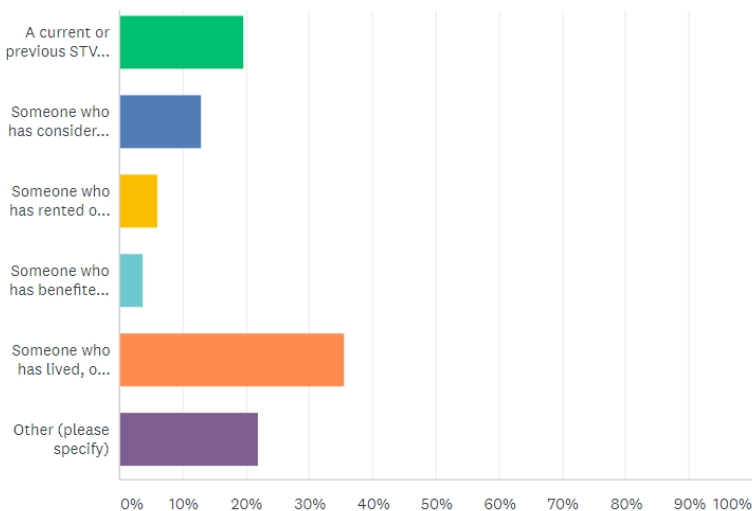


Results of Online Survey

The results provided below are only from those that have indicated that they live and/or own property on North Pender Island.

Answer Choices	Survey Response
Permanent resident property owner on NP	92
Property Owner on NP but not a permanent resident	32
A resident of NP that live in long-term rental property or other accommodation	3
Other (partly permanent residents)	5
Total	132

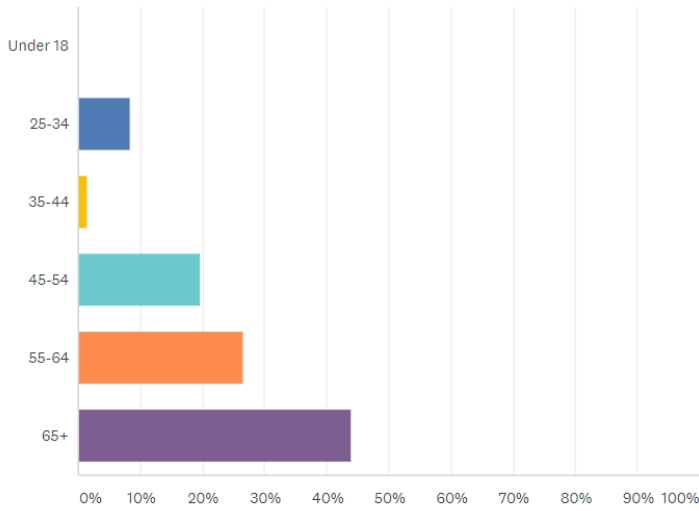
I am:



Answer Choice	Survey Response
A current or previous STVR operator on NP	10%
Someone who has considered operating an STVR on NP	13%
Someone who has rented or has been interested in renting an STVR on NP	6%
Someone who has benefited from the existence of STVRs on NP	4%
Someone who has lived, or continues to live close to an STVR operating on NP	36%
Other*	22%

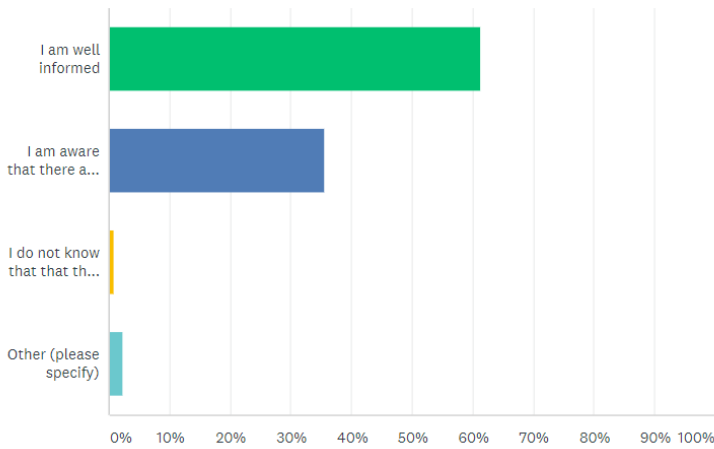
Relevant Comments for "Other"
A fulltime resident on NP x14
Owner of Currents, zoned as a resort
Farmer
Simply a law-abiding member of our community
Had an STVR cottage at Otter Bay
B&B/ Home business
Have bought land to build a house on Pender, stay in STVRs

What age category do you fall into?



Answer Choice	Survey Response
25-34	8%
35-44	2%
45-54	20%
55-64	27%
65+	44%

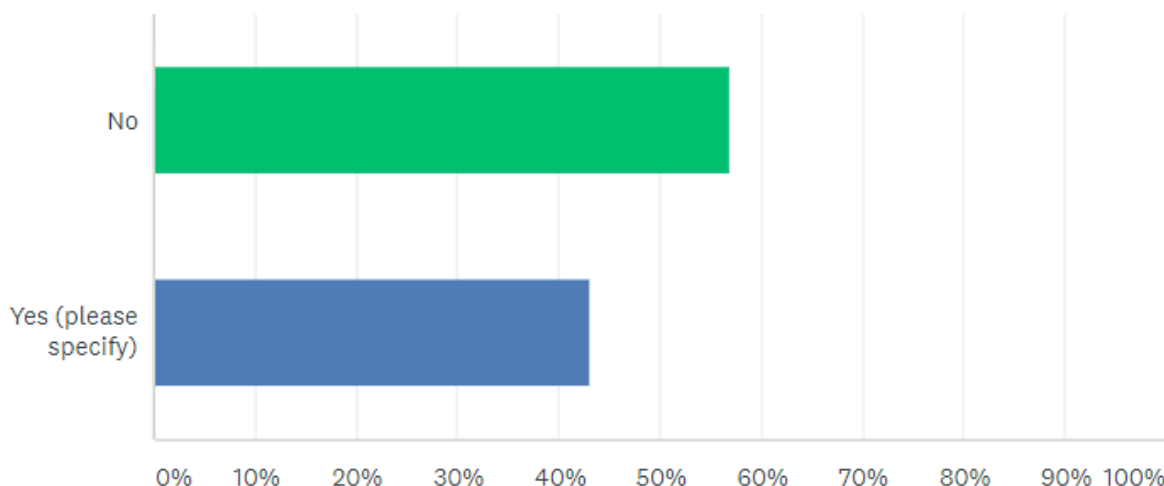
Are you familiar with the bylaws and policies permitting STVR business on North Pender?



Answer Choices	Survey Results
I am well informed	61%
I am aware that there are STVR bylaws and policies but not familiar with them	36%
I do not know that there are bylaws and policies regulating STVRs	1%
Other*	2%

Relevant Comments for “Other”
They are really hard to find online and not clear
It seems open to interpretation by the bylaw enforcement officers
I should be well aware but I am confused

Have you experienced benefits with the operation of STVRs on North Pender?



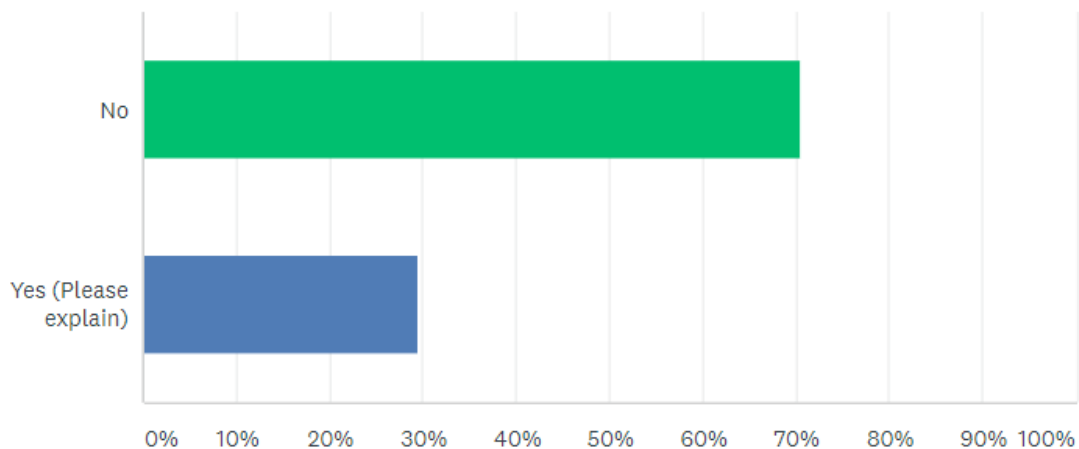
Answer Choices	Survey Results
Yes	43%
No	57%

Comment Re: Yes
Economic Benefit to Island/Jobs
I have had gained customers from STVRs (5 responses)
I derive income from my STVR (2 responses)
I run retreats. My clients stay in AirBnBs
We run a business and rely on tourism
Economic benefits
operating a STVR can be a good means of bringing tourist dollars into the Pender economy
There a number of economic benefits to the island, and the upsides seem to far outweigh the downsides. Some of my friends and acquaintances earn some of their income from this activity on the island.
I have one, and I also have a business that operates at the market and the tourists help with that economy and beyond.
It is a way for individuals to make or support there income
Marginally in that I'm an artist who benefits from tourism here in general
There a number of economic benefits to the island, and the upsides seem to far outweigh the downsides. Some of my friends and acquaintances earn some of their income from this activity on the island.

Income helper for me, boosting local economy.
It allowed me to keep my cottage at Otter Bay and visit Pender regularly
I am a member and past board member of the not for profit Pender Golf Course. We rely heavily on tourist traffic to keep the club viable.
Local business do better and make it possible for full time residents to have the services they offer in off season months.
The community benefits in that it keeps our businesses going year round. Increases my business activity too. Allows for new people to experience our island, creates new friendships and partnerships.
My guests spend money on goods and services at other island businesses
More tourists on the island trickles down into the economy: more shoppers, eating in restaurants, etc. Brings younger people here too
I am an operator so I have seen financial benefits. I think the rentals also help employee cleaning people, and maintenance people
New diverse people, personal income support, contributions to businesses that benefit from tourism, sharing the island with friends and family new residents
Affordable and preferred vacation rentals for families and their pets. Financial assistance for owners. Increase revenue for Island businesses
Appreciative tourists who support local merchants and remind us of the beauty we live with. Provides space for families with pets who are not suitably accommodated in other commercial ventures.
it is a way for individuals to make or support there income and the best way for people to visit our island
I made money doing Airbnb for my STVR
Ability to own property on NP/recover costs/upkeep property
The STVR permit has made it possible for our family to continue to own and spend the significant money it requires to maintain a property on the gulf islands that gives our family so much enjoyment.
The house is better when it has people in it. The house is healthier when it is being used. A vacant house is not good for a community. There is also the benefit of cost recovery on repairs and maintenance.
Our STVR helps with our mortgage and our neighbours tell us that they've been impressed with the quality and respectability of our guests
Cost recovery of increasing expenses
Having an STVR allowed us to keep our house and it is now used by a relative full time
income to cover mortgage and utility costs
It allowed me to keep my cottage at Otter Bay and visit Pender regularly
I operated a STVR(outside of Magic Lake on North Pender) for approximately five years in the late 90's while I lived full time on South Pender. I did all bookings through my own website, met all renters and did all the cleaning personally.
We operate under a TUP, and we only take advantage of STVR to cover the costs associated with ownership such as property taxes, otherwise, we consider the property our second home which we share and enjoy with guests when we do bookings.
Secondary income, helps offset operating overhead and taxes. Permits us to showcase Pender as a premier destination for appreciation of our natural beauty.
Income that allows me to continue renovating the property
Provides accommodation for benefit of residents
Friends came to Pender to visit my family and they were able to stay in a STVR and enjoyed it very much.

Family reunion and additional workers for storm restoration (Hydro)
Plus my neighbors and friends have been able to use our cottage as a rental.
Had family rent one when we didn't have space
Friends can come to visit without staying on our floor.
Family and friends have been able to visit us more often. Helps local economy which in turns helps us.
Provides opportunities for families/future residents to visit NP
We have witnessed families enjoying the lake and the experience of being on Pender Island. All of the STVR people we have encountered have been very pleasant and respectful.
Financial & charging inexpensive rates to those that would otherwise not be able to visit Pender
I've enjoyed visiting North Pender Island in years before choosing to buy a property and move here.
STVR's provide excellent alternative accommodation, especially for families
Provided lodging prior to moving here
I have rented STVRs before buying a lot and building on Pender
It allows young people housing opportunities they otherwise could not afford
Other
I'm not sure if this is a benefit but I've met some really lovely people who are kind and considerate when on the island
Was able to share a beautiful home with amazing people

Have you experienced problems with the operation of STVR operations on North Pender?



Answer Choice	Survey Results
No	70%
Yes	30%

Comments
Noise
dogs barking when left behind, fires outside in summer, noisy guests at all hours etc.
Years ago was a STVR at Boat Nook which attracted a very noisy clientele -- partying into the night.

STVR leads to a reduction in the rental housing stock which pushes rent up and makes it harder for people with low-incomes to live on the island. It's been hard for Currents to find cleaning staff, hard to staff the post office, etc... Pender needs more affordable housing!
Excessive noise. Loose dogs.
Constant noise transfer with vacationers enjoying themselves but not respecting the neighbours.
High level of noise from renters. I have heard the house being referred to on the ferry as the "Party House".
Noise from the renters
Some friends cannot find rental accommodation because of STVRs.
Overcrowding and excess noise late at night
Additional traffic, noise and disregard for laws and island specific courtesies.
noise, ferries overload
Issues relating to parking and noise and noise and noise and more noise from uncaring visitors.
Enforcement issues
Visitors disobeying fire and other regs and laws
There are 3 STVRs on our cul de sac. There are traffic noise issues, excess cars per house, lack of privacy, illegal fires, excess numbers of people per house, noise from occupants, operating the STVR during the Covid crises even though AirBnB operators have been requested by W, Dingmann not to
Increased noise, traffic. STVR clients ignorant of local bylaws such as fire restrictions and use outdoor fire pit illegally
Affordable housing (rent)
STVR leads to a reduction in the rental housing stock which pushes rent up and makes it harder for people with low-incomes to live on the island. It's been hard for Currents to find cleaning staff, hard to staff the post office, etc... Pender needs more affordable housing!
Lack of rentals and impact to local economy when tourism demand decreases
Limited accommodation available.
Trespass/Garbage
Guests have wandered onto my property without permission
trespass on my property from stvr renters, garbage dumping from stvr renters.
My privacy has been compromised by a local STVR operation and resultant trespassing
Traffic/Parking
adds to the neighborhood traffic
Walking and cycling are no longer possible during the summer due to increased traffic.
Parking is overwhelmed during peak periods
For over half of the year, the island has become overwhelmed with traffic, more people than the island can handle
Impact on community resources
Access to Medical facilities is difficult during summer months
We have difficulty finding local workers who are occupied with servicing absent owners.
water issues are a huge issue, lack of care for the environment, services like medical, fire dept, recycle, grocery stores are overwhelmed and locals end up 'at the back of the line' in favour of commercial enterprise
Our fire Service has reported they can not service the Summer population.
Water
Water is becoming increasingly scarce
Other

Guests have shot bb guns which is extremely dangerous. Guests take hot tubs without bathing suits and walk around on the deck nude. Host took an excessive amount of time to produce an on Island contact.

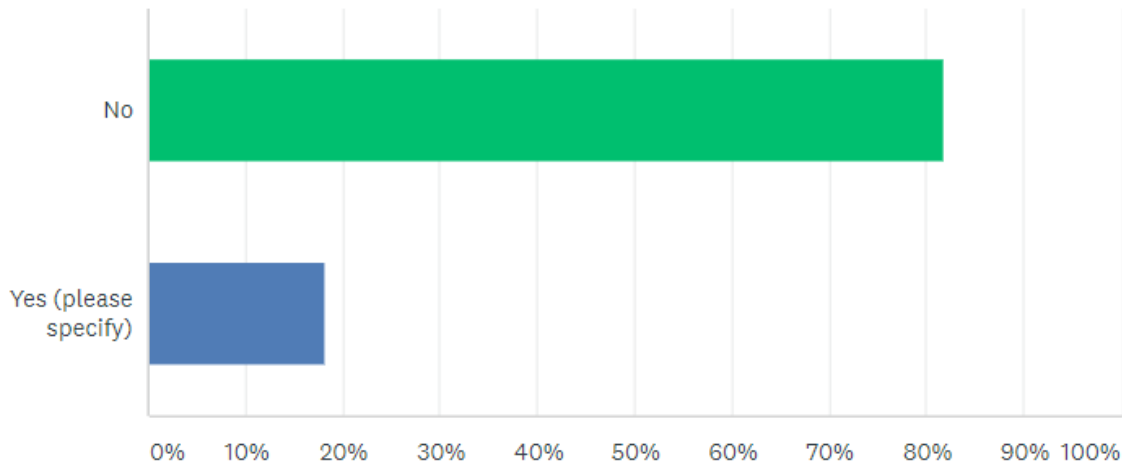
I am Very concerned with a STVR that does not have the permanent resident present at all time

Tourists arriving for vacations during a pandemic

The requirement that I have to live on the property that I have an STVR on frustrates me. I would like to have this requirement removed.

I was 'gagged' at meeting while tup was being reviewed and held over for further conditions that needed to be met. STVR continues, I've never been provided with required information and my home is less than 200 metres away.

Have your experience of impacts related to STVR operations on North Pender changed since the TUP process for STVRs was introduced in 2016?



Answer Choice	Survey Response
No	82%
Yes	18%

Comments

Better Experience with TUPs STVRs .

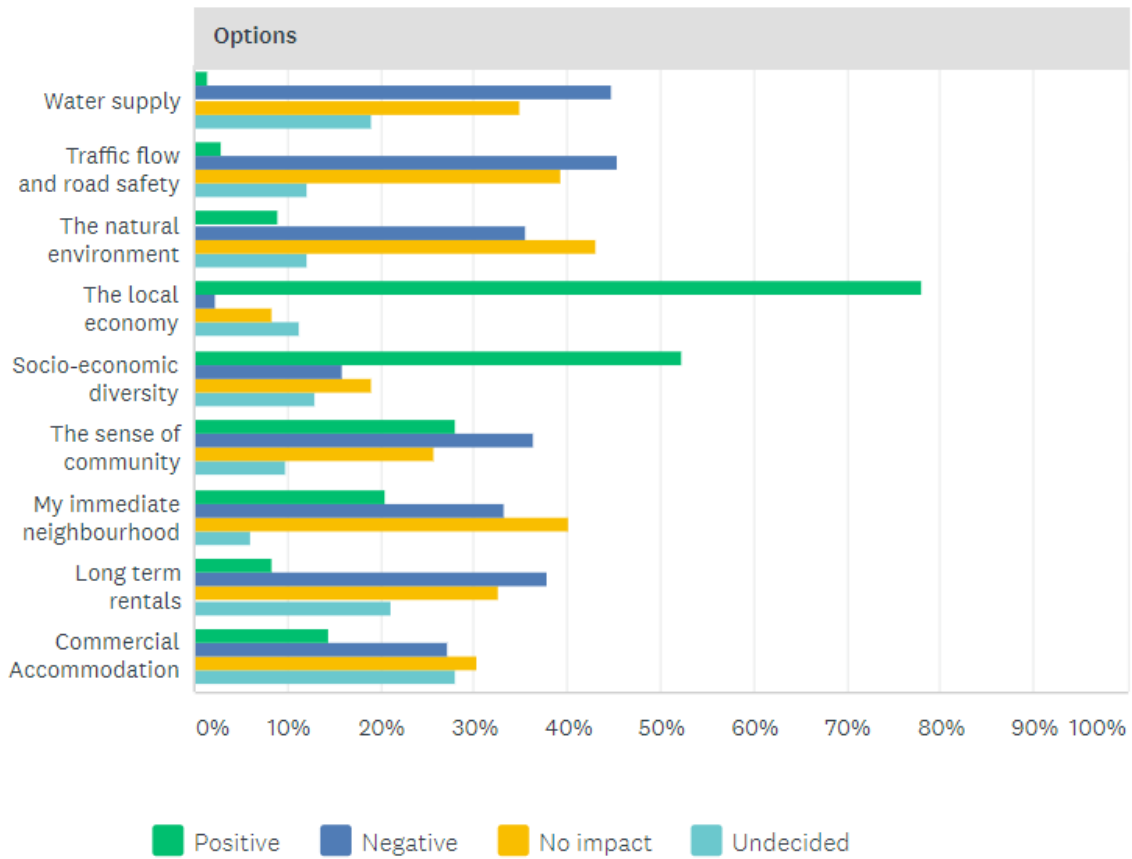
Under the TUP program, there is a lot less dissension in the community and things seem to have settled down.

Previous long term rentals were a problem. Not managing garbage, no respect for our property. Since the permit process was introduced, renters have been very pleasant and the property has been continuously cleaned and maintained.

Before regulation these same 2 STVR properties were operating illegally for many years with no enforcement despite complaints. It is better with bylaw enforcement and established rules, but not everyone follows the rules and the TUP process has not helped much with our complaints outlined above

one of the sites now has a permanent owner, therefore noise has ended
Fewer STVRs = negative impact
There has been less work since this was introduced less income
I believe Island commerce has diminished significantly, couples do not make day trips to Pender Island, disallowing STVR removes most tourist retail operations and the benefits from the same
Less choice for visitors
Increasing Problems
Many new owners of STVR's don't seem to know their responsibilities as described in bylaws
I think it may have increased some of the problems I have experienced due to legitimizing the rentals (which had been previously operated illegally) and increasing their use.
All the above impacts have increased dramatically in the last 2 years.
See above. These issues have increased dramatically
STVRs have made the housing crisis worse
TUP Process Challenges
Too complicated for only an occasional rental to friends
. More hassle for property owners wishing to have an STVR.
They are not enforced unless there is a direct complaint.
Great confusion as to what s permitted, no opportunity to make permanent improvements when operation is just temporary, lack of faith whether the LTC or IT will ever consider STVR and endorse or promote their use.
Still Problems with Unregulated STVRs
Most of the vacation rentals on N Pender operate with no licence. They are one floor of a home and don't pay any fee or meet any conditions. They use a lot of water. Our bookings have gone down as there are dozens of these unregulated AirBnB rentals available.
It is the norm for TUP to be applied for only after an illegal STVR has been reported for a noise violations etc. So the requirement for TUP is flaunted until complaints are made and Bylaw intervenes. The STVRs continue to operate even though they are been requested not to due to inadequate enforcement of " shutting down". Less long term community members to volunteer and support long term agencies such as the Legion, Library and Nu to Yu.

STVRs have an impact on:



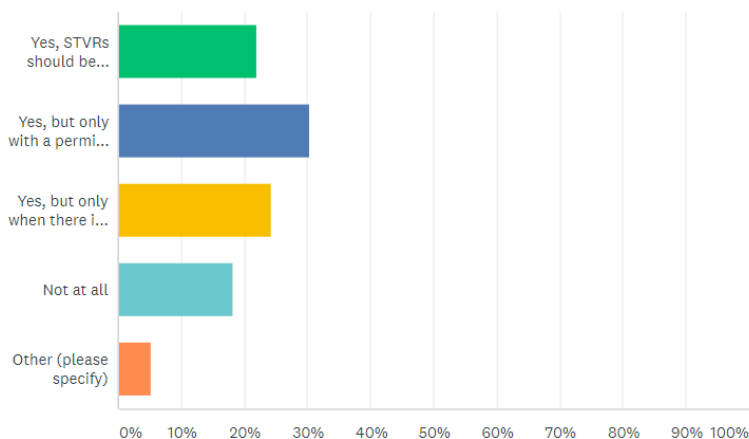
Options	Positive	Negative	No Impact	Undecided
Water Supply	2%	45%	35%	19%
Traffic flow and road safety	3%	46%	39%	12%
The natural environment	9%	36%	43%	12%
The local economy	78%	2%	19%	13%
Socio-economic diversity	52%	16%	19%	13%
The sense of community	28%	36%	26%	10%
My immediate neighbourhood	20%	33%	40%	6%
Long term rentals	8%	38%	33%	22%
Commercial Accommodation	14%	27%	30%	28%

Comments
 They help the economy of the island and many businesses and people benefit from this. It gives people work that might not have work. They buy groceries locally, they buy gifts locally. They eat out at restaurants etc.

<p>My big concern is that younger working people have difficulty finding affordable housing -- we need these able people to function as a community. Also STVRs do not contribute to the fabric of the community -- visitors don't volunteer, visit neighbours to check on them etc.</p>
<p>People have always rented their houses and cottages on this island for decades. We should Not need a permit. most tourists are nice quiet people. Call the RCMP if renters are being noisy and stop being such NIMBY people. We don't need expensive permits or by laws for people renting their summer cottages</p>
<p>STVR's do not occupy individuals primary residence, those weekend homes are not available for permanent rental as the owner wants to use the premises several times a year. Rental properties are typically vacant, held for rental to families as their principal residence.</p>
<p>I feel like they have a negative impact in pretty much all those categories, except economically, but even that's debatable, since people would likely spend as much, if not more staying in a commercial accommodation.</p>
<p>Traffic flow and safety: it is ridiculous to even hint that STVRs are responsible for narrow roads, no shoulders and no sidewalks or trails.</p>
<p>STVR's bring tourists to the island who would not normally be able to visit. These tourists spend money in local businesses.</p>
<p>I am not sure that the quantity of short term rentals is such that there is a significant impact. Significant increases in short term rentals may have a negative impact. I am OK with a balanced approach to STVR.</p>
<p>The multiple generation families that stay at STVR homes would not stay at the commercially available accommodations under almost all circumstances.</p>
<p>Often, the visitors are more sensitive to the environment than the locals</p>
<p>I think further study is needed as to the effects of STVR on long term rentals specifically on Pender. From my understanding there are STVRs operating without permits and I think they should be made to apply for the STVR permit.</p>
<p>A STVR in my area could potentially effect an already huge concern with water supply. I am also very concerned that without an owner present basic rules will not be followed i.e. use of fire pits and not smoking! Fire is of great concern to me.</p>
<p>There isn't enough beds at Woods or Poets that are reasonably priced. The STVRs are a great local option.</p>
<p>STVRs and the guests that come to them do not have any more impact on things like water or the environment, than people coming to use their own property, or friends, or personal guests. Bascially these questions are about yes or no on STVRs but between yes or no on allowing any guests or tourists to come to the island. Do we want a small amount of tourists to come to the island, or do we think that the island is at max capacity (even with so many empty homes), that out water and environment can't handle and the ferry should just be for locals. How many tourists come to the island and pay to stay somewhere in the summer on average? 100? is that really what pushes our water use to the edge? It isn't that people don't want STVRs they don't want tourist or any accommodations for non-locals.</p>
<p>Please add, Negative impact: fire department, huge water issues and medical system overload</p>
<p>Fire Department - negative Water supply - negative Medical system - negative</p>
<p>There are always people who live and work on Pender who need long-term rentals. Allowing people to purchase several properties and use them as STVRs has a negative effect on the whole island Local businesses need workers. If there are no decent places to rent because they are being used as STVRs, then the workers either leave or are forced to camp out of to purchase old RVs to live in. People should only be permitted one STVR</p>
<p>local retail economy, food, restaurants, eco tourism all benefit from the extra visitors that stay overnight</p>
<p>I support stvr as a small community it helps out with tourism. I understand it can get busy and frustrating with too many tourists but we are fortunate to live here and letting people see it is part and experience here let's us all remain here.</p>
<p>Tourists are needed to keep the Pender economy healthy!</p>
<p>In regards to Long term rentals, the few bad apples give some great long term renters a bad name and it would appear to me that the bad apples are there own worst enemy.</p>
<p>It divides the people who might not live here or are seasonal residents against the long term residents who often serve these people in restaurants, services, trades, etc.</p>
<p>STVRs bring a lot of consumers to the island. They buy groceries, meals out, art. In consequence, many artisans have a much more robust business. It does seem, though, that operators with permits are penalized for being</p>

law-abiding. For example, two businesses within a block of me have no permits and continue to rent during the pandemic.
Contribute to ferry overloading, excessive traffic, overcrowding at grocery (and everywhere else). Excessive burden on health clinic.
Overall, we are of the opinion that STVRs have a positive affect on Pender Island, specifically the business community. Ultimately, the services and amenities here survive throughout the year from the revenues generated during the high/peak tourist season, since permanent residents are not huge supporters of the local restaurants, but rely mostly on tourism and island-friendly guests from the mainland.
Loss of peace and quiet, never knowing who your neighbours are
The majority of STVR's are not suitable for long term accommodation, The owners are desiring of occupying their own premises and not dedicating their home to long term rental.
Economic benefits -- Positive impact
Opportunity for low income people to afford a home and have an income on pender.
STVR's are what allow me to run my business on Pender. So at least for me, I hope any adverse effects they may have are eclipsed by the benefits. Sadly, all human population growth is likely to have a negative effect on the natural environment. Humans as a category have negative effects on this habitat. STVR's should not be singled out for this.
The increased use of Pender's infrastructure advances the timeline to replace the same, especially rural roads. Where is the money? Garbage in parks, risk of fires will increase as well unless preventative measures are put in place to educate tourist. Ferry traffic is a big issue from Easter to Remembrance Day

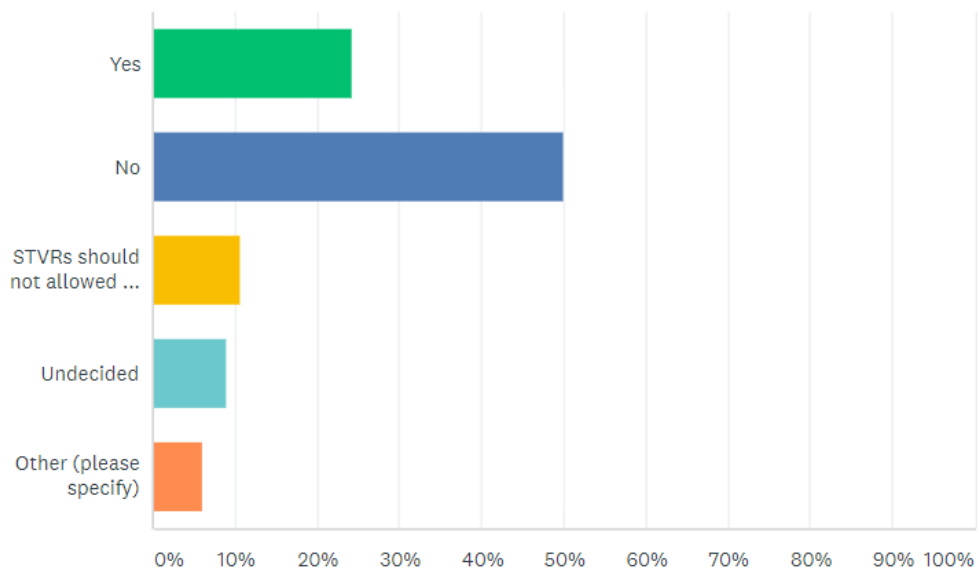
Do you support primary dwellings being allowed to operate as STVRs?



Answer Choices	Survey Results
Yes, STVRs should be allowed in primary dwellings with as few regulations as possible	22%
Yes, but only with a permit that identifies conditions that need to be adhered to	30%
Yes, but only when there is a full-time resident living on the property (e.g. living in the cottage)	24%
Not at all	18%
Other	5%

Comments (Other)
Only rooms in houses. Private kitchens should be available to local renters, not rich tourists.
Yes, with as few regulations as possible. One of those should be that you must maintain a permanent address on Pender.
Perhaps 2 week minimums or a maximum of 40 days in a year.
Yes, with regulations. I am a property owner that would like to rent my (entire) property out from time to time for extra income. When doing so I go to stay with family members on Pender or Victoria
Yes, subject to the permit fee being allocated as a credit against adjacent properties property taxes. And then encourage adjacent property owners to work out any issues with the STVR operator, requiring no bylaw officer involvement, except in rare circumstances..
Primary dwelling with a full time resident living on the property could be allowed in the same house as long as the property was larger than 1 acre. A maximum of 2 adults and 2 children . If the lot is larger than 2 acres perhaps a secondary cottage could be in place as long as the owner is present on the property.

Do you support more than one STVR operating on a single property at the same time?

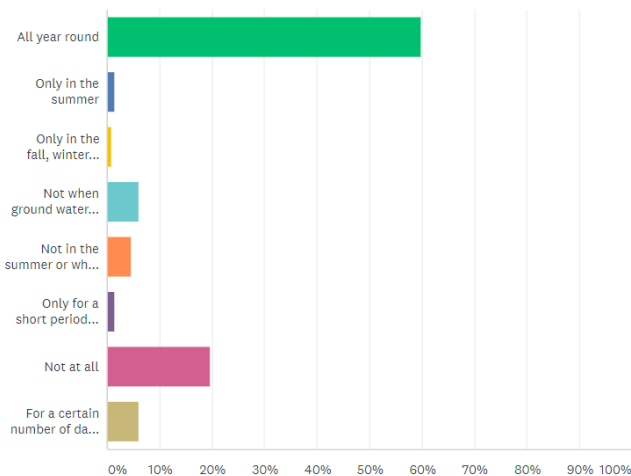


Answer Choice	Survey Results
Yes	24%
No	50%
STVRs should not be allowed	11%
Undecided	9%
Other	6%

Comments (Other)

Yes, as long as the owner is also resident on the property during the STVR stay and all requirements are met.
It depends on the circumstance and what kind of rental it is.
depends on the size of the property and how close to neighbours
Agritourism allows for more than one which makes this difficult to respond to.
It depends on the size of the property. Larger acreages with a house and cottage would be reasonable.
It depends on the size of the property. Larger acreages with a house and cottage would be reasonable.
In general, No - but there could be situations where that would be reasonable. Controversial as it is, Timbers (though he did it without a permit) would be the kind of place that could have more than one - IF the owner lives on the property. I'm against any STVR where the owners aren't the ones living with the visitors...
Most properties on North Pender are in Magic Lake. The size of these lots do not support more than one (if that) on the property. If , on larger lots, more than one STVR is allow, it is reasonable to explore whether these establishments should be classified as motels or hotels as they a businesses far beyond a solitary STVR

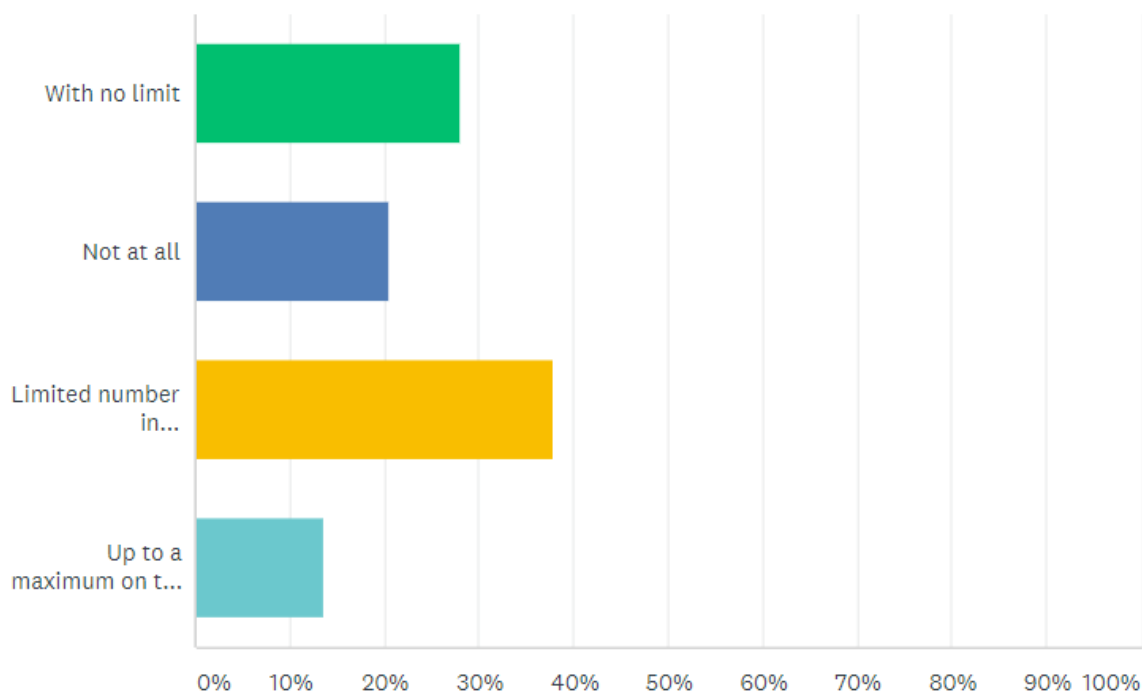
When should STVRs be allowed to operate?



Answer Choice	Online Survey
All year round	60%
Only in the summer	2%
Only in the fall, winter, spring	1%
Not when ground water is most impacted (most impact Sept-Dec)	6%
Not in the summer or when ground water would be most impacted	5%
Only for a short period of time when the full time resident is on holiday	2%
Not at all	20%
Other	6%

Comments (Other)
Any time when the owner is present to inform, monitor & regulate activities
a couple of weeks a year
I don't have a number in mind, but fairly limited, to make it (just) worthwhile for the owner, but not so much as to be a better option than using their dwelling for a full time rental. Preferably only secondary suites and cottages would be permitted.
Maximum 20 days per year
Easter to Thanksgiving - minimum stay 4-5 days as this puts fewer vehicles on the already crowded ferry system
Easter to Thanksgiving - minimum stay 4-5 days as this puts fewer vehicles on the already crowded ferry system

STVRs should be permitted to operate (choose the option you feel most strongly about)?

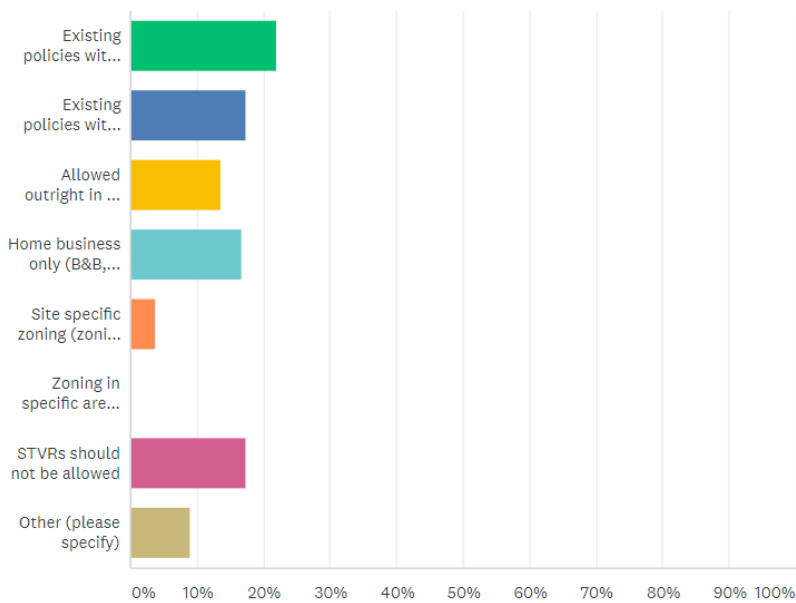


Answer Choice	Online Survey
With no limit	28%
Not at all	21%
Up to a maximum in each neighbourhood	38%
Up to a maximum on the island	14%
Suggested maximums	
25%*, 40%, 50%, 20%, 10%. 1%, 30%, 3%, max 100, 50%	

Are there areas on the island where STVRs should not be permitted? Where and why?

No	41
Not at all	9
Magic Lake/Buck Lake	16
Not where water is limited/a concern	5
Not in residential areas	2
Comments	
Due to wildfire risks NOT in areas where there are NO hydrants.	
Houses that could be rented by locals who participate in the economy full time	
limited in operation enough so that they don't dominate any one area,	
Not in proximity to other STVRs	
Areas furthest from fire station	
Rural or Agricultural zones; the purposes for these zonings are incompatible with use as tourist accommodations	
Oceanfront	

STVRs should be regulated though:

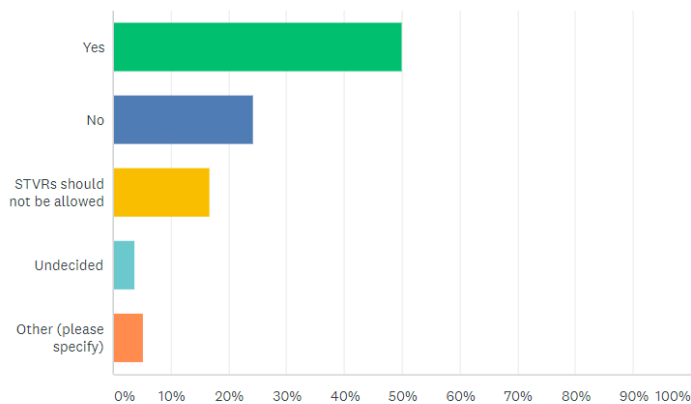


Answer Choices	Survey Results
Existing policies with no change	22%
Existing policies with some changes to TUP requirements	17%
Allowed outright in all dwellings without regulation	14%
Home business only (B&B, cottages, Agri-tourism)	17%
Site Specific zoning (zoning individual properties for STVR use)	4%
Zoning in specific areas (concentrating STVR operations in specific areas)	0%

STVRs should not be allowed	18%
Other	9%

Comments (other)
Units with kitchens should be occupied by people who live on the island for 8-12 months of the year.
Allowed outright in all dwellings however there needs to be a few rules. A few I have considered over the years are 1: Must maintain a permanent/primary address on Island. 2: Must be available or have an agent available on island at all times when the unit is rented to deal with complaints and emergencies.
Fewer regulations - not none (this should have been an option) No TUP required if: -2 Week minimum rentals -Maximum 40 days per year
Limit the number of STVRs by location and neighbourhood and limit the operator to only one STVR and require an application for permission to operate and charge a fee.
I'm not sure, I don't want Pender to turn into Salt Spring but I do think there should be more STVR's allowed to anyone who lives full time in their home and isn't taking away long term housing, only wanting to make extra income when they are away or can. Perhaps policies that limit the amount of people who can stay in a dwelling would help, there are some huge houses that allow big groups and that's where the biggest impact is made I think.
Limiting properties in magic lake due to issues with sewer and water.
It is my recommendation that STVR not be allowed in Magic lake due to the lot size, and in Trinco due to water issues. So these areas are opted out of STVR. In other areas the size of the lots, especially in subdivisions, needs to be taken into account. As STVR owners are using their secondary home as "mortgage helpers" not because they did not qualify for the mortgage, the Trustees have an ethical responsibility to ensure that residential zones remain primarily residential. Consideration should be given that a TUP that would be limited to 3 years followed by a two to three year gap before reapplying. Those who previously operated an illegal STVR should be limited to 1 year TUP at onset and then a two year TUP, followed by a two to three year gap. We forget that many many homeowner let (as is their right), extended family and friends stay in the "secondary" home in addition to the STVR being in operation. The local long term residents are not only dealing with the issue of STVRs.

Where STVRs are allowed, should the number of bedrooms or guest be limited?



Answer Choices	Online Survey
Yes	50%
No	24%
STVRs should not be allowed	17%
Undecided	4%
Other*	5%

Comments (Other)
Maybe limited to the size of the house, I.E., a 3 bedroom house having no more than (approximately) 6 guests, maybe through permitting each stvr would be assessed for capacity.
Should be dependent on sleeping accommodations on the premises and regulated by TUP
Number of guests (dependent on # of bedrooms - ie. no more than double the number of bedrooms). depends on the size of the property and proximity of neighbours
yes, by the owner and in conjunction with working out what is reasonable with adjacent property owners, keeping in mind those adjacent property owners are receiving a portion of the permit fee, which would be partly scaled to the potential gross revenue of the STVR
Yes, but determined by some kind of reasonable assessment of size of property, building, water supply etc.

Is there anything not covered by this survey that you would like to share about STVRs on North Pender Island?

Fire Risk
On November 17, 2019 I submitted a detailed letter re. our concerns -at that time specific to Temporary Use Application NP-TUP-2019.6 . All the concerns apply to this survey. Primarily fire risk created by visitors not familiar with conditions on Pender and the lack of hydrants in many areas, current issues with the aquifer in areas where homes are on wells potentially made worse, and if property owners (on the property-not just someone assigned to address problems) are not present the inability to monitor and regulate guest behaviors . Our home is our dream retirement property and we believe STVRs where owners are NOT present put that at risk. Water is already an issue, fire risk is an issue and impact on quality of life could be an issue. Thank you.
Housing Affordability (Renter)
The island needs to be able to house the people who make the economy run all year round - not just rich people who show up for 4 months
The problem isn't specifically STVRs, it's affordable housing supply. Island Trust needs to find a way to allow affordable housing construction. Banning STVRs will be a useful measure to free up units for local low-income residents but it won't be enough. And if you must permit STVRs, you can work with AirBnB to charge a hefty sales tax and allocate it to affordable housing on the island. This affordable housing should be relatively dense and it should be in walking/biking distance to the important things on the island - so somewhere near Driftwood or the School.
Impacts the availability of rental properties for people who live and WORK here.
I would like to see some kind of policy developed that would balance STVRs on the island with the need for full time rental accommodation for residents.
Housing Affordability (owner)

An individual will never purchase at today's prices a home to be only be rented long or only STVR, the property is too expensive for that use. This is simply a method where an owner can offset the costs of their purchase and support local economy.
The impact on low income people. STVRs provide an opportunity for some people to afford to live on Pender.
Sense of Community/ Use of community resources
Unfortunately stvr's do not allow for a sense of community, take up valuable long term rental opportunity and place a high need on our limited resources including medical, food, water and infrastructure.
Pender Island is already changed to its detriment over the past 15 years I have lived here. A small, tight knit community is fast becoming what I see as a 'Whistler' full of short-term visitors and renters. Our community is slowly being eroded. Benefits have been the creation of some jobs, but they are all temporary and low-end in nature. Costs are escalating. Many can no longer afford to live here. The only ones benefiting from STVR's are off-islanders who want financial support to buy a second property on the island. For a community, B&B's in a persons house are a much better way to help local residents pay their bills and not destroy our community at the same time.
Increased volume of traffic on unsuitable roads. Parking problems at the Driftwood. Pressure on the food market. Increased illegal dumping of domestic garbage at the end of the rental period.
Noise
Many residents are retirees and do not enjoy experiencing frequent changing of nearby neighbours , especially those with dogs,kids, stag parties, wakes etc
noise restrictions
Enforcement
Enforcement, I have seen the rules broken for years with almost no enforcement, should they go ahead there needs to be an easy to use system in place for reporting problems, and some real enforcement of the rules
You need to police this more thoroughly. It's going on all around and people say "oh, my friends will be staying at our place" when really they have rented it out and have been doing it for years. No one seems to care.
Many people who come for holidays then decide to move to Pender and this is positive for the real estate market.
Economic Benefit
The island residents and owners need to encourage tourism to the Pender islands if the minimal commercial services that are available on the island are going to survive. We need a healthy gulf island economy. Tourism is a key element of that.
There are numerous benefits to STVR's on the island like helping to create jobs and income for islanders by providing much needed services to support seasonal rentals. The local economy also prospers due to the average spend of a family on the island during their visit like groceries, restaurants, wine tourism, golf, kayaking, art tours and sales etc. Tourism, including STVR's support the local economy.
We should be promoting tourism to all of the island for the island to stay economically healthy!
The island needs affordable vacation rental. We came to Pender because of Roesland. The island also needs an economy. Without tourism there would be no jobs
Many people who come for holidays then decide to move to pender and this is positive for the real estate market.

<p>It's a struggle to find gainful employment on Pender. It's becoming a retirement community. I have nothing against retirement communities. But I love Pender. STVR's are what allow me to be here. I hope that the regulations loosen so that my airbnb business is less burdened.</p>
<p>No Problem with what exists</p>
<p>Our neighbors who operate STVR are very considerate and respectful of the neighborhood and we have had no problems.</p>
<p>This whole thing is people being afraid of more tourists. We don't have a traffic issue, unless you consider the 5 days a year when it is hard to find a parking spot at Driftwood. We have a water issue, but for 50 years hundreds of people have been bringing family and friends to their houses and getting paid cash to rent their places with no regulations, so why should having those paying tourists use an app, rather than just paying under the table make that big a difference to the water. Plus we have the Woods and Poets using tons of water, so why can't the local people make some money renting there place rather than these high priced hotels making all the money. If we have friends who want to come, they can't afford to stay at Poets! So they cram into our place, but I would rather pay a neighbour a small amount to have friends stay down the street.</p>
<p>Woods and poets are very expensive. Airbnb is a great alternative and allows empty houses to be used. Brings more tourists that spend money. It's great</p>
<p>The experience has been good for me thus far. It was difficult to set up but now that i am up and running, it is smooth and there have no challenges with my neighbors</p>
<p>Need for balanced approach</p>
<p>Yes the community has to grow to be sustainable.</p>
<p>policy should balance economic diversification and the rights of property owners with demands on local infrastructure and the existing rural lifestyle.</p>
<p>The STVR issue is, first and foremost, a local community issue. A local issue that would do well to keep in mind the global deterioration of small and large communities secondary to STVRs. Before deciding how to regulate STVR, the Trustees would be advised to consider the Pender community as it exists now and 10 years ago and 10 years in the future. What is envisioned for Pender.?After all, Pender is unable to be all things to all people. We cannot have it all. What is a reasonable compromise? Do we support those STVR owners who wish to earn their "income" at the expense of residential neighbourhoods such as Magic Lake? Or should the focus be on building a community, respecting the land and water and limiting the influence of those who see Pender as an investment?</p>
<p>Water Concerns</p>
<p>I agree that water use is a main concern. One solution might be to require STVRs to install water meters.</p>
<p>In areas were groundwater is a concern modern low flow fixtures should be mandatory code instead of an anti guest policy.</p>
<p>Paid Tourist vs Other Guest</p>
<p>We don't have restrictions for the island capacity at the ferry terminal. STVR are just a type of paid tourist accommodation. The island needs to decide how many people the island can accommodate at different times of the year. If our current infrastructure is maxed out, even with hundreds of homes unoccupied for years, and there is only room for 50 more people on a weekend then do we restrict people from bringing family to their private property? Should we count the ferry riders and say there is already too many on the island for the weekend and sorry but people can't bring guest? Do we close rooms at the Woods once we have 50 private guests on island? If we can handle 200 extra on a summer weekend then cap the whole accommodation pool accordingly (hotels/BBs, STVRs). But is it 100 or 250 extra people? Do non-paying family guest count because they love showers also? There shouldn't be a special set of caps for STVRs over hotels or over people bringing personal family. Either</p>

we have a infrastructure capacity issue, or we can handle it and lets plan accordingly. Lets stop blaming it on a idea that tourists are having showers that are 3 mins too long, and be honest that locals moved here to hideout from the world and they just don't want tourists to draw down the water they like to use to water their flowers, or making noise on their sleepy island (like every small retirement town in the world). Good luck. Thanks for all your hard work trying to find a balance point.

NYIMBYism

Property owners should be free to utilize their properties in a manner they see fit. There are bylaws for noise and nuisance that can deal with offenders. For the most part it may be a case of NIMBYism.

Stop being such old NIMBY people. I have been here for decades and we need families and tourists to come here.

No STVRs

STVR have not worked in the past. No reason to think they will work with the community in mind in the future. Residential zoning should not allow STVR unless it is an accepted Bed and Breakfast business following health guidelines.

We have been through this process a couple of times and when we think that STVR's are to be no longer, they continue to operate. Our elected reps did not seem to read any of the multitude of letters which displayed a "no STVR" attitude.

Outreach Method

To get a balanced opinion, there needs to be a way to inform and involve part time residents
Otherwise, there is simply a reinforcement of the drawbridge mentality.

I worry that this survey won't reach the most impact members of this community, who have to rent and move, rent and move.

Pandemic Impact

We do not know how long the current pandemic will last, nor when the next one will happen. Having short term visitors would have strong negative impact at the tails of the pandemic

It's too bad there are so many hard feelings

More Relaxed Regulations

Homeowners are responsible and should be allowed to do what they need to do, including renting their property as they wish, within zoning by-laws. Existing STVR by-laws need to be revised to reduce requirements and remove temporary use permitting. Trustees need to back off from their negativity regarding STVRs, and stop trying to manage peoples lives. Requirements for legal secondary suites also need to be reduced so more spaces can be used for affordable housing or financial assistance, eg. cabins, cottages, coach houses, recreational units, etc. We also need an RV park for residents and visitors, with a mixture of long and short term

Should be Similar to South Pender

Should be similar rules on North and South. South Pender STVR's use all resources of North Pender. Drive in roads through North to get to South.

Other

We love the fact that Pender Island is small enough to create a sense of a very tight-knit community, but large enough to have amenities (unlike Saturna) and we prefer it that way. Most STVR operators, in my opinion share the same sentiment, otherwise they would not have owned property here. While we have a TUP, we know that it is a privilege to have it (are aware of the complexity of application process) and not a right. It might be a good idea to review some of the rules with regards to STVRs.

In our experience the TUP applications are always approved as long as the owners follow the process, despite objections from neighbours and our objections have largely been dismissed, almost as if there was a hidden agenda to approve STVRs on Pender. We appreciate receiving this survey.