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**ATTENDING**

- Mayor Wendy Donovan
- Deputy Mayor Isabel Madeira-Voss
- Councillor Mike Butler
- Councillor Jennifer Ingham
- Councillor Jodi MacKay
- Councillor Wendy Elliott
- Chief Administrative Officer Erin Beaudin, and
- Recording Secretary Laura Morrison

**ALSO ATTENDING**

- Director, Financial Services Mike MacLean
- Director, Planning & Economic Development, Devin Lake,
- Director, Parks and Recreation Kelton Thomason,
- Climate Coordinator, Lindsay Slade

**CALL TO ORDER**

Chair, Mayor Donovan, called the meeting to order at 4:30pm.

<b>Agenda Item</b>	<b>Discussion and Decisions</b>
<b>1. Approval of Agenda</b>	<b>14-11-22 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED.</b>
	<b>CARRIED</b>
<b>2. Public Input / Question Period</b>	<ul style="list-style-type: none"><li>• No public input.</li></ul>
<b>3. RFD 071-2022 Business Licensing, Short Term Rentals and Single Room Occupancies</b>	<ul style="list-style-type: none"><li>• Devin Lake, Director of Planning &amp; Economic Development presented on the pre-circulated reports detailing the work his department has undertaken with regard to Business Licensing, Short Term Rentals and Single Room Occupancies.</li><li>• Stakeholder engagement took place in a variety of forms.</li><li>• The work carried out has been tied into Community Harmony, Land Use Planning, parking concerns, Minimum Property Standards and noise and nuisance concerns.</li><li>• Recently adopted Land Use bylaw, fire and building, Minimum Standards, Community Alcohol, Noise and Nuisance Party Bylaws, Community Alcohol Strategy, compliance staff, work with Acadia and new GIS tools using to track some date to assist management and Council.</li></ul>



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**Agenda Item**

**Discussion and Decisions**

- Town does not have say in all regulations such as Tenancies Act, Provincial Drinking Age.
- Not recommending moving forward with Residential Rental Bylaw – limited resources to carry out work required. Work being done with GIS systems looking at improved tracking and data storage.
- Have drafted Business Licensing Bylaw around traditional businesses i.e., bricks and mortar & paying into WBDC as a starting point. Process in place through Development permit for homebased businesses but will look further.
- Encourage landlords to start their own association, some landlords spoken to are onboard with this idea.
- Short Term Rentals – somewhat covered in Land Use Bylaw – not enough data gathered to recommend a bylaw specific to STR at this time.
- Province is looking at registry.
- Single Room Occupancies – not recommending any changes to LUB currently.
- Limited staff resources and capacity.
- WBDC office space available for home-based businesses to use.
- STR – 28 days or less, medium term rentals (30 – 60 days).
- Property Managers were included when applicable.
- Survey responses discussed. Indications ticket was not a deterrent to partying – no other places to go and not enforced enough. Some landlords surveyed/interviewed had received tickets. Wide range of ages took part in survey/interviews.
- Life Safety inspections and building inspections - capacity issue.
- Single Room Occupancy concerns elderly person having to share accommodations with group of students as can't afford anything else.
- Mayor has invited members of Department of Advanced Education for further discussion along with Acadia as they have expressed interest in building non-traditional student residencies.
  
- Further information requested regarding:
  - accessibility considerations business owner versus building owner.
  - Is PVSC charging higher tax rate for traditional BnB's versus Air BnB accommodations?
  - Owner occupied Air BnB versus property for Air BnB purposes only – change to R1, potentially look at in the future.



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**Agenda Item**

**Discussion and Decisions**

- Examples of Acadia’s proactive work on advising prospective students on Town’s bylaw and what correspondence is being sent. Consider further input as part of MOU.
- Compliance to present at future meeting on follow up work done with Acadia regarding Nuisance Party Orders related to students.

**15-11-22 IT WAS REGULARLY MOVED AND SECONDED THAT THE COMMITTEE OF THE WHOLE PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL TO CONTINUE WITH PURSUING A BUSINESS LICENSING BYLAW FOR BUSINESSES WHO ARE MEMBERS OF THE WOLFVILLE BUSINESS DEVELOPMENT CORPORATION.**

**CARRIED**

**4. Public  
Input/Question  
Period**

- Joe Raffi - used to have business occupancy tax for businesses that did not own the property. Removed by Province and that portion was passed onto property owners. WBDC portion property owners pay it. Doesn’t believe all businesses paying it.
- In peak summer months we should be able to accommodate everyone and allow those who want to house people to do so. Don’t believe there is competition to existing B&B’s. Lots of wine tours, shouldn’t discourage Air BnBs or other accommodations which could be detrimental to tourism industry as well as putting people back on the road if they cannot find accommodation.
- Believe breaking up the big homes will control bad behaviours – smaller apartments give less trouble.
- Most landlords have leases that explain the rules to tenants, always educating them.
- Charging for parking will deter overcrowding with cars.
- Acadia charging more than anyone for rents for students.
  
- Noel McQueen representative of Good Neighbours Group – Good Neighbours want to support students to have livable conditions.
- Suggest at budget meeting on 17<sup>th</sup> November, look at increasing capacity for inspections.
- Business License Bylaw – Under Section 9a, suggest not using the phrase ‘time to time’.



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<b>Agenda Item</b>	<b>Discussion and Decisions</b>
<b>5. Regular Meeting Adjourned</b>	<b>16-11-22 IT WAS REGULARLY MOVED AND SECONDED THAT THE SPECIAL COMMITTEE OF THE WHOLE MEETING ADJOURN AT 5:51 pm.</b>

**Approved by Committee of the Whole Motion 05-12-22, December , 2022**  
**As recorded by Laura Morrison, EA/Town Clerk, Office of the CAO.**