

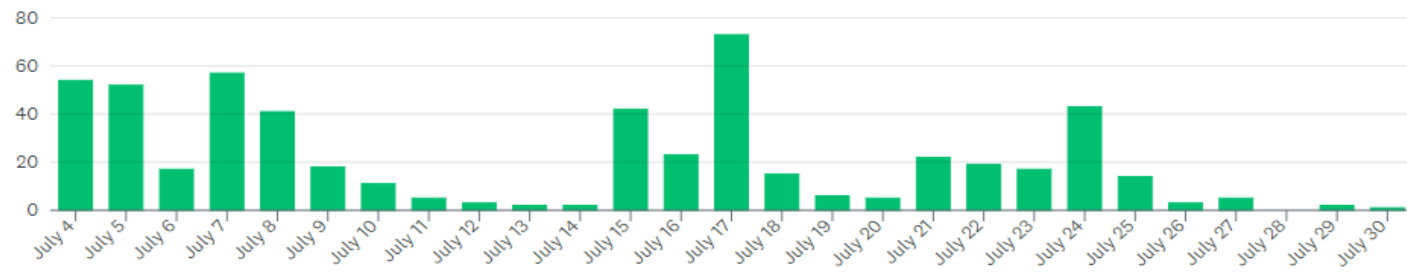
Total responses
540 ⓘ

Average completion rate
75% ⓘ

Typical time spent
00h:06m:27s ⓘ

Responses Volume

7/4/2019 - 7/30/2019

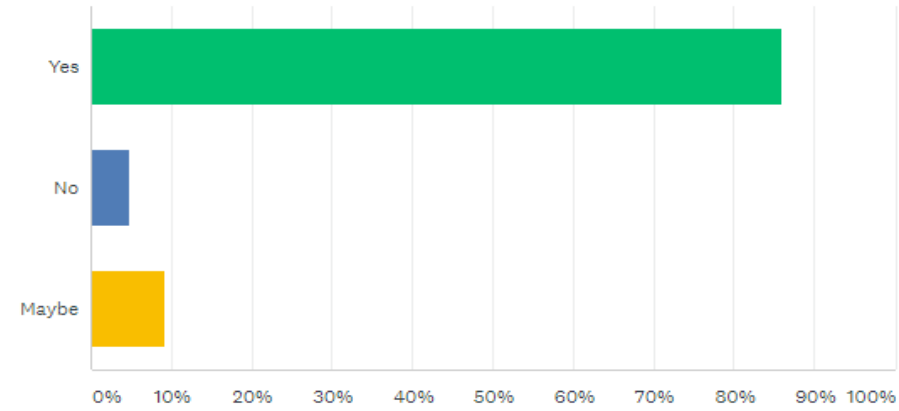


Q1

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In general, do you support increasing the affordable housing inventory on the Island by allowing full-time residential rental of cottages?

Answered: 540 Skipped: 25

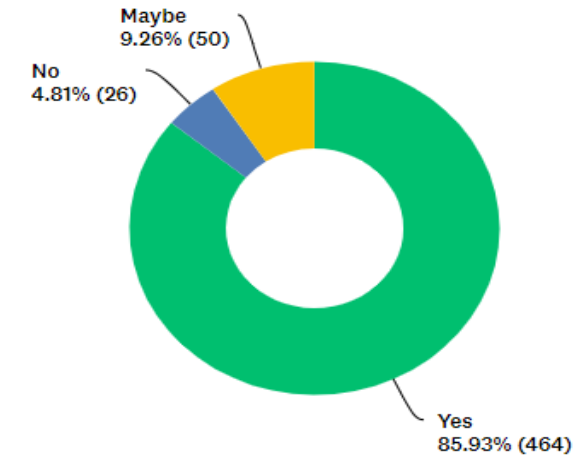


ANSWER CHOICES	RESPONSES
Yes	85.93% 464
No	4.81% 26
Maybe	9.26% 50
TOTAL	540

ALTERNATIVE

In general, do you support increasing the affordable housing inventory on the Island by allowing full-time residential rental of cottages?

Answered: 540 Skipped: 25



Affordable Rental Housing Cottages

Answered 74

Skipped 491

If you answered “no” or “maybe” to question 1 (In general, do you support increasing the affordable housing inventory on the Island by allowing full-time residential rental of cottages?), what concerns do you have?

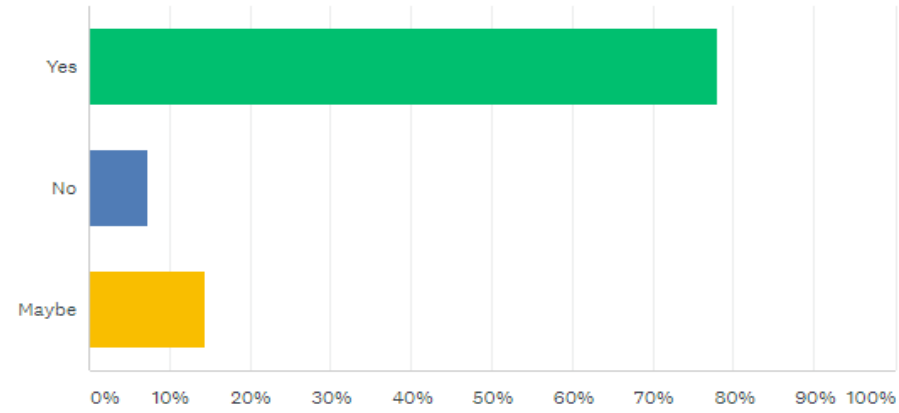
Respondents	Response Date	Responses	Affordability	Density	EcoProtection	Infrastructure	Noise	GOVoversight	STVRs	Traffic	Water
1	Jul 28 2019 11:56 AM	lack of guaranteed affordability	1								
2	Jul 25 2019 05:43 PM	Increased density all over the island. Affordable is not defined, nor how it would be monitored. Excess traffic eg dead end streets, water usage.	1	1					1	1	
3	Jul 25 2019 03:54 PM	Water availability								1	
4	Jul 25 2019 12:09 PM	We already have considerable water shortages on SSI. 400 additional full time units would significantly impact the water supply								1	
5	Jul 25 2019 11:04 AM	Use of these cottages for AirBnB's increases the economic power of the island, and I'm not sure these cottages should be mandated to be permanent dwellings.									
6	Jul 25 2019 09:52 AM	Increase in density. Infrastructure support. Total lack of other bylaws and oversight to manage many implications of increased density, such as increased logging, noise, litter, etc. which are already a problem. This is a Trust area, it can't be all things to all people.		1	1	1	1				
7	Jul 25 2019 09:35 AM	I am concerned about overuse of sensitive aquifers affecting not just the property with the seasonal cottage, but all surrounding residences. I am concerned that increased density in rural areas will change the character of SS. I believe the density increase should take place in the existing "villages"		1							1
8	Jul 25 2019 09:07 AM	Water. Total population that can be supported. If yes, then yes for cottages.		1							1
9	Jul 25 2019 08:12 AM	Over crowding in already fairly dense communities, water availability, noise, parking, sewage.		1	1	1			1	1	
10	Jul 25 2019 06:17 AM	My concerns centre on my riparian neighbourhood and the lack of protection afforded the Fulford creek Reed creek area. The general greed by land developers who striped the forests, that after blow downs of the once protected creek forest, leave little standing to the creek edge. purposefull falling of large cedar trees on the creek edge that where buried under a road and bridge over a salmon spawning creek. Massive Dirt trucked into same riparian area. Trucks after trucks of gravel off land. Increased traffic off of a steep mountain road that is impassible in the snow. Increased noice and disruption from building more houses that I see once built would further increase greedy rental prices. This property is a new strata and in recent years our neighbourhood was given to believe 8 home shares would be constructed only. Increase of barking dogs.		1	1		1				1
11	Jul 24 2019 08:54 PM	That some properties will have more than one seasonal cottage on them and that off road parking will not be available							1		
12	Jul 24 2019 11:34 AM	I answered yes, but I also want to add that my only concern is that the housing is actually adequate for a renter - warm enough in winter, mould-free, etc.									1
13	Jul 23 2019 10:23 AM	How it will affect Water availability for properties close to the new accommodation									1
14	Jul 23 2019 06:39 AM	Increased density overall; cottages being used for seasonal accommodation rather than year-round rental with limited ability to effectively enforce the use.		1				1	1		
15	Jul 22 2019 10:32 PM	Water, new construction, increased traffic on rural roads already in need of repair and increased ferry traffic			1					1	1
16	Jul 22 2019 09:18 PM	Will they be full time rentals or airbnb style? Will they be vacated each summer for family/friends/airbnb style accomadation?							1		
17	Jul 22 2019 11:43 AM	Water supply, protection of eco systems and septic system safety ie. not affecting water supply and proper disposal system.			1						

If you answered “no” or “maybe” to question 1 (In general, do you support increasing the affordable housing inventory on the Island by allowing full-time residential rental of cottages?), what concerns do you have?

Respondents	Response Date	Responses	Affordability	Density	EcoProtection	Infrastructure	Noise	GOVoversight	STVRs	Traffic	Water
57	Jul 08 2019 10:39 AM	I would like to see reasonable rent prices and restrictions that they be rented to residents first. Not newcomers to the island.	1								
58	Jul 08 2019 09:47 AM	The key word here is AFFORDABLE, and what the landlords and owners of STVR's charge on this island is far from affordable! People with disabilities get \$375 for shelter costs. That's "affordable" but not realistic. The people that live at Murakami Gardens pay \$667 for a one bedroom apartment.	1								
59	Jul 08 2019 09:14 AM	Density.		1							
60	Jul 08 2019 08:22 AM	How do you guarantee that this housing will not be rented to nonresidents?									
61	Jul 07 2019 09:56 PM	That it won,t be fair to all.									
62	Jul 07 2019 02:52 PM	By-law 512 is not easy to understand (and the minutes of the meetings) - a summary would be helpful.									
63	Jul 06 2019 03:33 PM	We do not know if there is sufficient water to supply more people living on SSI.								1	
64	Jul 06 2019 12:39 PM	The cost of building a cottage is significant. Very few people will see return on or need for this large investment unless it is for family members or to increase the value of their property.									
65	Jul 05 2019 09:23 PM	1) Water sustainability, that is the island's water table generally; 2) the impact on the Trust's 'preserve and protect' mandate.									1
66	Jul 05 2019 08:03 PM	By making second dwellings full time homes, does the owner still have the option of renting it for less then 30 days a month? Or is the new proposal mandatory, with no option of renting for less then 30 days?						1			
67	Jul 05 2019 06:00 PM	Water and density	1							1	
68	Jul 05 2019 03:51 PM	a plan for enforcement must be in place, so that stvr's do not take the place of legitimate housing-right now the stvr and airbnb enforcement is sadly lacking.					1	1			
69	Jul 05 2019 03:31 PM	I am concerned that full time use of cottages is a band aid solution to a problem better served by proper rental properties within more dense areas - i.e. Ganges. I also have concerns that homeowners become vulnerable to unsafe or abusive situations with tenants on their properties, where they must live as well. I work in a professional context and the Landlord Tenant Act, which is designed for more urban/traditional tenancies, contains few protections for homeowners living in the same area as the tenants.									
70	Jul 05 2019 03:25 PM	why add to the inventory. if cottage is already built and zoned as a seasonal cottage add it to the rental pool. request they be registered and then review the impact to see if more locations are needed.									
71	Jul 05 2019 03:09 PM	Greedy land owners squeezing every last dime off of the backs of renters	1								
72	Jul 05 2019 02:33 PM	Its not the answer. Fair market houses for ownership is the answer.									
73	Jul 05 2019 02:18 PM	I think 400 is a lot to start with. It would be better to start more slowly and evaluate. Maybe 400 will be ok, but some services are already stretched. Also, what will the impact be on tourism? Etc.									
74	Jul 05 2019 02:06 PM	Transients									
			11	17	3	6	5	8	9	7	29

Do you support Bylaw 512 as a means to increase the affordable housing inventory on the Island by allowing full-time residential rental of cottages?

Answered: 503 Skipped: 62

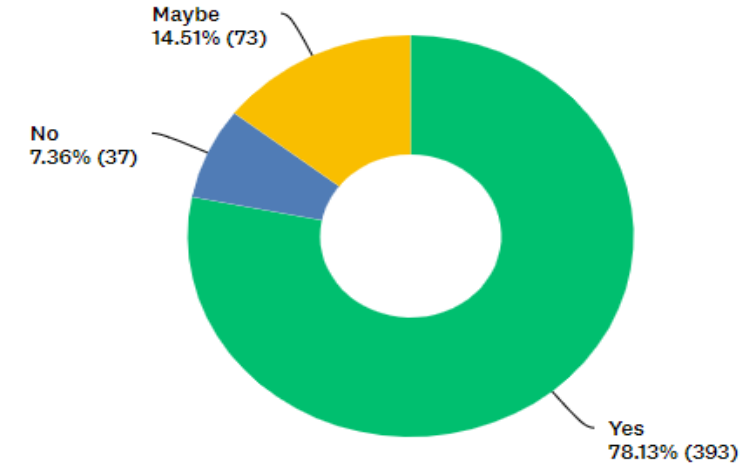


ANSWER CHOICES	RESPONSES
Yes	78.13% 393
No	7.36% 37
Maybe	14.51% 73
TOTAL	503

ALTERNATIVE

Do you support Bylaw 512 as a means to increase the affordable housing inventory on the Island by allowing full-time residential rental of cottages?

Answered: 503 Skipped: 62



If you answered “no” or “maybe” to question 3 (Do you support Bylaw 512 as a means to increase the affordable housing inventory on the Island by allowing full-time residential rental of cottages?), what concerns do you have about Bylaw 512 ?

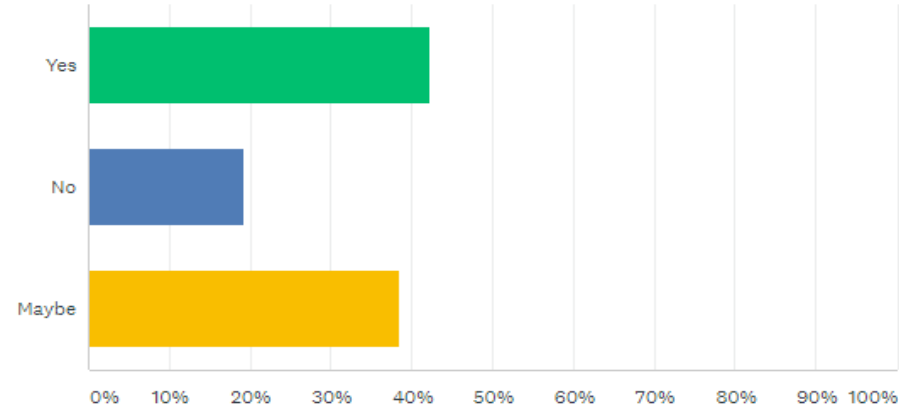
Respondents	Response Date	Responses	Affordability	Cost	Density	EcoProtection	Expand Scope	GOVoversight	Housing Locals	Infrastructure	Mapping	Noise	Restrictive	STVRs	Transit	Water
83	Jul 05 2019 05:00 PM	1) The requirement for a restrictive covenant. Given that people are already renting out cottages long term despite the Bylaw prohibiting it, and Trust aren't enforcing, most people probably won't bother registering a covenant.- putting the Trust in the position of either having to ignore the Bylaw violation or enforce it - which means taking enforcement action against people who are providing long term accommodation. Even if it is enforced then this just becomes a barrier to providing long term accommodation in cottages. 2) Restriction that the cottage "is occupied only pursuant to a residential tenancy agreement as defined in the Residential Tenancy Act" - I know several properties where multiple families have become co-owners and live in various accommodation units (legal and illegal). It would be great if the option of two families co-owning a lot and living in the single family dwelling and rental cottage - but if an owner occupies the cottage there would be no tenancy agreement and therefore this would not meet the definition of a full time rental cottage. I think this is a gap and a missed opportunity to increase affordability by property co-ownership. This also rules out the option of an owner living the cottage and renting out the SFD long term - which would also provide long term accommodation and might be an attractive option to downsizing for some people.										1				
84	Jul 05 2019 03:52 PM	that it will not be enforced					1									
85	Jul 05 2019 03:28 PM	keep the density closer to town and make a livable village		1												
86	Jul 05 2019 02:32 PM	It doesn't go far enough. I would like to see my 1 acre property included. I say YES, just go farther.				1										
87	Jul 05 2019 02:20 PM	Glad to see the restrictions. Still think there should be a trial period for that number.														
88	Jul 05 2019 02:07 PM	Transients														
89	Jul 05 2019 01:53 PM	No full time residential cottage rentals on lots that allow secondary suites.														
90	Jul 05 2019 01:47 PM	It should be expanded to increase the supply of rental properties, rather than restricted to only 400.				1										
91	Jul 05 2019 01:34 PM	I question the distribution of properties to be considered. Basing appropriateness on proximity to existing bus routes is remarkably short-sighted. New routes could open up, or existing ones could be altered or cancelled. Also, as far as I know, there is NO bus service to the end of Rainbow Road, but a number of properties for down that road are considered appropriate. Furthermore, people use other forms of transportation; they walk, hitchhike, ride bikes and scooters, and carpool on this island. If proximity to bus routes was used as a criterion simply to whittle down the number of possible properties under consideration, I think it should be changed.												1		
92	Jul 05 2019 01:21 PM	Do not know if this is too restrictive or not. More worker housing allowed the better.						1				1				
			7	1	3	3	16	10	3	2	3	2	13	4	6	14

Q5

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Does the map for Bylaw 512 permit full-time residential rental cottages in the right areas?

Answered: 467 Skipped: 98

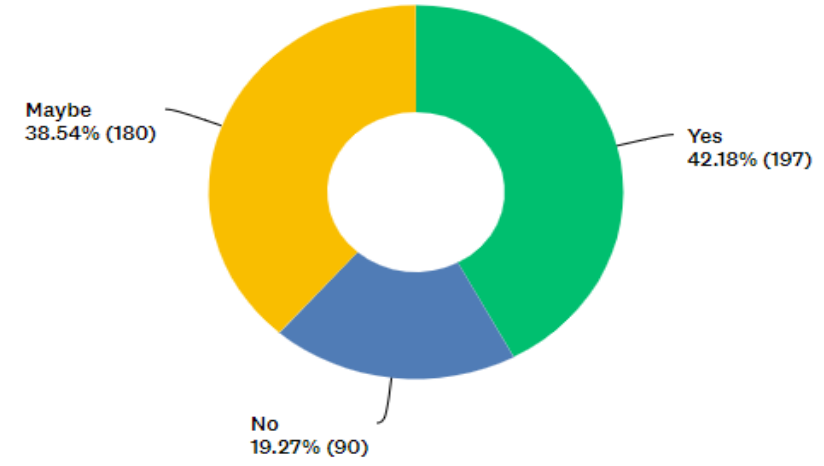


ANSWER CHOICES	RESPONSES
Yes	42.18% 197
No	19.27% 90
Maybe	38.54% 180
TOTAL	467

ALTERNATIVE

Does the map for Bylaw 512 permit full-time residential rental cottages in the right areas?

Answered: 467 Skipped: 98

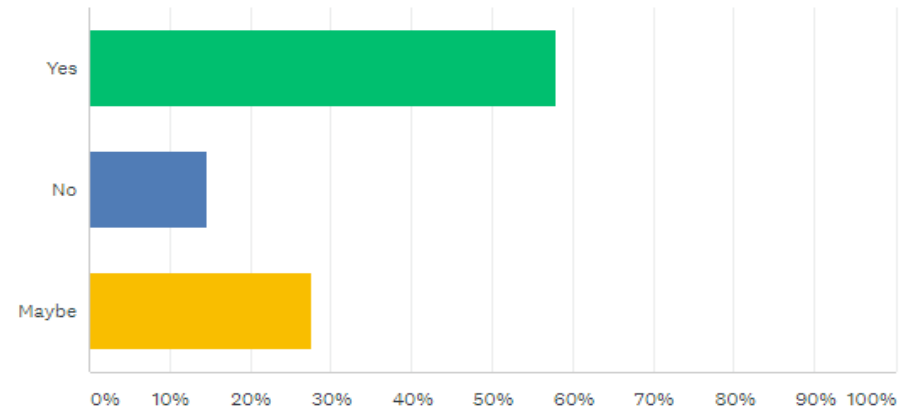


If you answered “no” or “maybe” to question 5 (Does the map for Bylaw 512 permit full-time residential rental cottages in the right areas?), where should full-time residential rental cottages be permitted?

Respondents	Response Date	Responses	Islandwide	Islandwide (w/Limits)	Villages	North End	South End	ALR Land	Properties w/E Cottages	Large Properties (Rural)	No Transit Restrictions
206	Jul 05 2019 02:23 PM	That's a technical question that I would need more info to answer. But I think impacts of traffic and vehicle numbers with associated increases in GHG emissions are serious risks by adding this much to the housing stock, and clearly to be avoided. It is a problem to be making planning decisions for housing without taking these other things into consideration.									
207	Jul 05 2019 02:22 PM	More in the large rural lands near Fulford where it will not effect close by neighbours			1					1	
208	Jul 05 2019 02:20 PM	more areas needed in south end				1					
209	Jul 05 2019 02:05 PM	It seems like there could be more closer to Ganges			1						
210	Jul 05 2019 02:01 PM	I would like to see more in the South End (Fulford) so that families with children could have the opportunity to live in the Fulford School catchment. North Island (Fernwood School) and Central (Salt Spring Elementry)seem proportionally over represented compared to the South.				1					
211	Jul 05 2019 01:48 PM	Expand it to achieve greater supply of housing	1								
212	Jul 05 2019 01:38 PM	a good distance from a neighbour's property or property line so as to insure privacy									
213	Jul 05 2019 01:37 PM	Over a wider geographic range. See answer to previous question, commenting on proximity to existing bus routes. Water doesn't seem to have been considered, and water sources are more important than proximity to bus routes. About the only portion of the island that has no existing or predicted water issues is that southern section, Isabella/Musgrave. IMO that is a far better area in which to allow full-time use of seasonal cottages.	1			1				1	
214	Jul 05 2019 01:34 PM	The limitation to 1 km from a regular bus route might be too limiting. People who need affordable housing would probably rather have more options and figure out their own transportation than have potential housing options left out.								1	
215	Jul 05 2019 01:22 PM	Do not know how right and wrong is defined.									
216	Jul 05 2019 12:31 PM	Cottages should be mainly situated within a radius to villages / major intersections and ferry terminals and The Long Harbour area also is very dense and often has water shortages. I would suggest decreasing density in that area.			1						
			75	21	29	1	11	4	3	7	14

Do you feel that the LTC has considered all relevant information (ie. water availability, sensitive ecosystems, etc) in the development of Bylaw 512? For more information refer to Staff Reports: September 27, 2018 / February 26, 2019 / April 30, 2019

Answered: 446 Skipped: 119

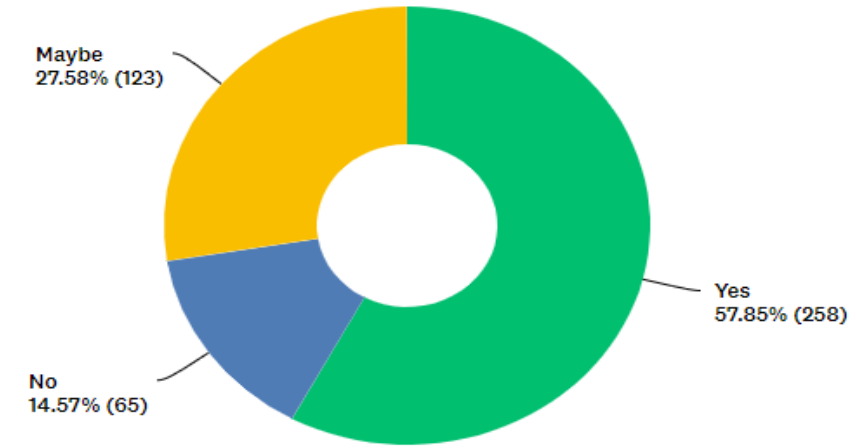


ANSWER CHOICES	RESPONSES
Yes	57.85% 258
No	14.57% 65
Maybe	27.58% 123
TOTAL	446

ALTERNATIVE

Do you feel that the LTC has considered all relevant information (ie. water availability, sensitive ecosystems, etc) in the development of Bylaw 512? For more information refer to Staff Reports: September 27, 2018 / February 26, 2019 / April 30, 2019

Answered: 446 Skipped: 119



Affordable Rental Housing Cottages

Answered 120
Skipped 445

If you answered “no” or “maybe” to question 7 (Do you feel that the LTC has considered all relevant information (ie. water availability, sensitive ecosystems, etc) in the development of Bylaw 512? For more information refer to Staff Reports: September 27, 2018 / February 26, 2019 / April 30, 2019), what additional information should the LTC consider?

Respondents	Response Date	Responses	Affordability	Alternate Rental Housing	Bylaw Enforcement	Climate Change	Concerns about Government	Density	Ecosystems	Incentives	Noise	Traffic	Transit	Septic	Water	Water (Alternative)
1	Jul 28 2019 01:21 PM	The potential for mineral springs to expand into their non commercially zoned properties through the use of														
2	Jul 28 2019 11:58 AM	How many families need housing?														
3	Jul 26 2019 02:31 PM	Liaison with CRD to be aware of water and septic issues. This part concerns me. " Ultimately, CRD building inspection appears to bear some responsibility for ensuringthat all necessary water system permitting is in place before issuing occupancy permits for seasonal cottages, full-time rental cottages, or any buildings whose water servicing arrangement would constitute a “water supply system” under the Drinking Water Protection Actand Drinking Water Protection Regulation. Staff are unsure whether CRD building inspection undertakes such assessments at present.											1	1		
4	Jul 26 2019 11:05 AM	Just what does ecosystems have to do with rental housing..every house on salt spring was built on sensitive ecosystems including the islands trusts offices														
5	Jul 25 2019 09:58 PM	The availability of electric cars and the short distances for commuters														
6	Jul 25 2019 05:48 PM	Excess traffic in inappropriate areas. Water availability has not been adequately tested.												1		
7	Jul 25 2019 03:56 PM	There should be a Minimum lot size				1										
8	Jul 25 2019 02:28 PM	don't have time to review right now														
9	Jul 25 2019 12:11 PM	Water supply, land drainage, endangered species, increased human impacts.				1								1		
10	Jul 25 2019 10:30 AM	more public information needed														
11	Jul 25 2019 10:22 AM	The LTC should explain what they considered in excluding the lots after map 5.														
12	Jul 25 2019 09:53 AM	As stated														
13	Jul 25 2019 09:35 AM	A more far reaching plan for accommodating not only the present needs but future growth with designated areas suitable for higher density and protection of the rural nature of existing areas.				1										
14	Jul 25 2019 09:09 AM	Do not know what you have considered. See #1 re Water use.												1		
15	Jul 25 2019 09:08 AM	Focus is on the wrong parts of the island. Areas with less existing density but more water availability must be included. Focussing on areas which are already under stress just because there is better access to transportation is self-defeating.				1								1		
16	Jul 25 2019 08:18 AM	What resources are going to be applied to assess ongoing water usage, potential noise and parking issues. What is going to happen if home owners are rarely living in the main house and don't manage the rental units. Is there going to be by law officers assigned that can actually address neighbours concerns?								1	1			1		
17	Jul 25 2019 08:00 AM	Larger parcels can often use farm help and having a rental cottage would be a plus to retain workers.														
18	Jul 25 2019 07:54 AM	zoning should not reflect the current water situation, proof of water should be part of the permit process.												1		

If you answered “no” or “maybe” to question 7 (Do you feel that the LTC has considered all relevant information (ie. water availability, sensitive ecosystems, etc) in the development of Bylaw 512? For more information refer to Staff Reports: September 27, 2018 / February 26, 2019 / April 30, 2019), what additional information should the LTC consider?

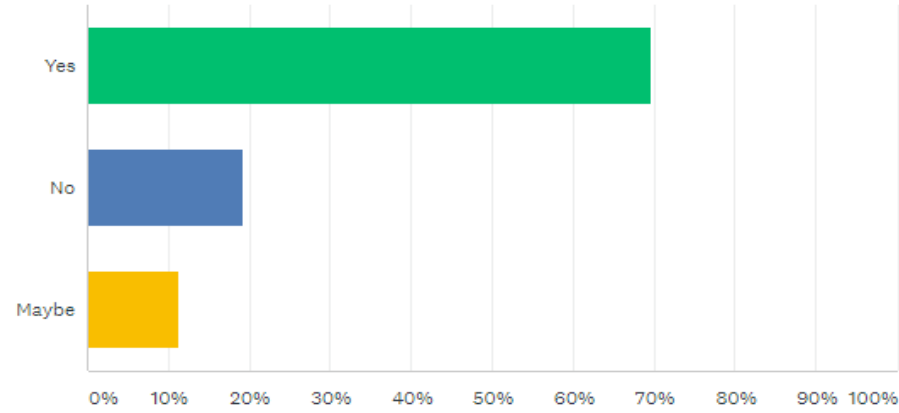
Respondents	Response Date	Responses																
			Affordability	Alternate Rental Housing	Bylaw Enforcement	Climate Change	Concerns about Government	Density	Ecosystems	Incentives	Noise	Traffic	Transit	Septic	Water	Water (Alternative)		
19	Jul 24 2019 05:46 PM	My god its so simple, but reading pertaining information one would think the CRD and LTC considers themselves above the mentality of the average citizen, certainly above mine cause i read and can't understand most of the garble. You have a housing crisis here , keep it simple and just make sure the owners are the ones that take all the risks as they are doing now. the only way to make affordable rentals here is to have an abundance of rentals on the island. Thats when rents go down , period .		1														
20	Jul 24 2019 10:50 AM	I can't answer this properly as I haven't had time to investigate all the factors myself, but it looks good at first glance.																
21	Jul 24 2019 10:03 AM	saltspring fluxuates with tourists who dont understand our ecosystems						1										
22	Jul 24 2019 09:05 AM	We need grey water recycling systems for gardening and such.															1	
23	Jul 23 2019 10:30 AM	I think there is a huge gap - because of 1) there is a lack of knowledge about the water systems on the island and 2) lack of consideration of what will happen to the water systems in areas served only by private water supply (wells).												1				
24	Jul 23 2019 10:19 AM	Don't know (that's your job), but people will be staying on the land no matter what. I.e., the strain on the ecosystem is there whether it's condoned and above board or not. Better to regulate.						1										
25	Jul 22 2019 10:35 PM	Have not read in enough depth to know																
26	Jul 22 2019 09:24 PM	There is always room for improvement																
27	Jul 22 2019 07:06 PM	all of the above, the island is maxed out its impossible to live a normal life here with parking and ferries, its awful now										1						
28	Jul 22 2019 06:41 PM	We make such a fuss about water availability. It's VERY important, but we allow how many? cannabis farms??? These businesses use tons of water, and yet here we have human beings who need places to live. If a seasonal cottage is permitted, then just let the rental happen. If the water usage affects the well or a neighbours well, people will complain soon enough! Year round water use - if people are careful, who knows if it will be more than when used for holidays? When do we start to put human needs ahead of wildlife? I am a big nature lover, but we have families who can't find places to live. Let's stop pussyfooting around!!!												1				
29	Jul 22 2019 06:30 PM	IT'S SUBJECTIVE.																
30	Jul 22 2019 06:06 PM	I cannot open the map so I can't answer to that																
31	Jul 22 2019 04:40 PM	I think everyone should be conserving water and for this to happen, maybe tax incentives, subsidies, should be looked at. My second point is that with the modern filters, we should be able to drink properly treated rain water and type 3 septic field effluent. The situation today is ridiculous.							1						1		1	
32	Jul 22 2019 12:16 PM	Not informed enough to answer this question																
33	Jul 22 2019 11:23 AM	Sone of the criteria appear oversimplified to me or fail to consider alternate sources of supply. I'm also aware that the trust has historically had maps of questionable quality on which to rely. Streams in places there are no streams, watersheds mapped in ways that would require water to flow uphill....															1	
34	Jul 21 2019 06:42 PM	see question 7																
35	Jul 21 2019 10:26 AM	Future water availability, noise, the Islands Trust's historic lack of meaningful bylaw enforcement.			1						1				1			

If you answered “no” or “maybe” to question 7 (Do you feel that the LTC has considered all relevant information (ie. water availability, sensitive ecosystems, etc) in the development of Bylaw 512? For more information refer to Staff Reports: September 27, 2018 / February 26, 2019 / April 30, 2019), what additional information should the LTC consider?

Respondents	Response Date	Responses															
			Affordability	Alternate Rental Housing	Bylaw Enforcement	Climate Change	Concerns about Government	Density	Ecosystems	Incentives	Noise	Traffic	Transit	Septic	Water	Water (Alternative)	
109	Jul 05 2019 05:43 PM	Shocked that in the April 30th report there is a reference that IT staff don't know the role of the CRD in approvals!															
110	Jul 05 2019 05:34 PM	There is lots of water available on SW Saltspring but this area excluded on account of bus service.										1			1		
111	Jul 05 2019 05:05 PM	Yes - but I am always cautious about concerns over water availability. To get a permit to build a seasonal cottage the owner has to prove a sufficient water supply for an additional dwelling unit so in theory that has already been addressed. It seems that when we talk about vacation accommodation in cottages people suggest that holiday makers use more water than tenants, but I have also seen people raising the concern that full time occupation uses more water than vacationing. When people don't like something it seems popular to 'play the water card' - we should be careful that this doesn't become a red herring												1			
112	Jul 05 2019 03:44 PM	Not sure, just there's a lot of info to take in.															
113	Jul 05 2019 03:40 PM	Overestimated possible water use without considering options for saving water													1	1	
114	Jul 05 2019 02:26 PM	As indicated in previous answers, to which should certainly be added water availability issues -- again in the context of the climate emergency which you have signed onto, and needs to be more clearly reflected in ALL Trust decisions. SERIOUSLY!													1		
115	Jul 05 2019 02:07 PM	There is nothing water													1		
116	Jul 05 2019 02:03 PM	I would like to see affordable housing equally distributed around the areas of the island with schools.		1													
117	Jul 05 2019 01:49 PM	Consider the fact that more housing will be the best solution to alleviating the housing crisis. Not minor concessions.		1													
118	Jul 05 2019 01:39 PM	The interests of the actual property owners and some way of determining if when changes come in loosening restrictions on STVR they might want to do that instead.															
119	Jul 05 2019 01:37 PM	Water! So many candidate properties in the north, where water is a serious issue. So few in the south, where it isn't.													1		
120	Jul 05 2019 01:22 PM	I did not read the staff reports															
			5	12	1	2	7	5	4	2	3	2	3	5	40	13	

Bylaw 512 currently contains a clause that requires land owners to enter into a restrictive covenant that prohibits creating separate titles for the principal dwelling and a cottage on affected properties. This will ensure that the principal dwelling unit and the cottage remain under a single owner. Do you support this clause?

Answered: 437 Skipped: 128

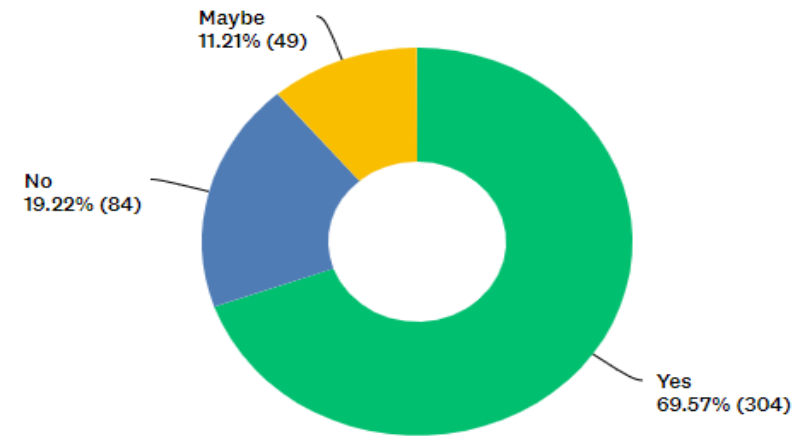


ANSWER CHOICES	RESPONSES
Yes	69.57% 304
No	19.22% 84
Maybe	11.21% 49
TOTAL	437

ALTERNATIVE

Bylaw 512 currently contains a clause that requires land owners to enter into a restrictive covenant that prohibits creating separate titles for the principal dwelling and a cottage on affected properties. This will ensure that the principal dwelling unit and the cottage remain under a single owner. Do you support this clause?

Answered: 437 Skipped: 128



Affordable Rental Housing Cottages

Answered 103

Skipped 462

If you answered “no” or “maybe” to question 9 (Bylaw 512 currently contains a clause that requires land owners to enter into a restrictive covenant that prohibits creating separate titles for the principal dwelling and a cottage on affected properties. This will ensure that the principal dwelling unit and the cottage remain under a single owner. Do you support this clause?), what concerns do you have?

Respondents	Response Date	Responses	Do Not Support	Unnecessary/Unenforceable	Support	Support with Conditions	Family Home Ownership	Onerous to Property Owner
1	Jul 28 2019 11:58 AM	I do not support the bylaw as written.	1					
2	Jul 28 2019 12:16 AM	This is an unfair clause , people should be able to divide their own land.	1					
3	Jul 26 2019 09:16 PM	Would creating separate titles pose a concern?		1				
4	Jul 26 2019 02:33 PM	Although we are eligible this is starting to look expensive. " The Owneragreesto do everything reasonably necessary at the Owner's expense to ensure that this Agreement is registered against the title to the Lands with priority over all financial charges, liens, and encumbrances registered or the registration of which is pending, at the time of application for registration of this Agreement					1	
5	Jul 26 2019 11:05 AM	This is a must do		1				
6	Jul 25 2019 05:48 PM	But add that owner must live on the property.			1			
7	Jul 25 2019 02:29 PM	Some of us can buy into the market finally, but there's nothing affordable to buy - 250 K & lower				1		
8	Jul 25 2019 09:18 AM	would be nice to allow ownership				1		
9	Jul 25 2019 09:08 AM	This seems unnecessary.			1			
10	Jul 25 2019 08:17 AM	I support the clause but also think the concept should be embedded in the bylaw itself - I.e. no subdivision to allow separate title for the secondary cottage.			1			
11	Jul 25 2019 03:43 AM	If others want to invest Or the owners of the property need financial assistance to have extra housing on their land I think it should be an option for other ppl to own or invest in order to help renters				1		
12	Jul 24 2019 10:17 PM	For many properties there is no current facility for having two separate titles but if this were to change there should be facility for people to buy into smaller properties in order to create housing for lower income earners. Renting a property is notoriously fraught with problems. Owners tend to love and care for their properties more carefully. Pride of ownership and good neighbours create a more stable environment for people living there.				1		
13	Jul 24 2019 10:06 PM	There is currently no facility on some properties to create a separate title. If this should change in the future it would seem advantageous for renters to become owners rather than be forced out of rental cottages. Not everyone wants to own three acres, a house and a cottage. Many of us just want to live in friendly communities without having to put a million dollars on the table to own a property. Some of us don't need a cottage AND a house, we just want an affordable place to OWN and live.				1		
14	Jul 24 2019 06:31 PM	See previous comment. The provision for an RC is red tape for no benefit because sub-division applications have their own process and safeguards.	1					
15	Jul 24 2019 04:23 PM	allowing sale of cottages could be a potential affordability tool in the future				1		
16	Jul 24 2019 10:46 AM	As a child of a land owner who has acerage, I would love the opportunity to build on my families land to help get myself started until I can buy my own house.					1	
17	Jul 24 2019 10:05 AM	renters should have the ability to make choices regarding their own safety in their home and if the landlords are away that is difficult						
18	Jul 23 2019 10:02 PM	More subdivisions should be allowed on the island to resolve housing issues.	1					

If you answered “no” or “maybe” to question 9 (Bylaw 512 currently contains a clause that requires land owners to enter into a restrictive covenant that prohibits creating separate titles for the principal dwelling and a cottage on affected properties. This will ensure that the principal dwelling unit and the cottage remain under a single owner. Do you support this clause?), what concerns do you have?

Respondents	Response Date	Responses	Do Not Support	Unnecessary/Unenforceable	Support	Support with Conditions	Family Home Ownership	Onerous to Property Owner
19	Jul 23 2019 11:33 AM	It is completely out of the realm of possibility for the majority of under-40s to own a home in their lifetime. A question like this is thus utterly irrelevant to most of us, and a reflection of the divide between the privileged decision makers and the majority impacted by those decisions.			1			
20	Jul 22 2019 06:41 PM	see previous comments						
21	Jul 22 2019 02:05 PM	Depends on property size, location of cottage, etc. A separate property with a cottage will be a very compelling purchase for many people who do not want, or can not afford a full size home.			1			
22	Jul 22 2019 01:52 PM	There are already too many regulatory obstacles for homeowners wishing to comply. Address the potential for subdivision another way, e.g. by prohibiting subdivision of properties containing two or more DUs	1					
23	Jul 22 2019 11:05 AM	We need more land to be freed ups One of the concerns I have is that there are lots of acreages that should be subdivided to provide smaller more affordable property for families and seniors			1			
24	Jul 21 2019 10:26 AM	History on Salt Spring shows us that Agreements and laws don't mean █ to some people.	1					
25	Jul 21 2019 01:00 AM	If the original title holder of cottage/house is inadequate to have ownership then perhaps the ownership could be transferred to the current tenants. This could be if the land owners are not fulfilling property taxes or mortgage payments.			1			
26	Jul 20 2019 10:46 AM	Giving new residents of these cottages the ability and potential to purchase these smaller dwellings would help ease housing insecurity for many residents. As potential employment income is limited on the island, many long term residents otherwise may not have the opportunity to enter home ownership. Real estate prices on the island currently do not make ownership feasible for many people, leading them to have to move away. This is unfortunate and creates an environment that is geared only to the wealthy.			1			
27	Jul 19 2019 12:30 PM	This could get very messy in a 'break up situation'. However I feel this would allow multiple people to 'buy into' the same land. Making it somewhat affordable or possible to purchase land on island.			1			
28	Jul 18 2019 01:49 PM	If the original owner of the land decides to sell or rent to own the cottage land they should be able to			1			
29	Jul 18 2019 12:35 PM	i do support this; however, my concern is lack of resources to monitor or enforce; i know some who already have full time tenants and have run out of water on occasion			1			
30	Jul 18 2019 09:37 AM	It restricts a lower-income person entering the owners market. If the owner is an older person with no kids, but wants to sell off the cottage to a lovely couple who wouldn't otherwise be able to enter the market, for example.			1			
31	Jul 18 2019 09:21 AM	In some circumstances subdivision should be allowed so renters can become land owners.			1			
32	Jul 18 2019 08:19 AM	I don't see why not allowing the cottage to have it own title is necessary.	1					
33	Jul 18 2019 07:57 AM	see previous comments, additionally the Trust should at the very least allow family members to gain legal title to such extra dwellings for the simple security of ownership but further as an aging population needs care and support, close friendships may help alleviate some of the maintenance and tax burdens if legal ownership of other living quarters can be given of sold to helpful parties in those later years. Again this issue is not really 'land use' as much as it is a societal property right once you own and take responsibility for all maintenance, upkeep and expenses, something the Trust makes no allowances or contributions to and rather continues to increase their taxes regularly making the problem worse. This is about sharing one's own personal property. Off limits really, not your concern.			1			
34	Jul 18 2019 07:53 AM	I don't understand the logic of this covenant. If housing is the issue, what difference does it make whether a property is on 1 title or 2 as long as population density does not exceed capacity re water, sewage etc? This clause may cause some land owners to choose not to provide affordable housing who otherwise might have done so.	1					
35	Jul 17 2019 09:57 AM	What about rent to own?			1			

If you answered “no” or “maybe” to question 9 (Bylaw 512 currently contains a clause that requires land owners to enter into a restrictive covenant that prohibits creating separate titles for the principal dwelling and a cottage on affected properties. This will ensure that the principal dwelling unit and the cottage remain under a single owner. Do you support this clause?), what concerns do you have?

Respondents	Response Date	Responses	Do Not Support	Unnecessary/Unenforceable	Support	Support with Conditions	Family Home Ownership	Onerous to Property Owner
36	Jul 17 2019 07:01 AM	Won't last						
37	Jul 17 2019 06:53 AM	Can be changed later.	1					
38	Jul 17 2019 01:18 AM	This limitation makes ownership of smaller cottages andd properties difficult for young people				1		
39	Jul 16 2019 09:05 PM	Need more information to respond						
40	Jul 16 2019 08:02 PM	It seems unnecessary. There is a process for obtaining subdivision of a lot and presumably concerns could simply be addressed then (and the subdivision denied if not deemed appropriate).	1					
41	Jul 16 2019 07:06 PM	As long as the process is not onerous — keep the lawyers out of the final copy. Follow the tear off one sheet form as the model to strive for.						1
42	Jul 16 2019 03:30 PM	Depends on distance from primary dwelling and planned separate water supply and sewage treatment.			1			
43	Jul 16 2019 01:34 PM	I believe in maximum freedom	1					
44	Jul 16 2019 01:02 PM	Unsure about this						
45	Jul 16 2019 12:37 PM	Our son needs housing and so to have it in his name would be nice					1	
46	Jul 16 2019 12:33 PM	See all previous comments. It's financially ridiculous to even consider this as a housing affordability solution. Your just driving cost of housing up.						
47	Jul 16 2019 11:22 AM	I do support the no sub-division provision, but it lacks affordability provisions.			1			
48	Jul 15 2019 10:41 PM	I don't have a big problem with prohibiting subdivision of a lot comprising a rental unit, but have to wonder what the mischief is that the provision seeks to prevent			1			
49	Jul 14 2019 03:13 PM	Well, we don't support bylaw 512 but the restrictive covenant will be useless, easily changed in the future by another LTC. Just like covenanted trees are easily girted, parks are logged at night and animals illegally hunted. As mentioned, the addition of a cottage will increase the dollar value of the property to make it completely unaffordable (as I have seen in our neighbourhood). In the future the only reasonable option will be to subdivide these properties and of course, that is what the realtors and many others including past Trustees have wanted since the 70's.	1					
50	Jul 13 2019 10:02 PM	Must be for affordable housing, not profit. And must be self-sustainable in water.				1		
51	Jul 13 2019 10:58 AM	I don't see a need for the covenant personally. I support smaller parcels so that renters could potentially buy their cottages. But I understand that others don't feel this way, so this covenant might be required to reassure them.				1		
52	Jul 11 2019 04:56 PM	unclear as to the relevance here - i can guess but really am not sure the intent	1					
53	Jul 11 2019 09:58 AM	It would preclude a long-term tenant from owning their own home- why not allow that? Standards could be applied. Prices would be reasonable and no new "dwelling units" would be created.				1		
54	Jul 11 2019 06:49 AM	Water shortages quality of life on neighboring properties						
55	Jul 10 2019 11:02 PM	I support smaller lot sizes to create additional housing. If this can not be done then neither can the add a cottage approach. The concept is flawed. Sounds good but not how planning should be done.	1					
56	Jul 10 2019 11:43 AM	I support appropriately-sized stratas within the proposed R(f) zones especially since the reason for more than one party on title is not always subdivision and in the interest of the housing crisis - I believe allowing family members to purchase a home and a cottage together, even if one is a secondary dwelling for a family member on title, is in line with sustainable housing solutions for this island. I also support restrictive covenants that could stipulate only this kind of strata or multi-party title is possible and thus to protect from subdivision of the title entirely. Thus, revision to item 2.2 (8) in the proposed bylaw is warranted, as stated here in this comment.				1	1	

If you answered “no” or “maybe” to question 9 (Bylaw 512 currently contains a clause that requires land owners to enter into a restrictive covenant that prohibits creating separate titles for the principal dwelling and a cottage on affected properties. This will ensure that the principal dwelling unit and the cottage remain under a single owner. Do you support this clause?), what concerns do you have?

Respondents	Response Date	Responses	Do Not Support	Unnecessary/Unenforceable	Support	Support with Conditions	Family Home Ownership	Onerous to Property Owner
57	Jul 10 2019 09:27 AM	A restrictive covenant on the property is a negative on the whole property. In addition, it burdens the property owner with unnecessary legal costs. If a property can be subdivided with the current restrictions, I don't see why there is a need to further restrict it. Having a full time cottage should not be an impediment to subdivide a lot that fills all the requirements.	1					1
58	Jul 10 2019 09:27 AM	1. Building stratas offer the ability for land sharing and affordable home ownership. By subdividing the title, two families can each get financing. Lenders are not responsive to title sharing. Consider the housing needs assessments and which demographic can afford to buy in this market. If you want to support young families and people starting out in life, you need to create opportunity for land sharing and the ability to finance it. 2. Under the strata property act, bareland stratas cannot create building stratas within them, so anywhere there is a bareland strata those lots will already be prohibited from subdividing the title. As drafted, this bylaw will require these folks to waste money on a useless covenant or a variance. This makes the cottage less affordable and is a disincentive to offering it for full time rental.				1		1
59	Jul 10 2019 07:49 AM	If the land use allows a separate sale and the property owner wants to sell, why would it be stopped.				1		
60	Jul 09 2019 01:12 PM	It really doesn't seem necessary, but sure? (I own one of the rare permitted cottages on a small lot already, so it doesn't affect me, but I can't imagine a situation where I'd want to give away title to any part of my lot to anyone.)		1				
61	Jul 09 2019 11:17 AM	I see no good reason to not allow the separation of the land.	1					
62	Jul 09 2019 11:11 AM	This should not be important		1				
63	Jul 09 2019 11:11 AM	Sometimes in order to afford a property two families need to purchase a property together, where one lives in the main residence, the other in the cottage				1		
64	Jul 09 2019 08:45 AM	Covenants are expensive and place and can place an undue burden on owners. I'm not fully clear on the implications of this particular one..						1
65	Jul 09 2019 03:46 AM	I'm not a fan of the practice of renting primary residences. I would prefer that "tenants" acquire equity over time, ultimately able to own their own home. I would prefer joint ownership of properties as a replacement for rental.				1		
66	Jul 08 2019 10:59 PM	Things change, would be too restrictive on owners.						1
67	Jul 08 2019 10:02 PM	Why? Is it about protecting property values in those neighborhoods?		1				
68	Jul 08 2019 11:55 AM	Why is this needed? Why couldn't these become compact, affordable homeownership units? Win-win for the seller and buyer looking to lower the cost of their housing but have secure homes.. There is a huge need for entry-level homeownership just like rental.				1		
69	Jul 08 2019 11:53 AM	I think that will cause some people to not participate.						1
70	Jul 08 2019 11:50 AM	Any covenant is creating excess rules where non are needed simply creating additional issues.	1					
71	Jul 08 2019 11:49 AM	restricted subdivisions are already in place	1					
72	Jul 08 2019 11:32 AM	My only concern would be if a landowner wanted to sub-divide for a family member.				1		
73	Jul 08 2019 11:11 AM	No one will do it. It adds an unnecessary cost and hassle to the process. It's unnecessary - doesn't zoning already prevent subdivisions?		1				
74	Jul 08 2019 09:53 AM	Let everyone have a piece of the pie! Who does the island's trust think they are to dictate who can and can not own property? The original owners should have the right to buy out the cottage on their property , at the same time other people who can not afford to actually own, should get that opportunity.				1		
75	Jul 08 2019 09:41 AM	I feel we should be encouraging more home ownership, but tying it up in a few hands . — why create a situation that keeps someone a renter forever ? Give options				1		

If you answered “no” or “maybe” to question 9 (Bylaw 512 currently contains a clause that requires land owners to enter into a restrictive covenant that prohibits creating separate titles for the principal dwelling and a cottage on affected properties. This will ensure that the principal dwelling unit and the cottage remain under a single owner. Do you support this clause?), what concerns do you have?

Respondents	Response Date	Responses	Do Not Support	Unnecessary/Unenforceable	Support	Support with Conditions	Family Home Ownership	Onerous to Property Owner
76	Jul 08 2019 08:48 AM	It should depend on the circumstances between the property owner and the tenant.				1		
77	Jul 08 2019 08:31 AM	I favour rules which encourage homeownership by low income residents.	1					
78	Jul 08 2019 08:30 AM	The covenant requirement is just one more level of bureaucratic red tape that will hinder, not promote the use of cottages as long term rentals.		1				
79	Jul 07 2019 10:32 AM	Increasing home ownership by dividing properties into smaller lots has several good features: increase tax base, increase stability for people, lower footprint as opposed to sprawl. On the other hand, increasing home ownership density also contributes to commodification of land, and possibly irresponsible ownership (eg clear cutting, overuse of water, etc), the new owner rents to irresponsible renters or Airbnb. Keeping land in the hands of one very benevolent responsible owner who rents at a reasonable price, repairs responsibly and ethically manages renters well would be the ideal (of course).				1		
80	Jul 07 2019 08:24 AM	Rent to own would allow for more to enter the market				1		
81	Jul 06 2019 03:40 PM	If full time occupancy is allowed, pressure will build for the lots to be subdivided and eventually some will be. A restrictive covenant can be voided if all parties agree.			1			
82	Jul 06 2019 12:55 PM	I'm guessing this is so people won't turn around and sell. Generally yes, this makes sense to not increase subdivision but perhaps allowing some subdivision to occur benefits the landowner and offers smaller land parcels to buy. What about the good working folks who want to BUY but don't want to spend a million. Why can't we allow some subdivision (same impact environmentally) ? Let's say I subdivide half of an acre off of my 5 acres. I get some money, somebody can buy it for a decent price and build a cottage. If this effort is solely about "affordable renting", then Murakami style buildings are the only way. Water containment can be built into the property/building.				1		
83	Jul 06 2019 11:52 AM	Why not let an owner of a large rural property subdivide off a portion of land. It makes sense.	1					
84	Jul 05 2019 10:24 PM	Limits ownership potential for other individual	1					
85	Jul 05 2019 09:53 PM	Question assumes support for bylaw 512 but I do not support the bylaw	1					
86	Jul 05 2019 07:35 PM	What provisions are there for future uses? Eg. If the secondary cottage was a long term rental and the owner became inform or died, could the family be able to attain separate title on the 2 dwellings? (I think they should able to do so personally)				1		
87	Jul 05 2019 07:07 PM	I see no reason why any property should be encumbered by a restrictive covenant just because they are adding to the inventory of affordable housing. Why the penalty? Landlords are already penalized by a tenancy act that is seriously flawed in favour of the tenant and is very much a part of the reason there is a shortage of affordable rentals in the first place.						1
88	Jul 05 2019 06:24 PM	Get off our backs. If people want to separate titles just let them. We want houses and places to stay. get on with it	1					
89	Jul 05 2019 06:03 PM	I would not be happy to have an rc imposed on me and my property in a mass rezoning.	1					
90	Jul 05 2019 05:45 PM	Assume a legal opinion should be sought and any possible alternatives identified. Maybe this was done but if so it is not mentioned.						
91	Jul 05 2019 05:33 PM	Why not allow cottage sales ?	1					
92	Jul 05 2019 05:06 PM	See previous comments. Isn't here another way to say the the Trust will not support subdivision requests for lots containing and SFD and Cottage?		1				

If you answered “no” or “maybe” to question 9 (Bylaw 512 currently contains a clause that requires land owners to enter into a restrictive covenant that prohibits creating separate titles for the principal dwelling and a cottage on affected properties. This will ensure that the principal dwelling unit and the cottage remain under a single owner. Do you support this clause?), what concerns do you have?

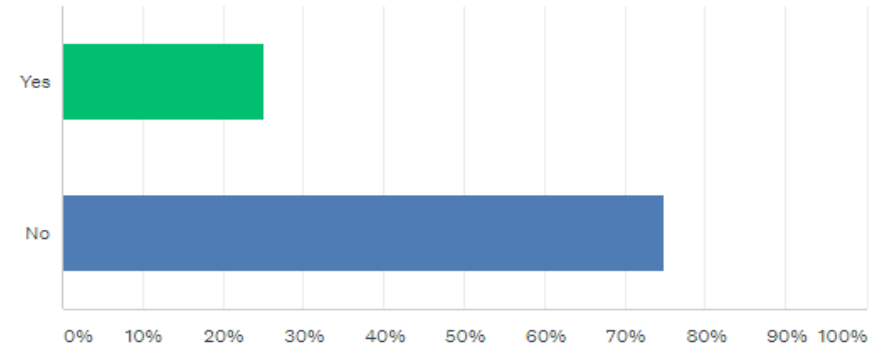
Respondents	Response Date	Responses	Do Not Support	Unnecessary/Unenforceable	Support	Support with Conditions	Family Home Ownership	Onerous to Property Owner	
93	Jul 05 2019 04:32 PM	They should be allowed to subdivide if they choose. This allows low income families and disabled the possibility of owning there own home.			1				
94	Jul 05 2019 03:52 PM	Not sure of all the implications							
95	Jul 05 2019 03:42 PM	Let people buy and sell as they see fit.	1						
96	Jul 05 2019 03:41 PM	Some properties may be too large for owners' needs.	1						
97	Jul 05 2019 03:34 PM	the property owners should be allowed to subdivide if their zoning currently allows for it. Now you are asking owners to add rental housing to their property and be penalized for doing so.	1						
98	Jul 05 2019 03:34 PM	Again, this is tiresomely over-reaching of the Islands Trust. I do not support this AT ALL, and the cost to do this and the time it will take and the resources it will waste are incredible. It is overreaching and unnecessary. It is absurd.	1						
99	Jul 05 2019 03:23 PM	Don't see what's wrong with renters possibly being able to buy a small cottage.			1				
100	Jul 05 2019 02:50 PM	Land owners should have the right to separate titles if there are effectively two single-family dwellings on a property. I don't agree the clause should exist in perpetuity, but perhaps for a shorter-term basis.	1						
101	Jul 05 2019 02:34 PM	Additional owners of cottages should be permitted	1						
102	Jul 05 2019 02:04 PM	I don't know enough to answer yes or no.							
103	Jul 05 2019 01:50 PM	Allow property owners to do what they wish within reason.	1						
			19	19	2	9	35	4	8

Q11

Customize Save as

The next six questions concern your Salt Spring Island property and how Bylaw 512 might impact you. Do you own a property that is currently permitted a “seasonal cottage”?

Answered: 433 Skipped: 132

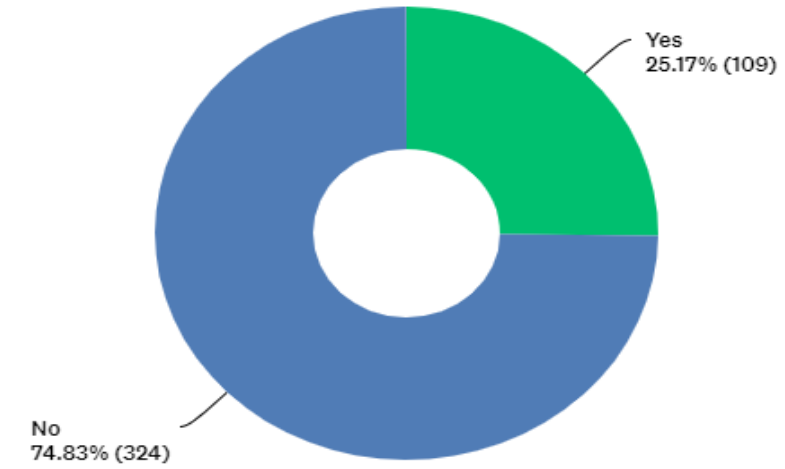


ANSWER CHOICES	RESPONSES
Yes	25.17% 109
No	74.83% 324
TOTAL	433

ALTERNATIVE

The next six questions concern your Salt Spring Island property and how Bylaw 512 might impact you. Do you own a property that is currently permitted a “seasonal cottage”?

Answered: 433 Skipped: 132

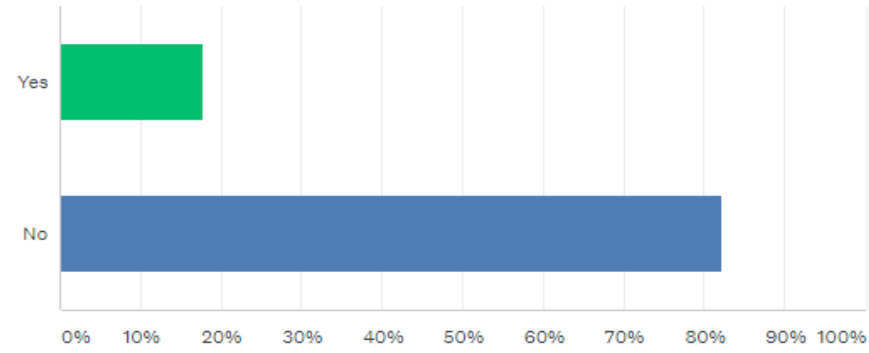


Q12

Customize Save as

Do you own a property that would be permitted a full-time residential rental cottage under Bylaw 512?

Answered: 423 Skipped: 142

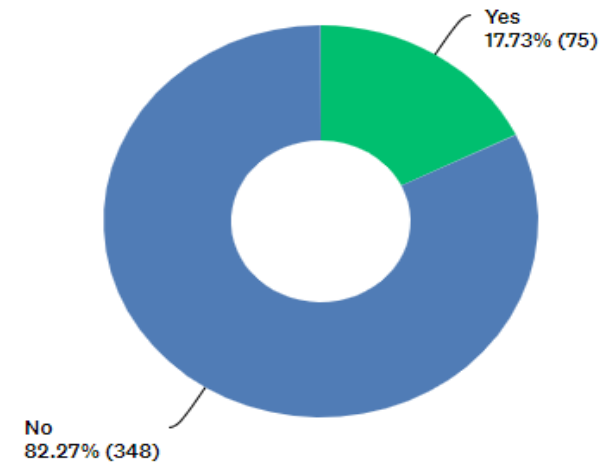


ANSWER CHOICES	RESPONSES	
Yes	17.73%	75
No	82.27%	348
TOTAL		423

ALTERNATIVE

Do you own a property that would be permitted a full-time residential rental cottage under Bylaw 512?

Answered: 423 Skipped: 142

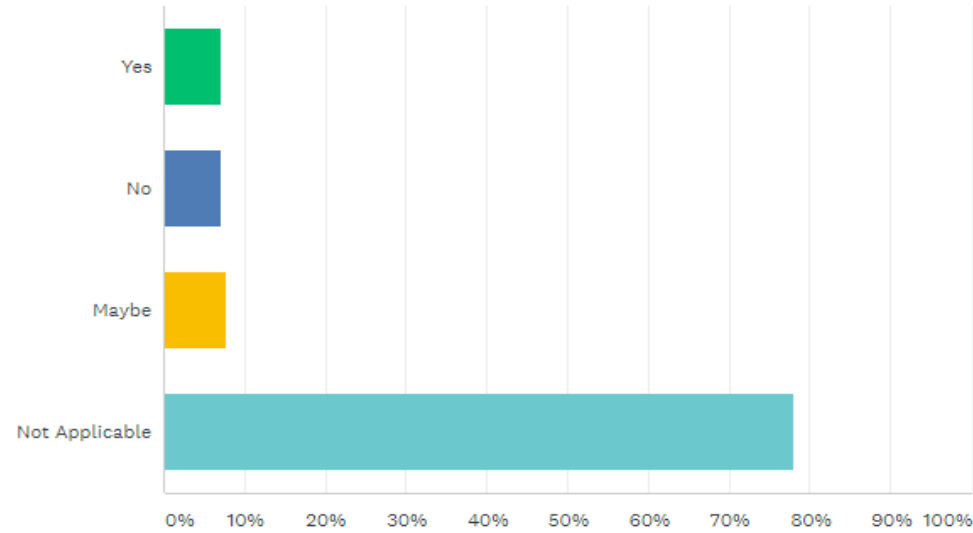


Q13

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If you own a property with an existing lawful seasonal cottage, will you convert your cottage to full-time residential rental use if Bylaw 512 is adopted?

Answered: 422 Skipped: 143

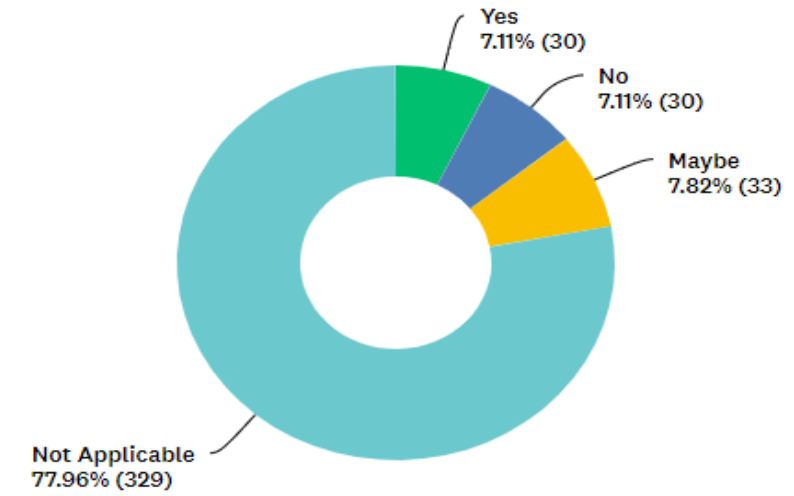


ANSWER CHOICES	RESPONSES
Yes	7.11% 30
No	7.11% 30
Maybe	7.82% 33
Not Applicable	77.96% 329
TOTAL	422

ALTERNATIVE

If you own a property with an existing lawful seasonal cottage, will you convert your cottage to full-time residential rental use if Bylaw 512 is adopted?

Answered: 422 Skipped: 143



Affordable Rental Housing Cottages

Answered 57
 Skipped 508

If you answered “no” or “maybe” to question 13 (If you own a property with an existing lawful seasonal cottage, will you convert your cottage to full-time residential rental use if Bylaw 512 is adopted?), why won't you use your existing cottage for full-time residential rental once Bylaw 512 is adopted?

Response Date	Responses	Unbuilt/Potentially	Not In Proposed Area	Would Convert to LTR	Already Using for LTR	Prefer Seasonal Cottage Use	Onerous/Regulations	Risk to Property Owner	Cost	Privacy	Water
1 Jul 28 2019 01:22 PM	No cottage yet	1									
2 Jul 26 2019 09:18 PM	Property is over 10 Ha		1								
3 Jul 26 2019 02:37 PM	We have not built a seasonal cottage. if we had I would be wanting to know that all seasonal cottage are being monitored equally. Why would I wish to register, do the paperwork and pay the fees if my neighbour rents his workshop out without compliance.					1					
4 Jul 25 2019 10:23 AM	Because it is excluded for reasons that I cannot discern from the information provided.		1								
5 Jul 25 2019 07:27 AM	Live to keep it open for relatives and friends				1						
6 Jul 24 2019 06:33 PM	Not what we want - but others should have the ability to help house people.				1						
7 Jul 24 2019 06:00 PM	Too many rules that will be put in place . If i had a cottage and was renting it out full time , I'm the one taking all the risks , right ? Your goal is to make more affordable rentals on SS . Not to make it more difficult for people .How would bylaw 512 benefit the property owner ? By being legal ? I don't think most of them give a damn as most need the extra income to pay for their mortgages ,or just to get by !					1					
8 Jul 22 2019 06:42 PM	Already doing it - as are most of the people in my road - and MANY other people I know!!!			1							
9 Jul 22 2019 06:07 PM	Will have to see what is the situation when bylaw is adopted	1									
10 Jul 22 2019 02:15 PM	Too many regulation, not worth the hassle.					1					
11 Jul 22 2019 11:27 AM	My property is excluded from your map for reasons that remain a mystery to me. There are no water, zoning, traffic, watershed or other reasons. It's completely baffling and undermines my faith in this process. ☐ I don't know if I'd wish to rent it under current landlord tenant law anyhow, but the current bylaw feels inequitable and ill-considered.		1								
12 Jul 21 2019 10:26 AM	I wrote maybe, not no. I may use the space for full time resident. One cannot tell what the future may hold. I'm happy with the existent seasonal designation now and don't see any reason to change things at this point.	1									
13 Jul 19 2019 07:04 PM	I like my privacy.									1	
14 Jul 19 2019 12:32 PM	To help with the rental crisis on saltspring		1								
15 Jul 18 2019 12:32 PM	The province this up by removing any control by the owner to get rid of flakey tenants by excluding terms limits. I will NEVER do long term rental under these conditions.					1	1				
16 Jul 18 2019 10:05 AM	If I purchased such a property, I would consider renting it.		1								
17 Jul 18 2019 07:55 AM	If doing so will prevent me from ever subdividing my property into two titles (a property whose layout is ideal for subdivision), I will not use my cottage for full-time residential rental.					1					
18 Jul 16 2019 09:05 PM	Unsure	1									
19 Jul 16 2019 08:04 PM	Currently using the guest cottage ourselves.				1						
20 Jul 16 2019 05:00 PM	Recent changes to provincial legislation give tenants all the power and landlords all the risk.					1	1				
21 Jul 16 2019 02:43 PM	Don't want the hassle					1					
22 Jul 16 2019 01:43 PM	Not sure I want the responsibility					1					

If you answered “no” or “maybe” to question 13 (If you own a property with an existing lawful seasonal cottage, will you convert your cottage to full-time residential rental use if Bylaw 512 is adopted?), why won't you use your existing cottage for full-time residential rental once Bylaw 512 is adopted?

Response Date	Responses	Unbuilt/potentially	Not In Proposed Area	Would Convert to LTR	Already Using for LTR	Prefer Seasonal Cottage Use	Onerous/Regulations	Risk to Property Owner	Cost	Privacy	Water
23 Jul 16 2019 12:15 PM	privacy									1	
24 Jul 12 2019 07:48 AM	I wonder why these questions weren't asked before this bylaw.										
25 Jul 11 2019 06:49 AM	Water shortages.										1
26 Jul 10 2019 11:09 PM	I do not want what is a disguised and unplanned approach to what is basically duplex zoning on a good portion on the island. If you want duplex zoning, plan for it and create it. There are so many ways to create additional housing through zoning, but the trust won't address these planning approaches so instead try to keep people happy by giving them a weak solution which will only come back time and time. Long term planning produces good long term solutions. This approach deflects the attention from long term planning by creating a temporary and inadequate fix.					1					
27 Jul 10 2019 12:39 PM	Would only do it to support a residential caretaker as I age										
28 Jul 10 2019 09:29 AM	As I read the Bylaw, this is not allowed in my case.	1									
29 Jul 10 2019 07:56 AM	Renting out cabins in the past when we made our own contract between the renter and landlord was good and very doable, since the new laws came in if your renters don't work out and they don't want to move even after you give them a months free rent , it is a nightmare and a extremely long process to get the renters out. I would not rent out because of these rental agreements.					1	1				
30 Jul 10 2019 07:41 AM	we presently want to keep the cottage available for 1) seasonal rental income, and 2) available for family and friends				1						
31 Jul 09 2019 04:21 PM	I would if I could!	1									
32 Jul 09 2019 09:26 AM	I do not own property but if I did, I would convert my cottage.	1									
33 Jul 08 2019 03:28 PM	Our seasonal cottage must be available for visiting family members who come a couple weeks at a time, several times during the year. As long as we have family visiting, we won't rent our cottage.				1						
34 Jul 08 2019 12:52 PM	We are entitled to have a seasonal cottage, but would not be permitted to because our property is over 4 hectares. If it were allowed, we would immediately build a cottage for full-time rental use.	1									
35 Jul 08 2019 11:50 AM	because long term tenants are a risk...packrats etc.						1				
36 Jul 08 2019 09:56 AM	My parent's have a home, and not enough acreage for a cottage. Change the rules! I would love to live in a separate cottage on their land! Because they are getting up there in age, it would be more convenient for all of us!	1									
37 Jul 08 2019 08:23 AM	prefer privacy									1	
38 Jul 07 2019 07:10 PM	because our cottage is a permitted studio that is over the maximum cottage size for rental										
39 Jul 07 2019 03:52 PM	I'd have to nesuremy long term tenants are excelllent						1				
40 Jul 06 2019 11:49 PM	location	1									
41 Jul 06 2019 03:43 PM	My property is ALLOWED to have a seasonal cottage but we do not have one. Even if I had one, I would not rent it out because of loss of privacy.									1	
42 Jul 06 2019 02:02 PM	Personal preference										
43 Jul 06 2019 12:58 PM	We've tried 3 times: total disaster, never never again. We aren't in the selected area, but will NOT rent out long term ever again. Way too risky. Let's not forget the huge cost of the cottage, in today's world probably 300,000. Who would ever take such risk and financial losses.						1	1			

If you answered “no” or “maybe” to question 13 (If you own a property with an existing lawful seasonal cottage, will you convert your cottage to full-time residential rental use if Bylaw 512 is adopted?), why won't you use your existing cottage for full-time residential rental once Bylaw 512 is adopted?

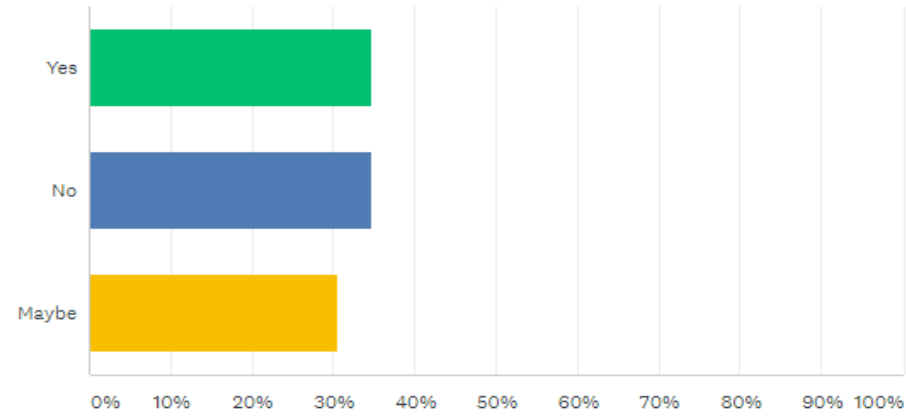
Response Date	Responses	Unbuilt/potentially	Not In Proposed Area	Would Convert to LTR	Already Using for LTR	Prefer Seasonal Cottage Use	Onerous/Regulations	Risk to Property Owner	Cost	Privacy	Water
44 Jul 06 2019 09:33 AM	Depends to what degree our growing children and grandchildren may want to use it.	1									
45 Jul 05 2019 09:22 PM	You have to advise seasonal property owners that if they have used their cottages for season/ short term use (B & B STVR) converting to long term rental will trigger a change of use clause under federal GST regulations ie owners will have to pay GST on the value of the property at the time of change of use .Very onerous. In addition the current Tenancy act does not allow for fixed term tenancies which gives landlords very few right to remove a bad tenant. Very onerous.					1	1				
46 Jul 05 2019 07:41 PM	I am actually in the "not applicable" category but as an experienced landlord both residential ad commercial in the past, wanted to express that not everyone wants to be a long term landlord, especially with the new tenancy laws which are very heavily weighted towards tenants. Similarly, the argument that is often expressed that B&B and seasonal cottages are "taking up valuable rental units" is not in my view, accurate. The owners of 1 seasonal cottage or a B&B suite on SSI are usually in highly desirable and expensive properties and are highly unlikely to convert that accomodation to a long term rental unit due to the potential devaluing of the unit & the issues associated with the current new tenancy laws.		1			1	1				
47 Jul 05 2019 07:10 PM	Does not apply to my property but if it did I would not rent it due to the current landlord tenant act which is seriously flawed in favour of the tenant.		1				1				
48 Jul 05 2019 06:27 PM	Already is full time residence...has been for years. an [redacted] old lady [redacted] lives there presently. Oh no shock horror you'll be coming to kick her out. never mind By law 512, I've been providing much needed accommodation for years. Originally there was six of us in the house. Now the kids have gone, theres me and the wife and [redacted] tenants. We are all so happy. Get with the program			1							
49 Jul 05 2019 06:04 PM	Do not have a cottage	1									
50 Jul 05 2019 05:47 PM	Personal business not relevant to the IT role creeping interference.										
51 Jul 05 2019 05:36 PM	It will not be legal under this bylaw. Vulnerable to blackmail from disgruntled neighbours.		1								
52 Jul 05 2019 05:09 PM	As this is anonymous - I already am. This seems like an exercise in legalizing something that is already happening across the island and isn't being enforced anyway. Which is why the restrictive covenant is a bad idea - because we will just carry on doing what we are doing and therefore not be legal....			1							
53 Jul 05 2019 03:46 PM	Presently, family members of two generations occupy each residence full time (mother and son/partner). If mother moves out, we would probably want to rent.			1							
54 Jul 05 2019 03:24 PM	Not adequate cooking and re Fridgeration										
55 Jul 05 2019 02:51 PM	It's currently used as a B&B and we have no plans to change the use for long-term residential.				1						
56 Jul 05 2019 02:42 PM	I don't have a seasonal cottage, but I do have a studio. As empty nesters, my wife and I would love to provide good affordable housing that would also provide retirement income. Ironically, even if we added the rental unit for 1 or 2 people, there would be fewer people living on our property than when our kids were at home. There would be less natural resources consumed than when our house was full.		1								
57 Jul 05 2019 02:34 PM	If extra income is needed, we would convert.			1							
		6	13	3	4	6	12	9	1	4	1

Q15

Customize Save as

If your property is permitted a seasonal cottage, but you have not yet built one, will Bylaw 512 encourage you to build a cottage for full-time residential rental?

Answered: 325 Skipped: 240

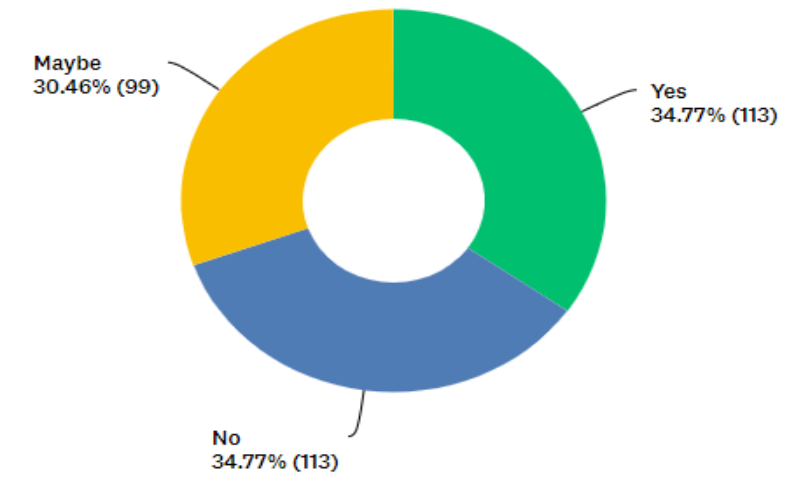


ANSWER CHOICES	RESPONSES	
Yes	34.77%	113
No	34.77%	113
Maybe	30.46%	99
TOTAL		325

ALTERNATIVE

If your property is permitted a seasonal cottage, but you have not yet built one, will Bylaw 512 encourage you to build a cottage for full-time residential rental?

Answered: 325 Skipped: 240



Affordable Rental Housing Cottages

Answered 129
 Skipped 436

If you answered “no” or “maybe” to question 15 (If your property is permitted a seasonal cottage, but you have not yet built one, will Bylaw 512 encourage you to build a cottage for full-time residential rental?), why won't you build a cottage for full-time residential rental once Bylaw 512 is adopted?

Respondents	Response Date	Responses	Cost	Risk to Property Owner	Privacy	Water	Restrictive Covenant	No - Community/Eco Impacts	Support Home Ownership	Not Interested at the Moment	Not In Proposed Area
1	Jul 30 2019 07:33 AM	cost	1								
2	Jul 28 2019 12:32 PM	Don't have the money to	1								
3	Jul 27 2019 07:13 AM	Don't qualify								1	
4	Jul 26 2019 05:11 PM	N/A	1								
5	Jul 26 2019 02:41 PM	Finances. The cottage would need to be under the ownership of the tenant. ie. a tiny home would be ideal. This would give the owner equity and would be compliant with health and safety regulations. staff recommend collaboration with CRD Building Inspection to ensure all relevant building permits be referred and tracking can be carried out through TAPIS –Islands Trust's existing internal file database system						1			
6	Jul 25 2019 08:00 PM	We are not in the area that would allow it to be used for a full-time residence									1
7	Jul 25 2019 05:36 PM	Building Cost is too high	1								
8	Jul 25 2019 03:58 PM	Funding limitations	1								
9	Jul 25 2019 10:24 AM	My cottage needs to be renovated. I would like to renovate it so that it is suitable for full time residence. In order to make that investment, I would like to know that I can rent it out.	1								
10	Jul 25 2019 09:55 AM	I don't support full time cottage rentals on residential properties.					1				
11	Jul 25 2019 09:38 AM	N/A									
12	Jul 25 2019 09:35 AM	It would change the rural nature of my property and community.					1				
13	Jul 25 2019 09:09 AM	As I am not in an area which byelaw 512 would permit them in this question is not applicable. Whoever designed your survey is not good at what they do.									
14	Jul 25 2019 07:55 AM	we still aren't permitted by bylaw 512. we would build a cottage otherwise									1
15	Jul 24 2019 10:19 PM	Horrendous cost of building a 600 sq ft cottage to rent to someone who may or may not take care of it.	1								
16	Jul 24 2019 10:09 PM	Outrageously expensive building costs and horrendous rental problems. I would build a cottage to sell to someone with a moderate income who wanted to take pride of ownership and neighbourliness.	1								
17	Jul 24 2019 10:52 AM	doesn't apply as I have one.									
18	Jul 23 2019 11:45 AM	N/A									1
19	Jul 23 2019 10:44 AM	Available land is too small									
20	Jul 22 2019 09:02 PM	Cost									
21	Jul 22 2019 06:43 PM	It would do if we hadn't already									
22	Jul 22 2019 06:32 PM	IF I WAS PERMITTED.									1
23	Jul 22 2019 12:55 PM	Na									
24	Jul 22 2019 11:29 AM	Landlord tenant act and potential return on investment. The risk environment is unfavourable to this type of development and current legislator only exacerbates those risks. Further tenants don't appear to appreciate the risks and costs involved in providing housing and seem to expect landlords to subsidize their costs of living.		1							

If you answered “no” or “maybe” to question 15 (If your property is permitted a seasonal cottage, but you have not yet built one, will Bylaw 512 encourage you to build a cottage for full-time residential rental?), why won't you build a cottage for full-time residential rental once Bylaw 512 is adopted?

Respondents	Response Date	Responses	Cost	Risk to Property Owner	Privacy	Water	Restrictive Covenant	No - Community	Support Home/Eco Impacts	Not Interested at the Moment	Not In Proposed Area
112	Jul 05 2019 05:37 PM	If Bylaw 512 is all inclusive - to the whole island. Same rules should apply everywhere for all property owners regardless of status of bus service.									1
113	Jul 05 2019 05:09 PM	You are missing the option that says I have already built a cottage.									
114	Jul 05 2019 04:22 PM	not applicable									
115	Jul 05 2019 03:56 PM	Cost of building a guest cottage versus the rental income from a full-time resident does that make economic sense.	1								
116	Jul 05 2019 03:53 PM	financial considerations	1								
117	Jul 05 2019 03:42 PM	Not applicable									
118	Jul 05 2019 03:42 PM	Cost	1								
119	Jul 05 2019 03:35 PM	n/a									
120	Jul 05 2019 03:25 PM	Not interested							1		
121	Jul 05 2019 02:51 PM	n/a									
122	Jul 05 2019 02:35 PM	I have a separate secondary suite									
123	Jul 05 2019 02:28 PM	i dont own property									
124	Jul 05 2019 02:02 PM	Because not interested in being a landlord...but support those who are		1							
125	Jul 05 2019 01:41 PM	not permitted under my acreage so don't want one								1	
126	Jul 05 2019 01:39 PM	Not sure									
127	Jul 05 2019 01:24 PM	We have a "different" belief system									
128	Jul 05 2019 01:24 PM	Money and time.	1								
129	Jul 05 2019 12:32 PM	Building costs are high and the building code is at times onerous. Not a good return on investment.	1								
			35	9	9	1	1	3	1	6	21

The next two questions concern your general thoughts on proposed Bylaw 512 and affordable housing on Salt Spring Island generally. What improvements could the LTC make to Bylaw 512?

Respondents	Response Date	Responses	Increase Proposed Area	Alternative Housing	Affordability	Densify Closer to Villages	Increase Floor Area	Housing for Families/Workers	Remove Transit Restrictions	Update No Sub. Covenant	Bylaw Enforcement	Water (Alternative)	Water	Proceed No Further
19	Jul 25 2019 09:35 AM	I feel the plan is reactive rather than proactive. More long term planning with original ideas that could densify specific areas enlivening the villages, but leaving rural areas alone. Look at areas in Europe where they have historically built in this way. Both the countryside and the villages benefit asthetically and in terms of cost of services. This does not preclude creative and original housing ideas, like tiny houses, but protects and preserves the rural nature of Salt Spring		1	1									
20	Jul 25 2019 09:20 AM	allowed rezoning close to the centers			1									
21	Jul 25 2019 09:12 AM	SSI needs skilled workers who can not find affordable, long term housing. With out it, the qualiy of life here will decline. It is tradgic to have safe empty cottages all over the island that no one can stay in				1								
22	Jul 25 2019 09:09 AM	Expand it to the entire island. Allow seasonal cottages to be duplexes. Allow all houses to be triplexes.	1											
23	Jul 25 2019 08:30 AM	What about including one mobile home in place of a cottage?		1										
24	Jul 25 2019 08:28 AM	We need more assurances on enforcement of bylaws on this island. There is a general- I'll do as I please be it applied to vacation properties - short term rentals (owners never around and neighbours are left to fend for themselves), or water access, parking, cutting down trees so as a neighbour I'm totally exposed to the new development, no notification of neighbours as to proposed development- I see this as a very poorly managed place to live - 'lawless'. And a rapidly overdeveloped island with poorly maintained roads, significant water issues and an inability to seemingly address an increasing number of issues.							1					
25	Jul 25 2019 08:22 AM	I think that affordable cottages should be allowed anywhere that seasonal cottages are currently and not be limited to areas within 1 km of a bus route. Bus routes change and the need for affordable housing outweighs any notions of using transit. I'm not sure about the criteria re sensitive ecosystems.					1							
26	Jul 25 2019 08:15 AM	This bylaw is 25 years too late. It is disgraceful that it has taken so long to arrive at this. It makes many people wonder who is in charge of Islands Trust and why it has been compromised in taking so long to come up with this.												
27	Jul 25 2019 08:03 AM	Broadening the area's that allow rental cottages providing the property is zoned for a cottage. I am not convinced a cap of 400 is necessary.	1											
28	Jul 25 2019 07:55 AM	please see previous comments. the zoning is too restrictive	1											
29	Jul 24 2019 10:21 PM	Allow three acre plus properties with cottages to be subdivided to allow more affordable housing. Water and sewage could be communally managed. Partnership and co-ownership of resources is a desirable community attribute. Start small and work up.	1								1			
30	Jul 24 2019 08:59 PM	We must be very careful not to overpopulate this island. We have a ferry crisis now and water issues also.									1			
31	Jul 24 2019 06:36 PM	The map is too restrictive.	1											
32	Jul 24 2019 04:24 PM	expand to all areas	1											
33	Jul 24 2019 10:53 AM	no comment												
34	Jul 24 2019 10:08 AM	accessibilty for residents who dont drive or who have disabilities ie. more buses or a safer taxi company												
35	Jul 24 2019 09:07 AM	If we are going to increase the amount of available housing, we must re-use our grey water for gardening.								1				

The next two questions concern your general thoughts on proposed Bylaw 512 and affordable housing on Salt Spring Island generally. What improvements could the LTC make to Bylaw 512?

Respondents	Response Date	Responses	Increase Proposed Area	Alternative Housing	Affordability	Densify Closer to Villages	Increase Floor Area	Housing for Families/Workers	Remove Transit Restrictions	Update No Sub. Covenant	Bylaw Enforcement	Water (Alternative)	Water	Proceed No Further
54	Jul 18 2019 07:00 PM	Bylaw is a good idea but only covers a small portion of housing needed. There needs a plan to allow housing for working families where they can own a smaller home on a reduced size lot. Hard to raise a family in a small cottage with all the challenges of renting, houses sell new owners have different ideas. Bylaw 512 is only a small bandaid for a much more serious problem. We need property zoned for housing for people that want to work here and possibly raise a family. Way to much red tape making it impossible for good ideas to be made into reality.					1							
55	Jul 18 2019 05:09 PM	Allow suites as well as seasonal cottages. Many people are willing to live in more condensed living situations and divide their home into two dwellings to make room for more people or have more community. The old way of living where every man is an island is not feasible going forward. I worry that my 25 year old will never own a home. If she could buy a house with a friend and make it into two suits, it may work. We do not need all this space. It is wasteful and leads to isolation and loneliness. 2 kitchens per home should be fine.	1											
56	Jul 18 2019 05:01 PM	Don't adopt it.If adopted the price of the property will likely increase and the rents on SSI will likely rise further. According to BC Assessment when basement suites were permitted in Victoria the rents increased as the property taxes increased...											1	
57	Jul 18 2019 04:55 PM	Re: Bylaw 512 itself nothing. Re: affordable housing, much higher taxes for foreign ownership as well as cap foreign and off-island domestic ownership.												
58	Jul 18 2019 02:26 PM	Expand its reach to residential and farming properties across Salt Spring. Please keep the covenant!! This is essential.	1											
59	Jul 18 2019 12:39 PM	in areas where wells supply the only potable water, require all new builds to provide their own water supply through rain catchment								1				
60	Jul 18 2019 12:36 PM	If you really wanted to help long term accommodation on SS, you woud stop stonewalling viable projects, and support shot term accommodation (owner occupied STVRS) where provincial revenue is raised to fund said projects. All the rest you currently do, equates to [REDACTED]	1						1					
61	Jul 18 2019 10:44 AM	Above the basic requirement of 56 sq.metres, an additional 20 sq metres for each additional person over two. A basic living space must have room indoors for activities other than eating, sleeping, and keeping clean, activities that affect development and maintenance of good mental and physical health. As Canadians, we have to do better than warehousing our fellow man, or doing anything that normalizes cramped living conditions as is happening with very ' [REDACTED]' promotion of tiny homes.				1								
62	Jul 18 2019 10:42 AM	one improvement would be to only allow a certain number of vacation rentals on the island. we have to many.							1					
63	Jul 18 2019 10:39 AM	I don't think that anything more is necessary												
64	Jul 18 2019 10:33 AM	Clarify the definition by listing the two sizes of cottages and land sizes as (a) or (b) in bullet style as below. The current text is confusing. "full-time rental cottage" means: (a) a dwelling unit not exceeding 56 square metres in floor area on lots with an area less than 2 hectares, or (b) a dwelling unit not exceeding 90 square metres on lots with an area 2 hectares or greater,												
65	Jul 18 2019 10:09 AM	See earlier comments. I am concerned that while the NSSWD can curtail water use, the LTC considers unregulated surface and groundwater to be an unlimited resource with no rights of priority. This could be a huge mistake.									1			

The next two questions concern your general thoughts on proposed Bylaw 512 and affordable housing on Salt Spring Island generally. What improvements could the LTC make to Bylaw 512?

Respondents	Response Date	Responses	Increase Proposed Area	Alternative Housing	Affordability	Densify	Increase Closer to Villages	Increase Floor Area	Housing for Families/Workers	Remove Transit Restrictions	Update No Sub. Covenant	Bylaw Enforcement re. STVRs	Water	Water (Alternative)	Proceed No Further
76	Jul 18 2019 08:07 AM	To be honest, I have not read it, however my understanding of the Object of the Trust, at least it's original intent, informs me that more and more the Trust is tending to stretch the parameters of their mandate to address essential issues that only a municipal model of governance currently allows for. While it's appreciated that the Trust tries to fill this community vacuum, it is sad to see these social issues encumbered by an environmental based organization that is not mandated to prioritize people over land use concerns.													
77	Jul 18 2019 07:54 AM	not sure													
78	Jul 18 2019 07:51 AM	look at parking and land accessibility issues. Consider the impact of noise and theft in these areas.													
79	Jul 18 2019 07:36 AM	Cheaper permit													
80	Jul 18 2019 07:25 AM	make applicable to everyone	1												
81	Jul 17 2019 09:34 PM	Increase the properties allowing affordable housing. ALSO, who is to say that these cottages will be offered at affordable rates? Will this be controlled? There should be incentives for homeowners to offer their cottages at market or lower rental rates to allow for affordable housing for the workforce of salt spring island.	1	1			1								
82	Jul 17 2019 07:02 AM	Not applicable													
83	Jul 17 2019 06:54 AM	Whole idea is bad.												1	
84	Jul 17 2019 01:20 AM	allow subdivision of properties to allow the older generation to sell a portion of their properties to help pay for their increasing land taxes and that would allow younger people smaller less expensive pcs of land for a home							1						
85	Jul 16 2019 09:06 PM	None - well thought out													
86	Jul 16 2019 05:01 PM	Stop the residential sprawl on this island. The rural character is quickly disappearing and that will only get worse.												1	
87	Jul 16 2019 03:37 PM	a restriction on what can be charged in these dwellings		1											
88	Jul 16 2019 03:32 PM	All details of the Bylaw in one document.													
89	Jul 16 2019 03:28 PM	None it's good let's move ahead													
90	Jul 16 2019 02:43 PM	?													
91	Jul 16 2019 01:43 PM	Extend area	1												
92	Jul 16 2019 01:18 PM	Permit homeowners to allow trailers for affordable housing if they wish on their properties.		1											
93	Jul 16 2019 01:14 PM	wider area, if there is enough water in those areas.	1												
94	Jul 16 2019 12:51 PM	Densify Ganges			1										
95	Jul 16 2019 12:46 PM	allow larger sized rental dwellings for families				1									
96	Jul 16 2019 12:34 PM	Get rid of all covenants and just allow all current seasonal cottages to be full time.						1							
97	Jul 16 2019 12:23 PM	Enforce the current by-laws concerning STVRs							1	1					
98	Jul 16 2019 12:17 PM	rental cost		1											
99	Jul 16 2019 12:07 PM	Require legal B&B's to have licenses. Crack down on the Air B&B rentals. Stop the STVR businesses. Allow cottage rental if rain catchment is used to supplement water storage. Most of the cottages on Saltspring are already rented illegally.								1	1	1			
100	Jul 16 2019 11:24 AM	Include affordability provisions in the covenant. Sure, enforcement is never easy, but if there is no requirement for affordability, there will be very little effort put into it.		1								1			

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Respondents	Response Date	Responses	Increase Proposed Area	Alternative Housing	Affordability	Densify Closer to Villages	Increase Floor Area	Housing for Families/Workers	Remove Transit Restrictions	Update Bylaws re. STVRs	Bylaw Enforcement	Water (Alternative)	Water	Proceed No Further
139	Jul 08 2019 09:02 PM	Include an appeal process for properties not currently included in the attached map.	1											
140	Jul 08 2019 07:29 PM	Extended area	1											
141	Jul 08 2019 05:53 PM	It is a good initiative but I hope that there will be some checks to make sure that these cottages that are to become longterm rentals are up to some kind of acceptable standard.												
142	Jul 08 2019 05:25 PM	Ensuring in some way that the cottages are available for full-time renters, so they don't all end up being used as Air B&B's. Perhaps part of the covenant could be that the cottages must be used as full-time rentals unless the house is used as a full-time rental.							1					
143	Jul 08 2019 04:52 PM	Allow more buildings on properties. 2 cottages (maybe one smaller one?) for year round rental, or 1 cottage for permanent rental and a smaller seasonal cottage. As an owner / resident of Salt Spring I want to provide affordable housing, seasonal cottage and also make some money with my property to help pay my mortgage.	1	1										
144	Jul 08 2019 02:31 PM	It looks like a well thought out plan that considers everything necessary. I am particularly apposed to the idea of separate titles as this would segment the island properties further and create more rural density and dependence on vehicles. However, if the buildings are approved and existing, they might as well be available for full-time local residents of the island.	1											
145	Jul 08 2019 12:53 PM	Include properties over 4 hectares or permit spot rezoning to add additional properties to those that qualify for full-time rental.	1											
146	Jul 08 2019 11:57 AM	Already suggested in previous answers: - Expand to entire island and make the bylaw criteria-driven not location driven. - No restrictive covenant. Long-term rental and affordable homeownership should both be permitted and encouraged. This could be a MAJOR incentive for construction of new cottages/small homes that are badly needed.	1					1						
147	Jul 08 2019 11:55 AM	allow all seasonal cottages to become legal residential units	1											
148	Jul 08 2019 11:52 AM	Make all seasonal cottages available for long term rental.	1											
149	Jul 08 2019 11:52 AM	2 hectare properties are huge...if proven water, both an LTC and a seasonal cottage should be allowed...3 Dwelling Units!	1											
150	Jul 08 2019 11:24 AM	Not sure how this effects Bylaw 512, but more affordable housing should be developed in town.			1									
151	Jul 08 2019 11:15 AM	Expand it to areas on community water and to smaller lots. Lose the covenant and deal with that issue in the zoning.	1					1						
152	Jul 08 2019 11:15 AM	Do not have rezoning only a TUP (no cost) then see how this works in which areas. This has long been an "under the radar use" on this island but unfortunately lots of cottages are now STVRs. So this is a problem.							1	1				
153	Jul 08 2019 10:52 AM	Permit full time use of all seasonal cottages, With mandatory alternative water supply where existing water is a concern.	1								1			
154	Jul 08 2019 10:49 AM	development cap												
155	Jul 08 2019 10:16 AM	It's too restrictive. Again, NSSWW is making most affordable housing impossible. If people need low income/affordable housing, many to not have cars. To be outside the NSSWW area is too limiting	1											
156	Jul 08 2019 09:59 AM	Actually get shovels in the ground! STOP with the talking that NEVER materializes! Get Crofton Brook Built! Get Drake Road built! STOP with all the talk and do something!		1										
157	Jul 08 2019 08:52 AM	The fixation on proximity to bus routes is too confining, and ALR should be included as well.					1							

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Respondents	Response Date	Responses	Increase Proposed Area	Alternative Housing	Affordability	Densify Closer to Villages	Increase Floor Area	Housing for Families/Workers	Remove Transit Restrictions	Update No Sub. Covenant	Bylaw Enforcement	Water (Alternative)	Water	Proceed No Further	
193	Jul 05 2019 03:40 PM	In my view the concentrated effort should not be to place the housing problems and shortages onto the backs of homeowners but to take action by proactively seeking solutions, rather than shutting down and refusing ACTUAL rental housing within more dense areas. Promotion of new affordable housing initiatives, working with, rather than against proponents of densification in places like Ganges makes far more sense and is far more safe and sustainable than stretching tenants throughout rural properties. I have a huge issue with the lack of information provided to homeowners about their vulnerabilities if a tenant becomes abusive or threatening their sense of safety on a rural property. We have an older demographic, and I have repeatedly been involved with elderly people who wind up feeling unsafe on their properties because of disagreements with tenants. The Islands Trust needs to look at real solutions, not band aids. Using cottages (which are likely poorly maintained, inefficient, and not well insulated) as primary dwelling spaces is ridiculous when there are other, better, safer, more viable options that could be available, if only we have the community impetus to work towards them, instead of lurching off on "alternate" housing options that are less than ideal.		1		1									
194	Jul 05 2019 03:25 PM	Uncertain													
195	Jul 05 2019 02:58 PM	Due to lack of rental accommodation I don't think there's anything more to do to Bylaw 512													
196	Jul 05 2019 02:53 PM	I think depending on the cottage location and circumstances (ie. cottage has its own septic and water source), a landowner should be able to separate titles if they desire to do so.							1						
197	Jul 05 2019 02:42 PM	Expand it!	1												
198	Jul 05 2019 02:32 PM	I don't know -- raise the on SSI property taxes to reflect increased costs to the community on increased housing? You haven't defined "affordable" so I have no idea what you mean by that, and I am not confident that any (or very many) low income people will be accommodated.			1										
199	Jul 05 2019 02:03 PM	Use this to put an end to the shameful and unsightly illegal residences on the island													
200	Jul 05 2019 01:40 PM	Consider "real" issues, e.g. water, rather than possibly transient, and in any case artificial, constraints e.g. existing bus routes.						1					1		
201	Jul 05 2019 01:38 PM	None.													
202	Jul 05 2019 01:24 PM	Make the map more intelligible!													
203	Jul 05 2019 12:42 PM	Have property owners building full time cottages install rainwater catchment systems. Not permit dwelling, secondary suite and full-time cottages (3 dwellings) on a single property.		1								1			
			60	16	7	8	9	10	6	15	9	10	13	13	9

Is there anything else you'd like to share with the LTC regarding Bylaw 512 or affordable housing in general on Salt Spring Island?

Respondents	Response Date	Responses	Need Affordable Housing	Define "Affordable"	Need Housing for Alternative for Workers/Families	Increase Housing	No Secondary Suites	Density Closer to Villages	Enforcement Bylaws/STVRs	Water	Water (Alternative)	Remove Transit Restriction	Applicability Island Wide	Allow on Larger Properties	Smaller SFD Sizes	Trust Mandate	Issue is Complex
140	Jul 08 2019 02:34 PM	As mentioned before, we need to increase the density within the villages. More work below/live above models. Reduces travel, traffic, parking needs, cost of living & overall footprint. It CAN be done.... it may require some imaginative solutions, particularly around water use.					1			1							
141	Jul 08 2019 12:55 PM	Don't cap it at 5%, assuming the relevant lots have the necessary characteristics. Don't automatically exclude properties over 4 hectares, or at least permit them to be added on an individual application basis. Don't assume that 1 km to a bus route road is determinative for any renter.	1								1		1				
142	Jul 08 2019 12:00 PM	Do more quicker. The cottages bylaw is a drop in the bucket. Among other things, the LTC needs to expand the secondary suites island-wide and advocate for changes to the NSSWD moratorium on suites. Updating the OCP and LUB is also urgently needed to create more accommodation for density in and around Ganges. Let's properly protect the hillsides and forests, and help people live efficiently closer to town.			1	1											
143	Jul 08 2019 11:56 AM	Put a square footage density allowance on all properties and allow more cottages to be built for eco-village zoning			1												
144	Jul 08 2019 11:54 AM	Speed the process of letting current solutions go through. Taking years for approvals is not practical or reasonable.															
145	Jul 08 2019 11:53 AM	more dwelling units on large properties with private water sources stimulates local economy and increases rental supply											1				
146	Jul 08 2019 11:39 AM	Affordable housing for SINGLE people is much needed															
147	Jul 08 2019 11:26 AM	More housing needs to be developed in town to accomodate those that work there.		1													
148	Jul 08 2019 11:22 AM	This change is a step in the right direction but it's too limited to make any practical difference. It's unlikely to add to the housing stock at all.															1
149	Jul 08 2019 11:15 AM	Please enforce the bylaw against STVRs I would like to have my neighbourhood back. Thank you.						1									
150	Jul 08 2019 11:05 AM	18.Affordable housing is essential to the preservation of the fabric of our rural island community. This bylaw falls short on the potential of permitting more secondary dwellings island wide. Restricting cottages for full time use more than a km from a bus stop is short sighted since the result is more people working here commute from off island thus an increase in GHG emissions. Similar for properties with subdivision potential. The islands housing needs cannot be met by principle residences in today's construction and land value market. A greater number of smaller secondary dwellings is key, as shown in Islands Trust reports going back as far as at least 2003. Alternative water supply can be used for these to alleviate this concern. I realize that the language of the OCP restricts some of the suggestions I have at this time, but I am suggesting them so that if this bylaw is adopted that immediate consideration and planning for changes to the LUB and OCP necessary to go further with planning permission for more secondary dwellings.								1	1						

Is there anything else you'd like to share with the LTC regarding Bylaw 512 or affordable housing in general on Salt Spring Island?

Respondents	Response Date	Responses	Need Affordable Housing	Define "Affordable"	Need Housing for	Alternative for Workers/Families	Increase Housing	No Secondary Suites	Densify Suites + LTR Cottages	Enforcement Bylaws/STVRs	Environment	Water	Water (Alternative)	Remove Transit Restriction	Applicability Island Wide	Allow on Larger Properties	Smaller SFD Sizes	Trust Mandate	Issue is Complex	
195	Jul 05 2019 03:44 PM	I think I said most of it in the last question. Bylaw 512 will perhaps provide an interim measure of assistance, but it is overly complicated, and the notion of demanding restrictive covenants for all property owners is beyond ridiculous. It is the essence of everything overly bureaucratic at the Islands Trust. If people are critical of the work of the Trust (which generally I am not) it is because of ideas like this. The reality is that a restrictive covenant is time consuming, consumes the Trust's resources in a completely unnecessary way, and is a "big brother" reaction to a problem that will not exist. To take away peoples' rights to hold titles as they see fit is highly inappropriate and overreaching. The time and resources of the Trust would be better served finding solutions within the townsite of Ganges, where affordable housing would go hand in hand with greener, more sustainable ways of living, rather than shoving would-be tenants off in rural areas and creating additional paperwork as a result.																		1
196	Jul 05 2019 03:39 PM	staffing for min wage jobs is nearing impossible... however housing is created it must be actually affordable and desirable.		1																
197	Jul 05 2019 03:39 PM	Desperately needed!	1																	
198	Jul 05 2019 03:25 PM	No																		
199	Jul 05 2019 02:59 PM	Whilst realizing that the provincial government regulates tenancy agreements I do think the LTC could get involved in tenants respecting property and neighbours...																		
200	Jul 05 2019 02:56 PM	Re: affordable housing - please stop demonizing those of us who run a lawful B&B on our property. The latest threat from the bylaw officers is that B&B's may not have a kitchen, which directly contravenes the allowance for a seasonal cottage to be used for B&B purposes, and as a dwelling a cottage must by law contain a kitchen. The spread of misinformation like this is extremely troubling and based on conversations seen on SSI Community Discussion and elsewhere, turns islanders against one another because they don't have the facts and neighbours are vilifying one another based on incorrect information. At the very least, the bylaw officers should know what the LUB says!							1											
201	Jul 05 2019 02:43 PM	EXPAND IT!											1							
202	Jul 05 2019 02:36 PM	All cottages must meet building codes																		
203	Jul 05 2019 02:32 PM	No.																		
204	Jul 05 2019 01:40 PM	Allowing legal affordable housing may reduce poorly kept rentals that currently operate under the table. Renters will have access to tenant rights that they currently have to ignore lest they be out on the street.	1																	
205	Jul 05 2019 01:26 PM	SSI needs affordable housing desperately. IT should do everything possible. Multiple story low income housing in the Ganges Core should be encouraged.	1				1													
206	Jul 05 2019 01:25 PM	The time has come to allow co-housing and other housing systems.			1															
207	Jul 05 2019 12:44 PM	I hope that these cottages will not be rented out at unreasonable rates or converted to short term vacation rentals/family compounds.	1																	
			52	3	19	20	3	1	8	15	5	15	3	3	7	4	2	2	3	7

Affordable Rental Housing Cottages

Answered 6

Skipped 559

NEXT STEPS: Thank you for your participation in this survey. The Salt Spring Island Local Trust Committee (LTC) values your input. Over the course of summer 2019, Islands Trust staff will continue community consultation on Bylaw 512 through this survey as well as Community Information Meetings. Staff will then provide the LTC with the results of the consultation and recommendations for next steps.

Respondents	Response Date	Responses	Tags
1	Jul 26 2019 05:15 PM	Thank you for seeking public input.	
2	Jul 25 2019 09:11 AM	I can't tell what the purpose of this input box is.	
3	Jul 20 2019 10:31 AM	I couldn't seem to answer all the questions, as says 14 answered out of 19. Not sure why	
4	Jul 11 2019 05:12 PM	Thank you!	
5	Jul 08 2019 12:01 PM	Please go out to the people and have discussions. This survey is not enough and will be challenging for people un-briefed on the matter to wrap their heads around.	
6	Jul 05 2019 05:11 PM	OK!	