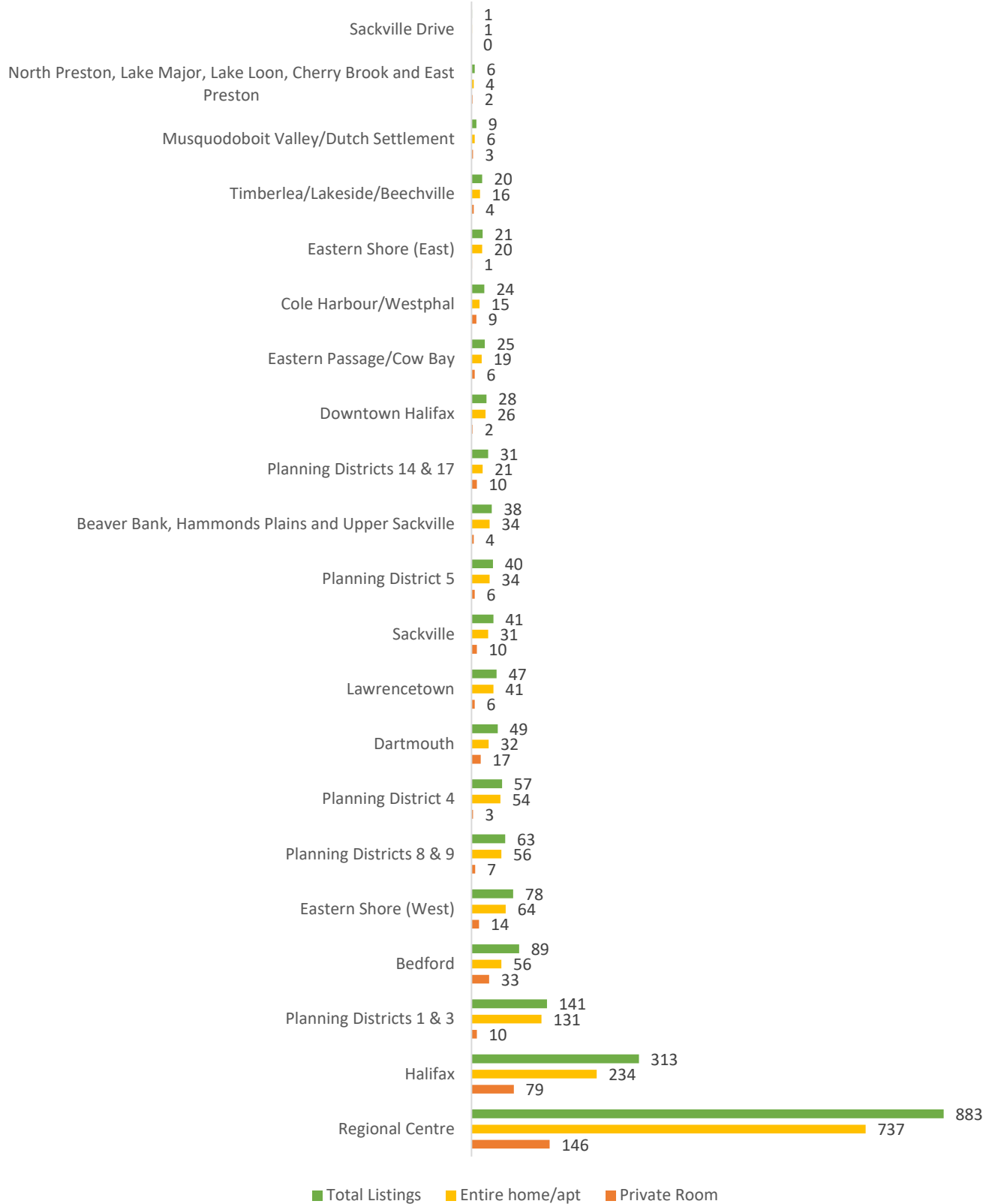
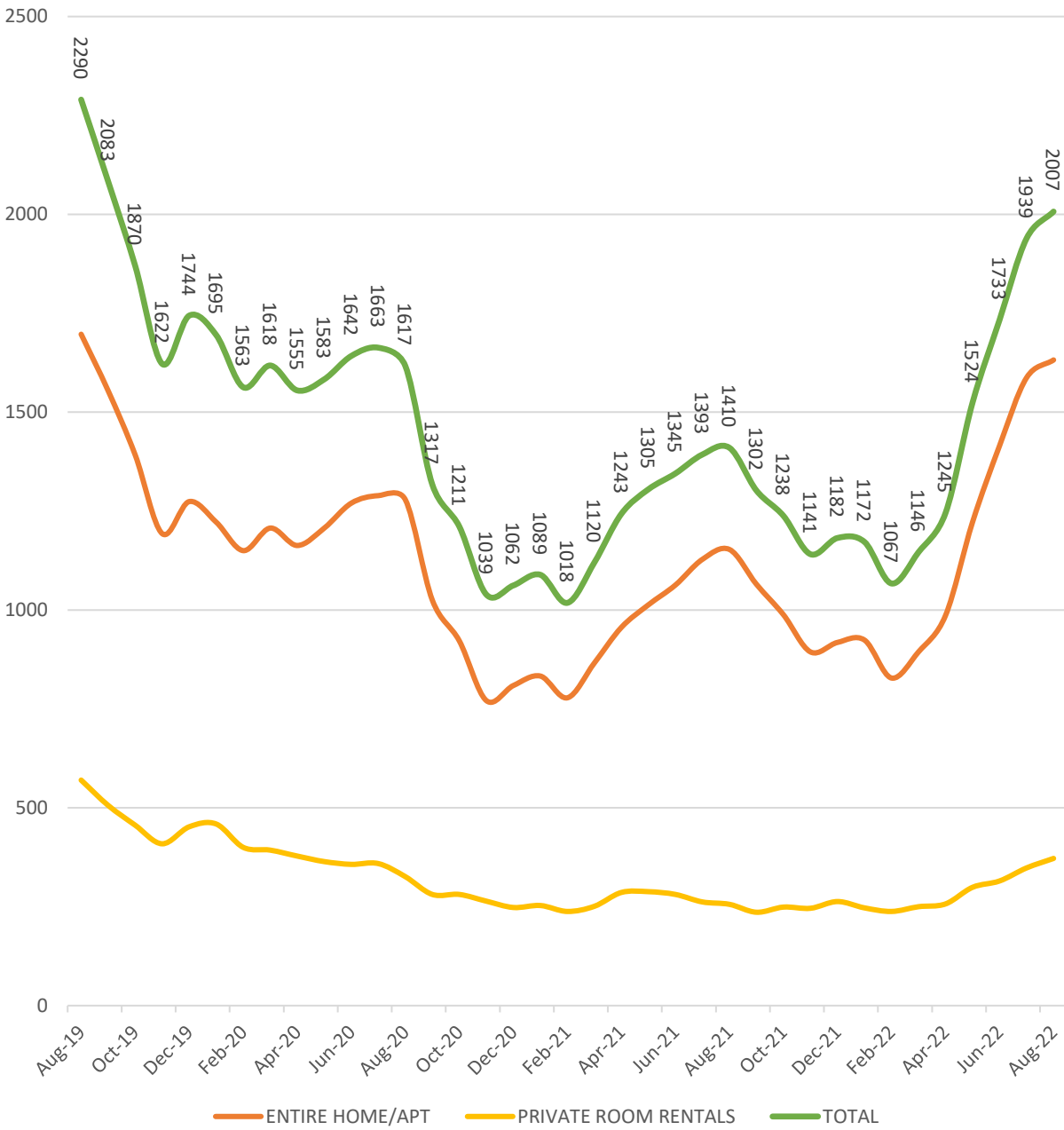
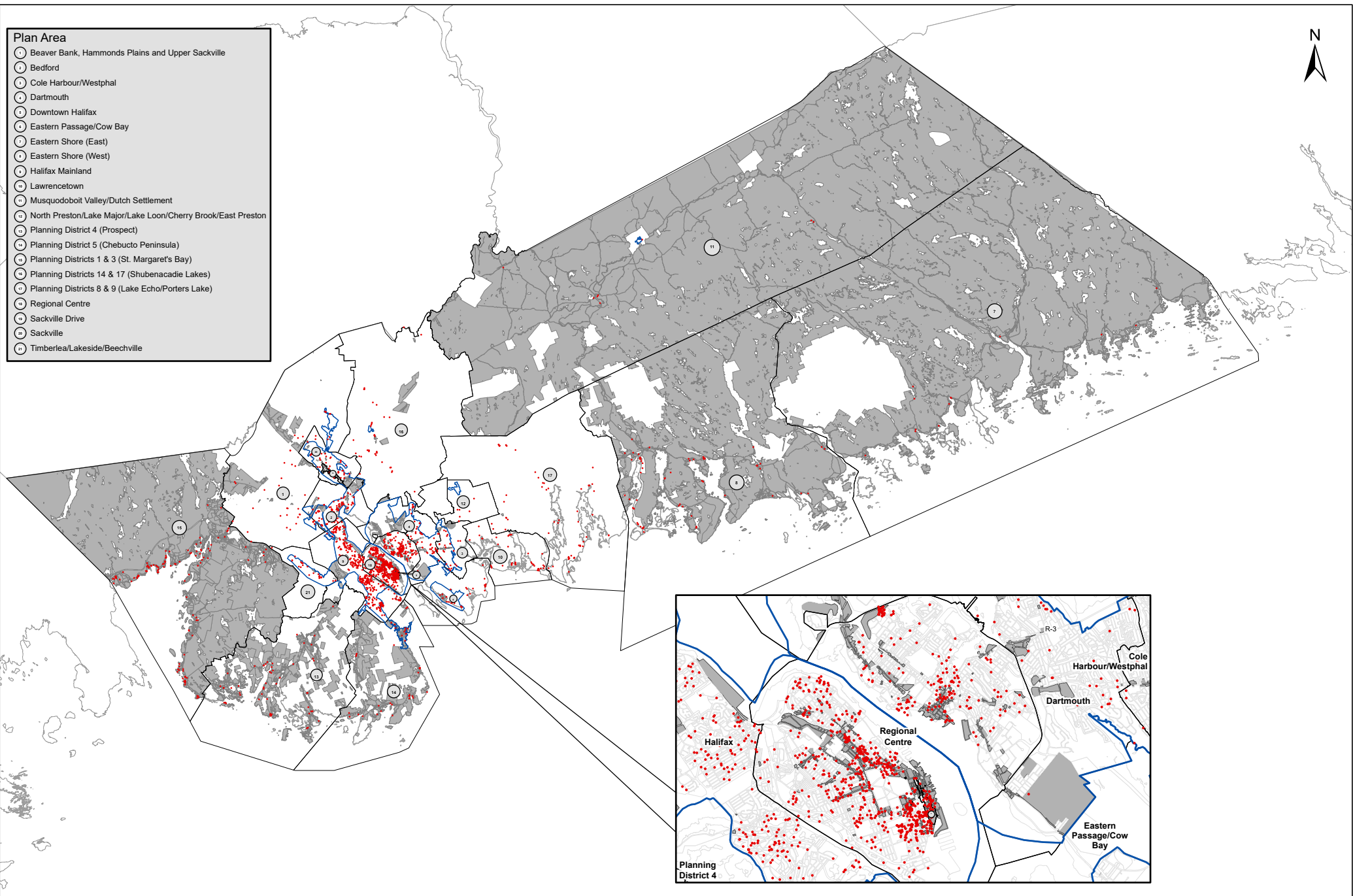


Table 3 - Active STRs in HRM - August 2019 to August 2022

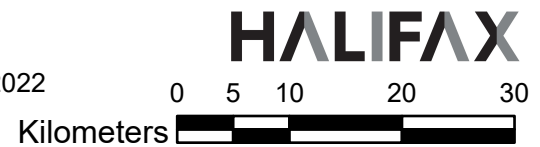


- Plan Area**
- Beaver Bank, Hammonds Plains and Upper Sackville
 - Bedford
 - Cole Harbour/Westphal
 - Dartmouth
 - Downtown Halifax
 - Eastern Passage/Cow Bay
 - Eastern Shore (East)
 - Eastern Shore (West)
 - Halifax Mainland
 - Lawrencetown
 - Musquodoboit Valley/Dutch Settlement
 - North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston
 - Planning District 4 (Prospect)
 - Planning District 5 (Chebucto Peninsula)
 - Planning Districts 1 & 3 (St. Margaret's Bay)
 - Planning Districts 14 & 17 (Shubenacadie Lakes)
 - Planning Districts 8 & 9 (Lake Echo/Porters Lake)
 - Regional Centre
 - Sackville Drive
 - Sackville
 - Timberlea/Lakeside/Beechville



Attachment G - Short-Term Rentals in HRM

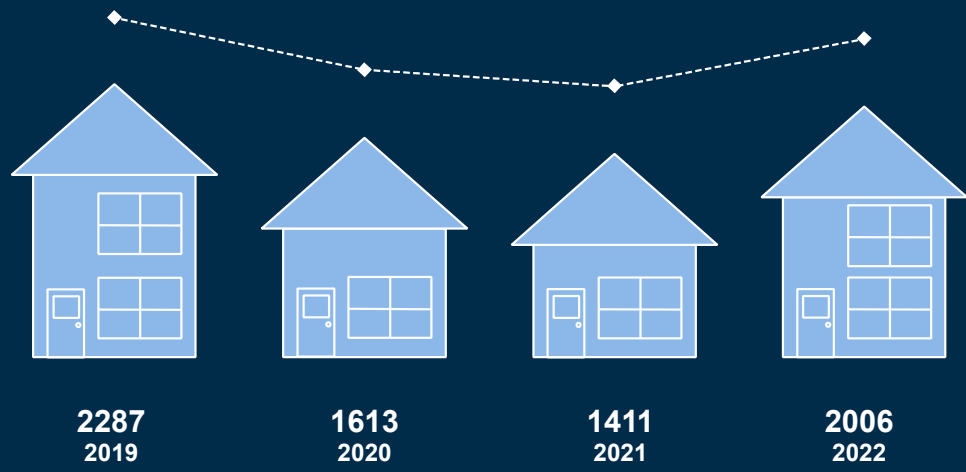
- Commercial STR Permitted (proposed)
- Approximate Location of Existing Airbnb or Vrbo Rental as of October, 2022
- Urban Settlement Boundary



The accuracy of any representation on this plan is not guaranteed.

Halifax Short Term Rentals (STR)

In Halifax there were 2287 active STR listings in August 2019 vs. 2006 listings in 2022.



Hosts made approximately \$31.7 million in revenue in 2022 between Jan 1 and Aug 31. There were 1631 listings for Entire Homes in Aug 2022. Each dot on the map is 1 active STR in Aug 2022.

August 2022 Entire Dwelling STR Listing by Type	
House , Bungalow, Semi, or Townhouse	509
Guest Suite	240
Apartment, Condo, Loft	677
Cottage, Cabin, Tiny Home	143
Traditional Tourist Accommodation (B&B, Villa)	26
Other - RV, Camper, Tent, Yurt, ect.	36

The Halifax STR market remains dominated by entire dwelling unit listings, which accounted for 81% of all active August 2022 listings.

Notes Regarding This Document:
Data for this report was retrieved from the AirDNA monthly market report for August 2022.

