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Item No. 14.1.2
Harbour East – Marine Drive Community Council
August 13, 2026

TO: Chair and Members of Harbour East – Marine Drive Community Council

FROM: Brad Anguish, Chief Administrative Officer

DATE: July 23, 2026

SUBJECT: Short-term Rental Approach in Municipal Planning Strategies for Eastern Passage/Cow Bay and North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston

ORIGIN

January 24, 2023, Halifax Regional Council motion (Item No.15.1.11):

MOVED by Councillor Cleary, seconded by Councillor Hendsbee

THAT Halifax Regional Council:

2. 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; and

MOTION AS AMENDED PUT AND PASSED UNANIMOUSLY.

EXECUTIVE SUMMARY

Short-term Rentals (STRs) are temporary overnight accommodations rented out by property owners or tenants, typically for a few nights or weeks at a time. On January 24, 2023, Regional Council gave first reading to the proposed amendments to municipal planning documents to establish region-wide policies and regulations for STRs. At first reading, Regional Council further requested supplementary reports to consider approaches to STRs in the context of supporting increased tourist accommodations in rural areas. In December 2025, amendments were adopted for six rural areas[1], enabling one dwelling unit per lot to operate as a STR without requiring the unit to be the host's primary residence. However at that time staff did not make changes in three rural plan areas[2] and instead recommended further public engagement before making a change to STR policy, in consideration of their unique settlement patterns, proximity to the urban service boundary and the presence of African Nova Scotian (ANS) communities.

RECOMMENDATION PAGE 2

[1] Eastern Shore (West), Eastern Shore (East), Lawrencetown, Musquodoboit Valley & Dutch Settlement, Planning Districts 8 & 9, Planning Districts 14 & 17.
[2] Eastern Passage/Cow Bay, North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston; and Beaver Bank/Hammonds Plains/Upper Sackville.

This report recommends an updated STR approach for two rural Plan Areas of Eastern Passage/Cow Bay, and North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston. This approach would allow one dwelling unit per lot to operate as a STR without requiring the unit to be the host's primary residence – the same approach as was adopted by Regional Council on December 11, 2025 for the six rural plan areas, intending to support tourism and economic activity in the subject communities.

Given the more suburban nature of many areas within the Beaver Bank, Hammonds Plains and Upper Sackville Plan Area, and the ongoing plan review processes initiated for the African Nova Scotian communities of Upper Hammonds Plains and Lucasville, no changes are being recommended for that Plan Area at this time.

RECOMMENDATION

It is recommended that Harbour East-Marine Drive Community Council:

1. Give First Reading to consider the proposed amendments to the Land Use By-law for Eastern Passage/Cow Bay and Land Use By-law for North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston as set out in Attachment A and B, and schedule a public hearing; and

2. Adopt the amendments to the Land Use By-law for Eastern Passage/Cow Bay and Land Use By-law for North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston, as set out in Attachment A and B.

BACKGROUND

Short-term Rentals are temporary overnight accommodations rented out by property owners or tenants, typically for a few nights or weeks at a time. In recent years, the prevalence and popularity of STRs have grown through online platforms like Airbnb and VRBO. While STRs provide a unique form of tourist accommodation and can have benefits for the local economy, their recent popularity raises concerns regarding impacts on residential neighborhoods and long-term rental housing availability.

On January 24, 2023, Regional Council gave first reading to the proposed amendments to municipal planning documents establishing region-wide STR policies and regulations. These amendments were aimed at prioritizing protection of long-term housing by restricting STRs to a host's primary residence in many residential zones. The amendments were subsequently approved following a public hearing on February 21, 2023, and came into effect on September 1, 2023. At first reading, Council further directed staff to examine whether the municipality's rural areas require a different STR regulatory approach to help support tourism.

On May 27, 2025, a Council report was presented to Regional Council recommending a more permissive STR approach in the municipality's rural areas, allowing one dwelling unit per lot to operate as a STR without requiring the unit to be the host's primary residence. On December 11, 2025, Council approved this approach for six rural community plans.[3]

The same report recommended additional public engagement in the following three rural plan areas prior to proposing a similar STR approach, in consideration of their unique settlement patterns, proximity to the urban service boundary and the presence of African Nova Scotian (ANS) communities:

- Eastern Passage/Cow Bay;

3 Eastern Shore (West), Eastern Shore (East), Lawrencetown, Musquodoboit Valley & Dutch Settlement, Planning Districts 8 & 9, Planning Districts 14 & 17

- North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston; and
- Beaver Bank, Hammonds Plains and Upper Sackville.

DISCUSSION

Informed by additional public engagement, analysis of current STR participation and recognition that the impacts of STRs vary between urban and rural communities, this report recommends the more permissive STR regulatory approach, allowing one dwelling unit per lot to operate as a STR without requiring the unit to be the host's primary residence, for the rural communities, of Cow Bay, North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston. This is the same approach adopted for the six rural plan areas in December 2025.

In the Eastern Passage/Cow Bay Land Use By-law (LUB), this amendment is only recommended for the unserviced areas of the Plan, outside the Urban Service Area boundary, as defined in the Eastern Passage/Cow Bay Land Use By-law. The community of Eastern Passage is within the service boundary, as is a portion of undeveloped land off Caldwell Road extending into Morris Lake, and follows a suburban built form. Staff are not recommending changes to STR regulations within the Urban Service Area at this time.

Given the more suburban nature of many areas within the Beaver Bank, Hammonds Plains and Upper Sackville Plan Area, and the ongoing plan review processes initiated for the African Nova Scotian communities of Upper Hammonds Plains and Lucasville, no changes are being recommended for that Plan Area at this time.

Regional Plan Policy

Regional Plan policy permits short term rentals in residential zones where the rentals are the operator's primary residence. It permits short term rentals more broadly in zones where commercial tourist accommodation uses are permitted. This policy structure is intended to protect housing supply, while still providing opportunities for tourism accommodations.

The Regional Plan also recognizes that tourism and the service economy are key rural economic opportunities. Policy EC-15 directs HRM to work towards ensuring the economic viability of rural communities, and to consider supporting services to those establishing or maintaining businesses in rural areas. The STR amendments that Council approved in December 2025 for the six rural plan areas support this policy, as do the amendments proposed in this report for Eastern Passage/Cow Bay and North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston.

Public Engagement Results

Targeted public engagement was conducted in both plan areas using online surveys hosted on the EngageHalifax platform. The surveys collected information on STR participation, interest in operating STRs, perception of community impacts and views on the proposed STR regulations.

Eastern Passage/Cow Bay STR Survey

Between January 28th and March 4th, 2026, 135 survey responses were received primarily from residents living within the plan area. Detailed analysis can be found in Attachment C. Overall, the responses were evenly divided between support for and opposition to the proposed STR regulations. A slight majority (53%) supported the proposed STR regulations either across the whole plan area or in the rural area only, while 47% preferred to maintain the current regulation requiring an STR to be the operator's primary residence. The Eastern Passage/Cow Bay plan area contains both urban and rural communities, and differences in settlement patterns across these communities may influence residents' experience on STRs. In both the urban (Eastern Passage) and rural (Cow Bay) areas, the survey respondents showed a relatively balanced position, with slightly stronger support for the amendments in Cow Bay (53%) than in Eastern Passage (47 %).

Most respondents (75%) did not operate, nor intended to operate a STR. A further 21% of respondents expressed interest in operating STRs.

North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston STR Survey
Between February 13th and March 13th, 2026, 27 survey responses were received primarily from residents living within the plan area. Detailed analysis can be found in Attachment D. Overall, survey responses indicated strong support for the proposed STR regulations, with 85% of respondents in favour of allowing one STR per property without the primary residence requirement. Support was consistent among current (19%) and potential STR operators (54%), as well as non-operators (81%).

Summary of Support and Concerns
Survey results from both plan areas indicated similar themes of support and concern. Key concerns included noise and nuisance, housing availability and affordability, infrastructure capacity, and neighbourhood character. Supportive feedback included flexibility and supplemental income for homeowners, support for local tourism and economy, and flexibility in accommodation options for visitors.

African Nova Scotian Communities
The presence of African Nova Scotia communities in the North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston Plan area is an important consideration in this engagement process. Staff coordinated with the African Nova Scotian Affairs Integration Office (ANSAIO) team and engaged Preston Township on the proposed STR approach by providing a one-pager summary outlining the project background, status and proposed STR regulations. No additional feedback was received in response to this outreach.

STR Participation in Subject Areas
Provincial STR data indicates that STR activity is limited in both plan areas, though numbers fluctuate seasonally. In March 2026, there were 24 STRs across the Eastern Passage/Cow Bay plan area, with higher concentrations along the coast. Of these, fourteen are located within the Urban Service Area boundary and ten in rural areas. In North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston plan area, there were five STRs in operation. Overall, STRs represent a small proportion of the total rental housing stock in both plan areas.

Built Form and STR Impacts
According to the Short-term Rental survey results, nuisance-related impacts were identified as one of the top concerns among respondents. While current impacts are limited, seasonal increases in STR activity, particularly summer peak tourism season, could result in localized issues, such as increased noise, traffic and neighbourhood disruptions.

The Eastern Passage/Cow Bay Plan Area covers both urban and rural areas, where STR effects may be experienced differently. Eastern Passage has a suburban built form with smaller lot sizes, reduced setbacks and higher density. Residents in this area may be more likely to experience noise, traffic, and other nuisances from STRs since houses are closer together. In contrast, rural communities such as Cow Bay, North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston, generally have larger lots, increased setbacks and lower density. These characteristics provide a greater buffer between dwellings and can help to mitigate STR-related impacts.

These differences suggest that rural communities in Eastern Passage/Cow Bay might benefit from a different STR approach from urban communities, and a uniform regulatory approach may not produce consistent outcomes across urban and rural contexts. Therefore, Staff recommend the more permissive STR regulatory approach only for the rural unserviced areas of the Plan.

Tourism
As noted above, the Regional Plan recognizes the importance of tourism to the rural economy and includes policy direction to consider ways to support rural businesses and commercial operations.

Eastern Passage and Cow Bay are coastal communities with a variety of coastal tourism attractions including beaches, trails and waterfront destinations. Cow Bay, particularly Rainbow Heaven Beach, is recognized as a popular and highly regarded tourist destination by the survey respondents. Eastern Passage provides close access to McNab's Island Provincial Park and features Fisherman's Cove, a replica fishing village with local crafts, paintings and unique folk art. MacCormacks Beach Provincial Park is also located in the general area. Both communities are bisected by the TransCanada trail connecting to Lawrencetown Provincial Park and Salt Marsh Trail, both are popular tourist destinations in the region.

Located in Cherry Brook, the Black Cultural Centre is the first and largest museum in Canada dedicated to Black history, telling the story of Canada's oldest and long-standing Black communities. Apart from this cultural asset, the North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston areas are primarily inland communities without the same level of tourism infrastructure found in Eastern Passage and Cow Bay. However, given its proximity to coastal destinations in Eastern Passage and Cow Bay, and its position as one of Canada's most historic and populous Black communities, it is reasonable to consider relaxing their STR regulations to support tourism.

Conclusion
Informed by additional public engagement, analysis of current STR participation and recognition that the impacts of STRs vary between urban and rural communities, staff recommend allowing one unit to be used as a STR without requiring it to be the host's primary residence in rural communities, including Cow Bay, North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston, while maintaining the existing STR approach within the Urban Service Area boundary.

This approach is the same as Council's previously adopted direction for six rural plan areas, supports tourism and local economic activity, and reflects the varying impacts of STRs across urban and rural contexts.

FINANCIAL IMPLICATIONS

From a financial perspective, the proposed amendments have the potential to support modest long-term growth in HRM's property tax base. Permitting non-primary-residence short-term rentals may increase the market value of eligible properties by providing an additional income-generating use. Any resulting increase in market values could be reflected in future PVSC assessments and municipal property tax revenues. However, given the limited number of existing STRs within the affected communities, the near-term financial impact is expected to be minimal and cannot currently be quantified at this point.

The costs associated with the recommendations of this report can be accommodated within the approved 2026-2027 operating budget for Planning and Development.

Compliance plays an integral role in the success of regulating STRs. The enforcement program is currently being piloted using funding awarded through the federal Short-Term Rental Enforcement Fund Program for 2025/26 and 2026/27. Future budget requirements, including staffing and other resources necessary to support the program beyond the pilot period, will be brought forward in subsequent reports.

RISK CONSIDERATION

Adoption of the amendments may result in localized impacts related to nuisance and rental housing supply. However, the risks are expected to be limited given the rural built forms and the scale of STR activity.

Should Harbour East-Marine Drive Community Council decide not to move forward with the recommended amendments to relax STR regulations in Eastern Passage/Cow Bay and North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston Plan areas, there is a risk that tourism accommodation capacity may become limited, especially during summer months. This could reduce overall tourism activity and associated local economic benefits. The proposed LUB amendments may be considered under existing MPS policies. Community Council has the discretion to make decisions that are consistent with the MPS, and such decisions may be appealed to the N.S. Regulatory and Appeals Board.

COMMUNITY ENGAGEMENT

An extensive public participation program was completed and presented to support the original Short-term Rental policy and regulations, consistent with the intent of the HRM Community Engagement Strategy. A detailed summary and analysis of feedback received through the public participation program was included in the staff report, dated December 7, 2022.

The community engagement process undertaken for this report builds on previous rural STR engagement conducted in 2024, and is consistent with the intent of the HRM Community Engagement Strategy and the Public Participation Administrative Order (2023-002-ADM). The level of engagement was consultation, achieved through information sharing on the Rural Short-Term Rentals webpage and seeking comments through surveys on EngageHalifax webpage. Staff have also received correspondence from residents and an STR industry group advocating for relaxed regulations on STRs, especially in rural communities.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

1. Harbour East-Marine Drive Community Council may choose to approve the proposed LUB amendment subject to modifications. Such modifications may require may require a supplementary report or another public hearing. A decision of Council to approve this proposed LUB amendment is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

2. Harbour East-Marine Drive Community Council may choose to refuse the proposed LUB amendment, and in doing so, must provide reasons why the proposed amendment does not reasonably carry out the intent of the MPS. A decision of Council to refuse the proposed LUB amendment is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

LEGISLATIVE AUTHORITY

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

ATTACHMENTS

Attachment A: Proposed Amendments to the Land Use By-law for Eastern Passage/Cow Bay
Attachment B: Proposed Amendments to the Land Use By-law for the Communities of North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston
Attachment C: Eastern Passage/Cow Bay Short-Term Rental Survey Results
Attachment D: North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston Short-Term Rental Survey Results

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Report Prepared by: Yanan Gou, Planner III, 902-476-1860
Alexandra Kitson, Planner I, 902-483-1623

ATTACHMENT A
Proposed Amendments to the Land Use By-law for Eastern Passage/Cow Bay

BE IT ENACTED by the Harbour East-Marine Drive Community Council of the Halifax Regional Municipality that the Land Use By-law for Eastern Passage/Cow Bay is hereby further amended as follows:

1. Amending Section 4.35 SHORT-TERM RENTALS in PART 4, as shown below in **bold**, by adding clause (c) after clause (b).

c) Notwithstanding a) and b) above, outside the Urban Service Area, one dwelling unit per lot may be used as a short-term rental provided all other requirements of the Land Use By-law are met.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Harbour-East Marine Drive Community Council held on the xx day of (month), 202(#)

_____
Iain MacLean
Municipal Clerk

ATTACHMENT B
Proposed Amendments to the Land Use By-law for the Communities of Lake Major, North Preston, Lake Loon, Cherry Brook and East Preston

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

1. Amending Section 4.32 SHORT-TERM RENTALS in PART 4, as shown below in **bold**, by adding clause (c) after clause (b).

c) Notwithstanding a) and b) above, one dwelling unit per lot may be used as a short-term rental, provided all other requirements of the Land Use By-law are met.

I, Iain MacLean, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted Land Use By-law amendment was passed at a meeting of the Harbour East-Marine Drive Community Council held on the xx day of (month), 202(#)

_____
Iain MacLean
Municipal Clerk

Attachment C: Eastern Passage/Cow Bay Short-Term Rental Survey Results

From January 28th to March 4th, 2026, residents were invited to participate in the Eastern Passage/Cow Bay Short-Term Rental Survey hosted on the EngageHalifax platform. The survey was promoted using geo-targeted advertising on the Municipality's virtual platforms, including Facebook, Instagram and Bluesky, to support participation from residents living within the plan area.

The survey comprised nine questions and collected demographic information, as well as current STR participation, interest in operating STRs, perception of their community impacts and views on the proposed STR regulations. A copy of the nine survey questions is included at the end of the attachment C.

Sample Size and Validation

During the 35-day survey period, 135 responses were received from 125 unique contributors. Staff reviewed response for potential duplicates based on IP address and response similarity. No duplicate contributions were identified; therefore, all 135 responses were included in the following quantitative and qualitative perspectives.

Quantitative Analysis

- Demographics

Of 135 survey respondents, the majority 116 respondents (86%) rent or own a primary residence within Eastern Passage/Cow Bay Plan area. Among these, seven own a secondary residence within the area. Eleven respondents do not reside in the area but indicated interest in visiting and staying on a short-term basis.

Of 119 respondents who provided location data, 93 (77%) are located within the urban service boundary while the rest 28 (23%) live in the rural area.

- STR Participation

The survey asked respondents to identify if they operate or plan to operate a STR. Of 120 respondents, 90 respondents (75%) did not currently operate a STR or intended to. Five respondents (4%) currently operate a STR, while 25 (21%) expressed interest in operating a STR. Among those who expressed interest, seven currently own a secondary residence within the plan area.

- Views on Proposed STR regulations

There is a fairly equal split for and against the proposed STR regulations. A slight majority (53%) supported proposed STR regulations, while 47% supported maintaining the current regulation. Among these 71 supporters, 48 (36%) supported the proposed STR regulations across the entire plan area while 23 (17%) supported them in the rural area only.

In both the serviced area and rural area, the respondents showed a relatively balanced position, with similar levels of support and opposition on the proposed STR regulations:

- Within the urban service boundary, 53% of the respondents (64) supported maintaining the status quo. Thirty respondents (32%) supported the proposed regulations for the whole plan area while fourteen respondents (15%) thought it should apply to the rural area only.
- In rural area, a slightly higher proportion of respondents (54%) supported proposed STR regulations, either in the whole plan area (32%) or the rural area (21%) only.

Among the respondents, STR operators and potential operators were more likely to support relaxing regulations, with approximately 77% supported allowing one STR per property across the region. Fifty-nine non-STR operators (66%) were in favour of maintaining the current regulation while 31 were supportive of the proposed change.

Qualitative Analysis

- Supportive Feedback

Slightly more than half of respondents (71) expressed support for the proposed STR regulations. The following summarize the key supportive feedback:

- Flexibility for visitors
- Flexibility and supplemental income for homeowners
- Support local economy and tourism industry
- Positive impact on the community

- Main Concerns

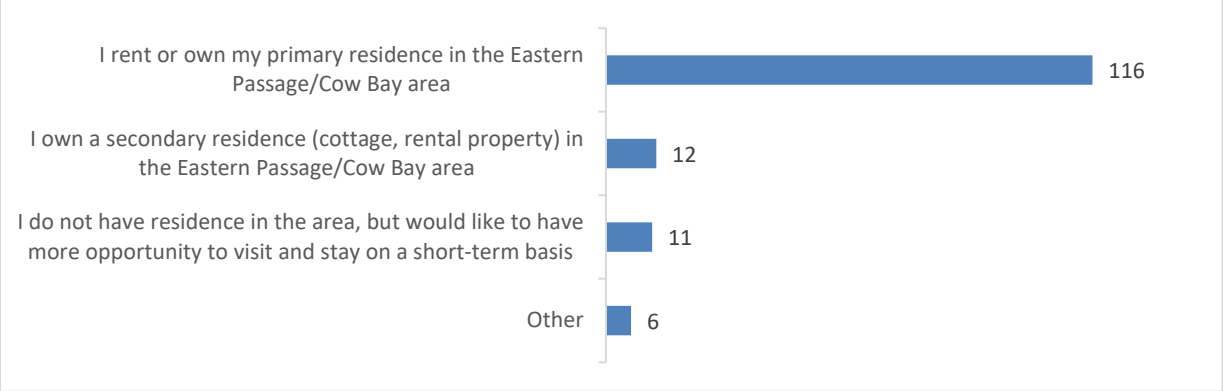
Fewer than half of the respondents (64) indicated that the STR regulations should remain unchanged. Staff reviewed their survey responses and identified several recurring themes. The following summarizes the key concerns:

- Housing availability and affordability
  This is the most frequent mentioned theme of concerns. Many respondents indicated that STRs would reduce long-term rental supply and contribute to the affordability issues. A couple respondents noted that STR can be considered after long term housing stock shortage is addressed.
- Noise and Nuisance
  Several respondents expressed frustration at the nuisances caused by STR users, including issues related to parties, late-night noise and increased foot traffic.
- Lack of infrastructure and services
  Some respondents felt the community was already overpopulated, and there was not enough infrastructure and water service to support the extra units. Some also expressed frustration at the existing traffic constrains.
- Safety and Security
  There were perceived risks related to unfamiliar occupants in residential area. Respondents were worried about potential theft or fire associated with STRs.
- Neighbourhood Character
  Respondents were concerned that STR renters may impact the integrity and peace of the community, as STR renters typically do not maintain the property with care.
- Property Value
  There were mixed views on property values. Some respondents thought their property value would go down, while others were concerned that STRs could increase housing costs.

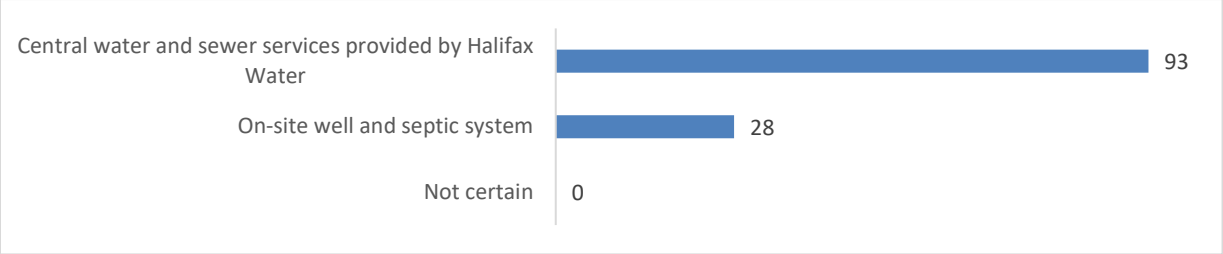
Survey Questions and Data Result

Question 1: Please type the first three digits of your postal code.

Question 2: Do you have a primary residence and/or secondary residence (e.g. cottage, rental property) in Eastern Passage/Cow Bay plan area? If so, please select the type(s) of residence:



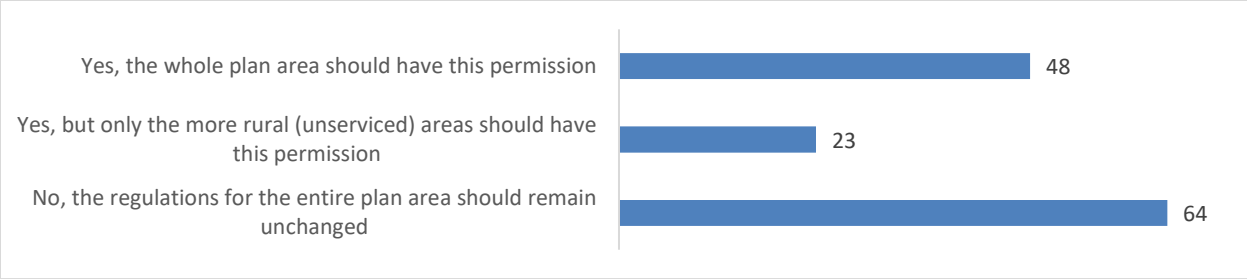
Question 3: How is the property that you live in or own within Eastern Passage/Cow Bay serviced for water and wastewater?



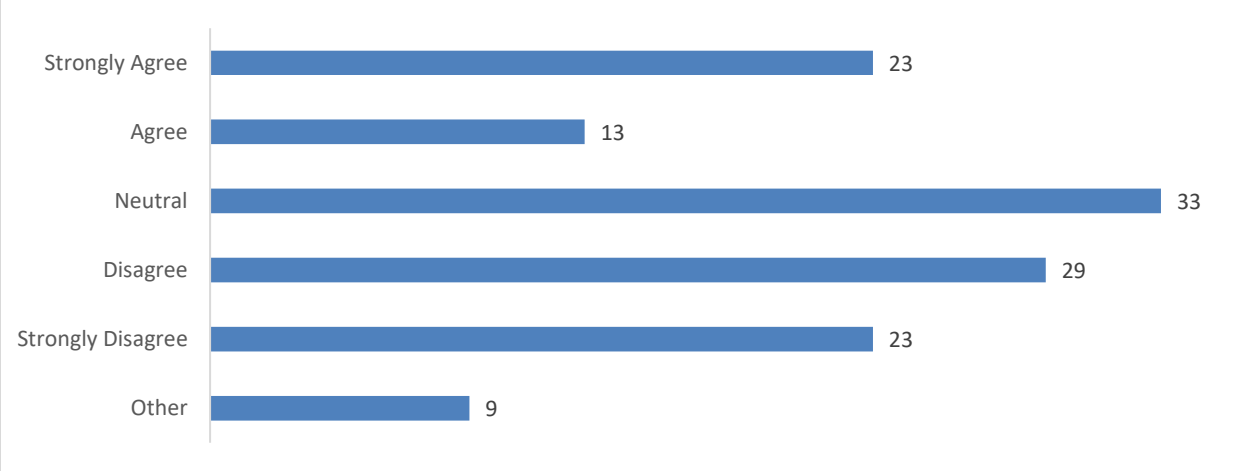
Question 4: Do you currently operate a short-term rental in Eastern Passage/Cow Bay plan area?

Question 5: Do you wish to operate a short-term rental in Eastern Passage/Cow Bay plan area?

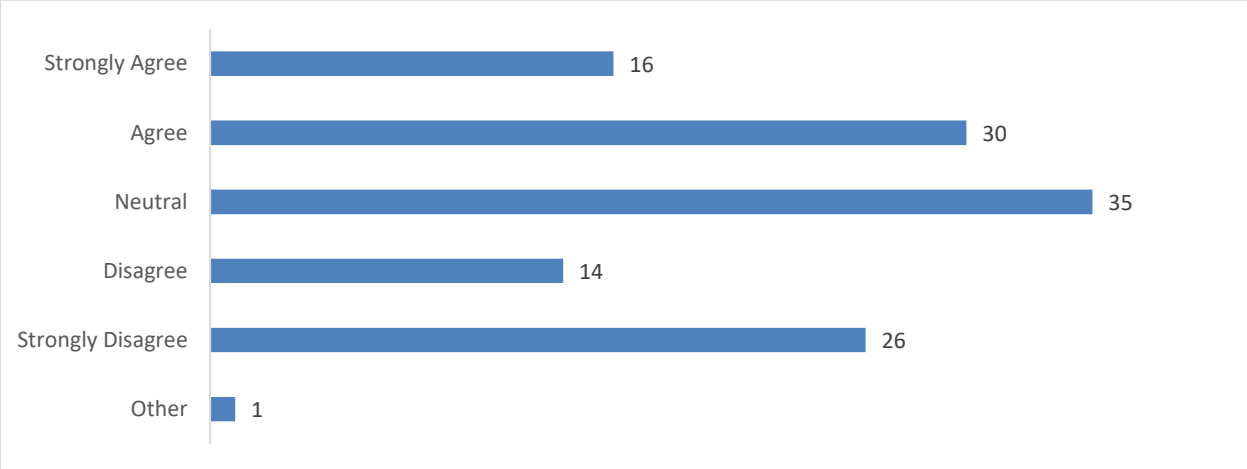
Question 6: In some of HRM's rural areas, one dwelling unit (e.g. a single-family home, a seasonal cottage, a backyard suite, or a basement suite) per property can be operated as a short-term rental without being the host's primary residence. Should Eastern Passage/Cow Bay plan area have similar permission?



Question 7: Eastern Passage/Cow Bay community in which I live or own property in has been positively affected by short-term rentals.



Question 8: Eastern Passage/Cow Bay community in which I live or own property has been negatively affected by short-term rentals.



Question 9: Do you have any other comments or concerns related to short-term rental regulations as it relates to Eastern Passage/Cow Bay community?

Attachment D: North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston Short-Term Rental Survey Results

From February 13th to March 13th, 2026, residents were invited to participate in the North Preston, Lake Major, Lake Loon, Cherry Brook and East Preston Short-Term Rental Survey hosted on the EngageHalifax platform. The survey was promoted using geo-targeted advertising on the Municipality's virtual platforms, including Facebook, Instagram and Bluesky.

The survey comprised eight questions and collected demographic information, as well as current STR participation, interest in operating STRs, perception of their community impacts and views on the proposed STR regulations. A copy of the eight survey questions is included at the end of the attachment D.

Sample Size and Validation

During the 28-day survey period, 27 responses were received from 26 unique contributors. Staff reviewed response for potential duplicates based on IP address and response similarity. Two duplicate contributions were identified and consolidated; therefore, 26 responses were included in the following quantitative and qualitative analysis.

Quantitative Analysis

- Demographics

Of 25 survey respondents, the majority eighteen respondents (69%) rent or own primary residence within the plan area. Five respondents reported owning a secondary residence within the area.

- STR Participation

The survey asked respondents to identify if they operate or plan to operate a STR. Most respondents (81%) did not currently operate a STR. Fourteen (54%) expressed interest in becoming STR operators. Among those who expressed interest, three currently own a secondary residence within the plan area.

- Views on Proposed STR regulations

A total of 22 respondents (85%) supported the proposed STR regulations across the entire plan area, while three respondents were in favor of maintaining the current rule.

Among the respondents, all current and potential STR operators (15) were supportive of the proposed regulations. Notably, more than half of the non-STR operators supported the proposed regulation.

Qualitative Analysis

- Supportive Feedback

The following summarize the supportive feedback by respondents supporting proposed regulations:

  - Flexibility and supplemental income for homeowners
  - Support local economy and tourism industry
  - Flexibility for visitors

- Main Concerns

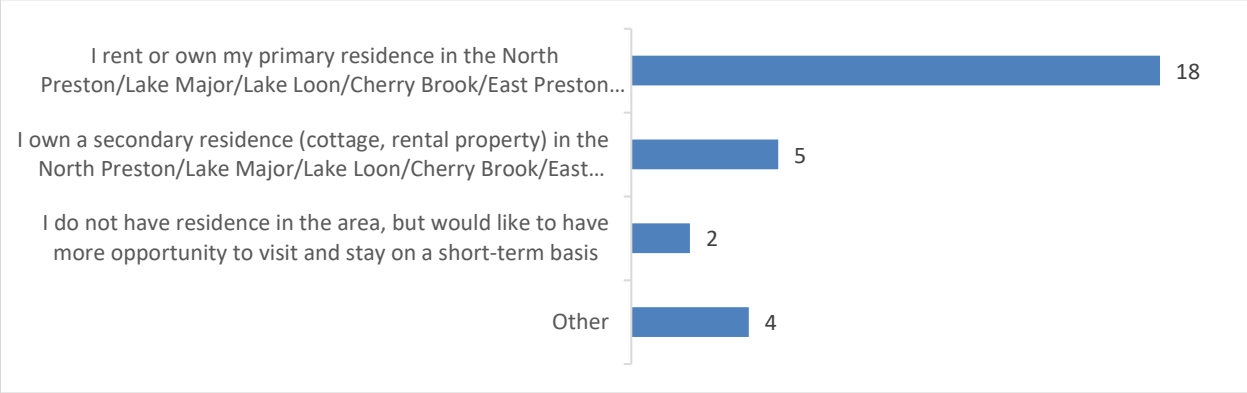
The following summarizes the key concerns by respondents opposed to the proposed regulations:

  - Lack of infrastructure and water services
  - Housing availability and affordability
  - Safety, Security and Neighbourhood Characteristics

Survey Questions and Data Results

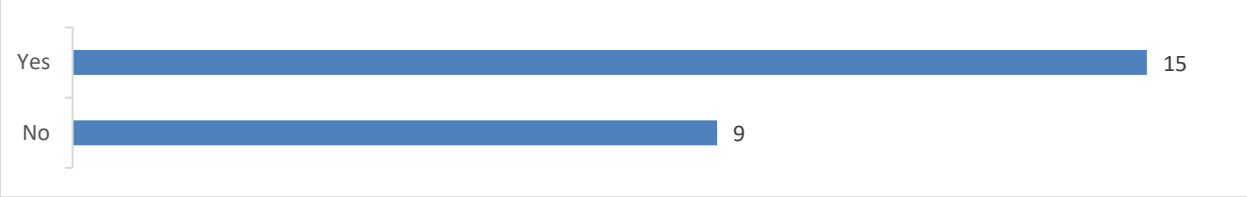
Question 1: Please type the first three digits of your postal code.

Question 2: Do you have a primary residence and/or secondary residence (e.g. cottage, rental property) in North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston plan area? If so, please select the type(s) of residence:

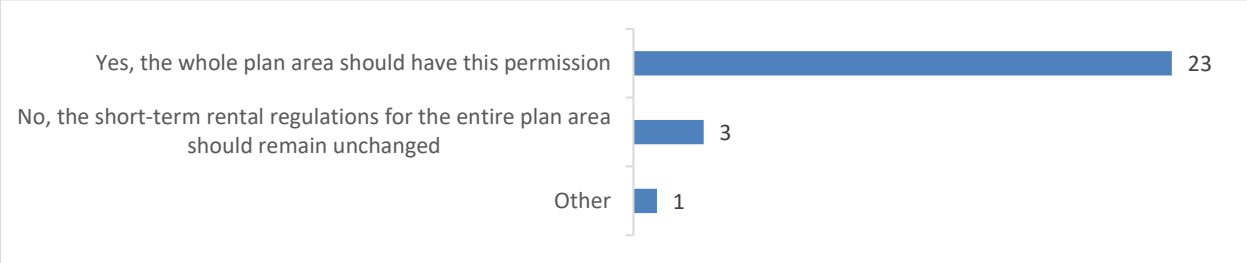


Question 3: Do you currently operate a short-term rental in North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston plan area?

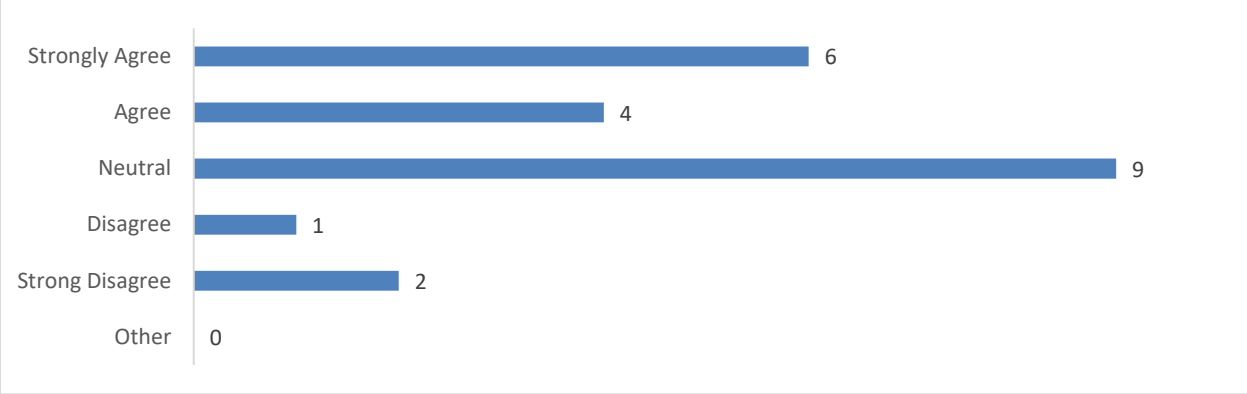
Question 4: Do you wish to operate a short-term Rental in North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston plan area?



Question 5: In some of HRM's rural areas, one dwelling unit (e.g. a single-family home, a seasonal cottage, a backyard suite, or a basement suite) per property can be operated as a short-term rental without being the host's primary residence. Should North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston area have similar permission?



Question 6: North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston community in which I live in or own property in has been positively affected by short-term rentals.



Question 7: North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston community in which I live or own property has been negatively affected by short-term rentals.

Question 8: Do you have any other comments or concerns related to short-term rental regulations as it relates to North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston community?