



South Pender Island Local Trust Committee Special Meeting Agenda

Date: June 4, 2020
Time: 10:30 am
Location: Electronic Meeting

			Pages
1.	CALL TO ORDER	10:30 AM - 10:30 AM	
2.	APPROVAL OF AGENDA	10:30 AM - 10:35 AM	
3.	TOWN HALL	10:35 AM - 10:50 AM	
4.	BUSINESS ITEMS	10:50 AM - 12:30 PM	
4.1	Local Trust Committee Minutes Dated May 1, 2020 (for Adoption) (Attached)		2 - 3
4.2	South Pender Island Advisory Planning Commission – Appointment of New Secretary - Staff Memo (Attached)		4 - 4
4.3	South Pender LTC Meeting Procedure Amendment Bylaw No. 118 (for adoption) (Attached)		5 - 7
4.4	Short Term Vacation Rental Policy Review - Staff Report (Attached)		8 - 38
4.5	Alternative Housing Project - Staff Report (Attached)		39 - 41
4.6	Bylaw Violations re disposal or storage of waste or recyclable materials or storage of vehicles (Attached)		42 - 42
4.7	Groundwater Sustainability Project – Verbal Update (William Shulba)		
5.	TOWN HALL	12:30 PM - 12:45 PM	
6.	ADJOURNMENT	12:45 PM - 12:45 PM	



DRAFT

**Local Trust Committee
Minutes Subject to Approval By
the Local Trust Committee**

South Pender Island Local Trust Committee Minutes of Regular Meeting

Date: May 1, 2020
Location: South Pender Fire Hall - Parking Lot
8961 Gowlland Point Road, South Pender Island, BC

Members Present: Laura Patrick, Chair (via Zoom web conference)
Cameron Thorn, Local Trustee
Steve Wright, Local Trustee

Staff Present: Robert Kojima, Regional Planning Manager (via Zoom web conference)
Shannon Brayford, Recorder (via Zoom web conference)

Public: There were no members of the public present.

1. CALL TO ORDER

Acting Chair, Trustee Wright called the meeting to order at 10:32 a.m.

Chair Patrick attended via Zoom web conference and observed meeting; but unable to participate in the meeting.

Trustee Wright acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Bylaw No. 118 – South Pender Island Local Trust Committee Meeting Procedure Bylaw No. 93, 2004, Amendment No. 1, 2020

SP-2020-006

It was Moved and Seconded,

that South Pender Island Local Trust Committee Bylaw No. 118, cited as “South Pender Island Local Trust Committee Meeting Procedure Bylaw No. 93, 2004, Amendment No. 1, 2020”, be read a first time.

CARRIED

SP-2020-007

It was Moved and Seconded,

that South Pender Island Local Trust Committee Bylaw No. 118, cited as "South Pender Island Local Trust Committee Meeting Procedure Bylaw No. 93, 2004, Amendment No. 1, 2020", be read a second time.

CARRIED

SP-2020-008

It was Moved and Seconded,

that South Pender Island Local Trust Committee Bylaw No. 118, cited as "South Pender Island Local Trust Committee Meeting Procedure Bylaw No. 93, 2004, Amendment No. 1, 2020", be read a third time.

CARRIED

SP-2020-009

It was Moved and Seconded,

that South Pender Island Local Trust Committee Bylaw No. 118, cited as "South Pender Island Local Trust Committee Meeting Procedure Bylaw No. 93, 2004, Amendment No. 1, 2020", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

4. UPCOMING MEETINGS

4.1 Next Regular Meeting Scheduled for September 4, 2020 at the South Pender Fire Hall, Pender Island

It was noted that a special meeting will be anticipated for June.

5. ADJOURNMENT

By general consent the meeting was adjourned at 10:45 am.

Laura Patrick, Chair

Certified Correct:

Shannon Brayford, Recorder



Memorandum

200 - 1627 Fort Street Victoria BC V8R 1H8

Telephone (250) 405-5151 FAX: (250) 405-5155

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867

information@islandstrust.bc.ca www.islandstrust.bc.ca

Date May 15, 2020 File Number SP 3024-02 (APC)

To South Pender Island Local Trust Committee

From Jas Chonk
Legislative Clerk
Local Planning

Re South Pender Island Advisory Planning Commission – Appointment of New Secretary

This memo is to inform you that Islands Trust has hired Kathy Gilbert, as the new South Pender Island Minute Taker on May 1, 2020. In this position she is to be appointed as the new APC secretary starting immediately.

The LTC members may use the following resolution if you wish to appoint:

Resolution

THAT the South Pender Island Local Trust Committee appoints Kathy Gilbert, to be the new Secretary to the South Pender Island Advisory Planning Commission and any other Advisory Committees as required, starting immediately.

I look forward to your direction on these matters.

pc Robert Kojima, Regional Planning Manager

PROPOSED

SOUTH PENDER ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 118

A Bylaw to Amend the South Pender Island Local Trust Committee Meeting Procedure Bylaw

The South Pender Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the South Pender Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. South Pender Island Local Trust Committee Meeting Procedure Bylaw No. 93, 2004, is amended as follows:

- 1.1 By deleting section 10 in its entirety and replacing it with the following:

"10. In the event that neither the Chairperson nor the alternate member of the Local Trust Committee appointed by the Chair of the Trust Council is present within one half hour of the scheduled time of a regular or special meeting, the Director of Local Planning Services, or his or her designate, shall call the meeting to order and the remaining trustees shall determine which of them shall act as Chairperson."

- 1.2 By adding the following new sections after section 16, and by renumbering section 17 and section 18 to become section 30 and section 31 respectively:

"ELECTRONIC MEETINGS

17. A special meeting of the Local Trust Committee to deal with urgent new business may be conducted entirely by means of audio or audio and visual electronic communication facilities if a majority of the members of the Local Trust Committee have agreed by resolution that the meeting may be conducted in this way and provided the Deputy Secretary has received sufficient notice and can make the necessary arrangements.
18. An individual Local Trust Committee member who is not at the physical location of a special Local Trust Committee meeting or a regular Local Trust Committee meeting may choose to participate by means of audio or audio and visual electronic communication facilities, provided the Deputy Secretary has received sufficient notice and can make the necessary arrangements.
19. At a regular Local Trust Committee meeting, not more than one Local Trust Committee member may participate by means of electronic communication facilities.
20. An individual member of the Local Trust Committee may not participate by means of electronic communication facilities in two consecutive regular meetings of the Local Trust Committee nor more than three regular meetings in any calendar year.
21. The Local Trust Committee may waive the restrictions in sections 19 and 20 by unanimous resolution, provided the waiver does not conflict with provincial legislation and regulation that enables electronic meetings.

22. Local Trust Committee members who use electronic communication facilities to participate in a meeting conducted in accordance with this bylaw are deemed present at the meeting.
23. A member of the Local Trust Committee may begin participation in a meeting by electronic communication facilities after the meeting has been called to order.
24. Where a member of the Local Trust Committee is participating in a meeting through electronic communication facilities, the facilities must enable all meeting participants to hear, or watch and hear, each other and must provide notice when participants join or leave the meeting.
25. Where a member of the Local Trust Committee is participating in a meeting through electronic communication facilities, the facilities must enable the public to hear, or watch and hear, all meeting participants at the place specified in the meeting notice, unless the meeting has been properly closed to the public.
26. For the duration of an electronic meeting that is open to the public, a designated staff member must attend at the place specified in the meeting notice for the public to hear, or watch and hear, the participants.
27. Cell phone or satellite connections may be used for open Local Trust Committee meetings.
28. If communication is lost to one or more electronic participants during a meeting:
 - 28.1 the participant affected will attempt to reestablish the link and, in the interim, will be deemed to have left the meeting and this will be recorded in the minutes;
 - 28.2 if there is not a quorum, the Local Trust Committee Chair or person presiding will call a recess until the link is reestablished; and
 - 28.3 if, after 15 minutes, a link cannot be reestablished and there is not a quorum of Local Trust Committee members, the meeting will be deemed adjourned and the item under discussion at the time of loss of communication will be added to the next agenda.
29. Any costs of electronic participation in a Local Trust Committee meeting will be borne by the South Pender Island Local Trust Committee."

2. This bylaw may be cited as "South Pender Island Local Trust Committee Meeting Procedure Bylaw No. 93, 2004, Amendment No. 1, 2020".

READ A FIRST TIME THIS 1ST DAY OF MAY , 2020

READ A SECOND TIME THIS 1ST DAY OF MAY , 2020

READ A THIRD TIME THIS 1ST DAY OF MAY , 2020

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
13TH DAY OF MAY , 2020

ADOPTED THIS DAY OF , 20

CHAIRPERSON

SECRETARY

DATE OF MEETING: May 1, 2020
TO: South Pender Island Local Trust Committee
FROM: Narissa Chadwick, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: SP STVR Policy Review – Summary of Community Input

RECOMMENDATION

1. That the South Pender Island Local Trust Committee identify options they would like staff to explore in detail and report back on at a future Local Trust Committee meeting.
2. That the South Pender Island Local Trust Committee request staff revise the project charter to include input by the community on policy options before drafting bylaw amendments.

REPORT SUMMARY

The purpose of this report is to provide the South Pender Island Local Trust Committee with a summary and analysis of input provided by the community at community information meetings and through a survey on the short term vacation rentals project, and to provide general options for LTC consideration.

The recommendations above are supported as:

- Staff have now completed the research and community outreach phase of the project;
- Public input provides the LTC with a better understanding of community perspectives regarding STVRs;
- Results indicate that while there is a division of opinion there are some shared interests;
- There are a range of options available for amending bylaws and staff cannot proceed without direction from the LTC on a preferred option; and
- The South Pender community has identified a strong interest in being part of the process of identifying options for STVR policy. Their participation in this discussion is currently challenged by current Covid 19 restrictions on meetings and travel.

BACKGROUND

At the December 16th, 2019 LTC regular meeting staff presented a project charter for the South Pender STVR Policy Review. The South Pender Island LTC passed the following resolution:

Z:\12 Long Range Planning\11 SP\6500 LTC Work Program\20 Projects (P)\2019 - STVR Review\Staff reports\2019 SP STVR Survey Results_April23.docx

It was Moved and Seconded,

1. **That the South Pender Island Local Trust Committee adopt the proposed project charter for the South Pender Island STVR Review.**
2. **That the South Pender Island Local Trust Committee request staff to prepare for and schedule public engagement opportunities.**
3. **That the South Pender Local Trust Committee request staff to develop an online survey to be launched in early 2020 to gather feedback on STVR policy.**

The endorsed project charter includes the following key tasks:

- Identification of locations of known STVRs on South Pender
- Research and analysis of existing STVR regulations and policies
- Public outreach including a community survey and one public meeting
- Identification of STVR regulations and policy options
- Bylaw amendment process (dependent on recommendations)

Project background and the materials shared with the public during public engagement sessions can be found here: <http://www.islandstrust.bc.ca/islands/local-trust-areas/south-pender/projects-initiatives/stvr-review-project/>

DATA AND ANALYSIS

STVRs on South Pender

As part of the background research for this project a review of online STVR sites which included the Pender Island Chamber of Commerce, Airbnb and VRBO was done by an Islands Trust Bylaw Enforcement Officer. In addition, a question was added to the survey asking property owners to identify if they ran an STVR that is not advertised. The results are identified below.

The numbers below are estimates. It is important to keep in mind that, in some cases, it is difficult to identify whether the STVR listed is a principal dwelling or a cottage. A number of listings identify their rental as a cottage but in many cases these “cottages” are the principal residence and there is no other secondary dwelling on the property. Also, it is possible that there are property owners that did not fill in the survey that have STVRs that are not advertised online. Also, STVR owners do hide their listings at different times of the year when they are not interested in renting. This is why all the numbers are identified as approximate.

Type of STVR	Number of STVRs listed
Principal Dwelling	~12
B&B	~1
Cottage	~9
Not Listed	~2
Total	~24

An analysis done by the CRD as a part of the February 2018 [Southern Gulf Islands Housing Needs Assessment](#) identified the following STVR occupancy numbers in single family dwellings based on a review of an online STVR site.

CRD STVR Analysis

Time of STVR listing	Number of STVRs listed
STVR rentals June-17	19
STVR rentals Sep-17	18
STVR rentals Feb-18	10

The 2005 Southern Gulf Island Accommodation Inventory identified 12 STVRs (it is not clear if these are cottages or principal residences) and 1 Bed and Breakfast on South Pender.

Based on these numbers, there appears to have been an increase in STVRs on South Pender over the past 15 years.

Population Statistics

Other statistics that are useful to the review of STVR policy are those related to South Pender population contained in the [Southern Gulf Island Housing Needs Assessment](#), obtained from [Statistics Canada](#).

Total Private Dwellings (2016): 210

Private dwellings occupied by usual residents: 122 = 58% (decrease from 66% in 2006)

Homes Occupied by Renters (2016): 0

Based on these statistics it can be observed that 42% of homes are not permanent dwellings. Owners that do not live on the island are not renting their South Pender Island dwelling long-term. Given this, it can be assumed that they are using them part of the year. There has been a decrease of 8% in usual residents from 2006 to 2016. There has been an increase in STVRs during this time.

Public Consultation

The public consultation process included:

1. Two in person community meetings (January 31st 2020 and February 15th 2020)
2. One online survey launched February 10th 2020 and open until March 31th 2020
3. One paper survey was sent to all property owners using addresses from BC Assessment on February 20th with a March 31th return date.

In Person Community Meetings

January 31st attendance: 12 participants

February 15th attendance: 11 participants

At the community meetings, attendees were provided with an overview of the STVR regulations on South Pender and details about the policy review including an introduction to potential regulation options. In addition, community members were invited to engage in conversation with Trustees and Planner, and provide their input on a number of questions that were on posters on the wall using dots and sticky notes. Unfortunately there was not enough participation on the posters to provide useful data.

Some comments that were made at the public engagement events were as follows:

- Very few people can afford to stay at Poets Cove but STVR users use amenities. STVRs are an affordable alternatives for families.
- Many people who rent out an STVR use their properties and would not rent them out long-term.
- Some property owners renting STVRs plan to retire to the island or transition as fulltime residents at some point.
- When formulating new STVR regulations it is important that they accommodate the needs of both the island residents and commercial investors in a fair and balance way.
- STVRs potentially reduce the opportunity for further subdivision of land or the building of much larger homes on the island (The example provided was of a couple on the island that only live there a couple of months of the year. They rent their small house on a very large lot in order to pay for maintenance, taxes and other costs. If they were to sell the new owner may choose to subdivide. New owners may also choose to build much larger houses that do not suite the rural character of the island).

Meeting minutes from the January 31st and February 15th community meetings will be [available online](#).

Survey

An online survey was launched on February 12th, 2019. Following discussions at the community meeting February 15th regarding the potential for the online survey to be filled in by people who were not property owners on South Pender and the potential for it to be filled in multiple times by a single person, an LTC resolution directing staff to mail a survey to the registered property owners was passed.

SP-2020-005

It was moved and seconded that,

That the South Pender Island Local Trust Committee direct staff to mail a survey to the registered property owners subject to review by the Local Trust Committee

The paper survey was sent on February 21st using addresses provided by BC Assessment. The deadline for both surveys was March 31st. Participation rates were as follows:

Online: 59

Paper: 102

Attachment 1 provides a comparison of data collected in both the paper survey and the online survey. As the paper survey was seen as the method to gather the most credible data, only the inputs from the paper survey

have been used in the analysis below. The data from the paper survey is provided independent from the online survey in Attachment 2.

Summary of Public Engagement

The findings of the public engagement process suggest the following:

Public Interest and Understanding:

- There is a strong interest in STVR policy on South Pender
- There is a medium to high level of understanding of existing STVR policy on SP

Impacts of STVRs (General):

- A majority of survey respondents perceive STVRs to have a positive impact on the local economy
- A majority of survey respondents perceive STVRs to have negative impact on water supply
- Survey respondents perceive the impact of STVRs on socio-economic diversity to be mostly positive and neutral.
- Survey respondents perceive the impact of STVRs on traffic flow, natural environment, sense of community, neighbourhoods and long-term rentals is to be negative and neutral.
- Some residents have had very specific problems with STVRs while others express experiencing no problems.

Impacts of STVRs (Owners Experience):

- There are STVR property owners that depend on STVR revenues to be able to afford to live on South Pender.
- There are STVR property owners who are part time residents that depend on STVR revenues to pay for and maintain their property.
- Most STVR property owners responding to the survey and attending public meetings identify that they would not rent out their properties to long-term tenants as they still want to use their properties part of the year.

Principal Use, Home business and Permits:

- There is a mix of opinion related to whether STVRs should operate with permits. A third of the respondents support STVRs as a principal permitted use and as home business (pre bylaw 117). Response to a number of the questions, including comments, indicate that there is interest in some kind of regulation to address concerns related to noise, fire, water and environmental impact.
- Many survey respondents identify interest in STVRs being allowed in principal dwellings and as a home business. There was some interest in STVRs being allowed only as a home business with TUPs.

Regulation Interests:

- The majority of survey respondents identify interest in only one primary dwelling or one cottage at a time being used as an STVR.

- Many survey respondents identify interest in STVRs being permitted to operate all year round. The main concern raised was water capacity.
- There is a range of opinions related to having a maximum limit of STVRs on South Pender (from non to no limit) with the majority identifying a limit (18 respondents/ 18%) suggesting 10% as a limit. 25% of survey respondents identified interest in limiting the number of STVRs surrounding single properties.
- Many survey respondents express interest in limits being placed on the number of bedrooms and guests where STVRs are allowed.
- A strong majority of survey respondents identify interest in tracking the number of STVRs operating on SP.

OPTIONS

The following are a set of potential STVR policy options. These options are based on the community consultation summarized above. Next steps require the LTC to either choose one preferred option and direct staff to draft bylaw amendment approaches based on that option, or direct staff to report back with more information on one or more option. The LTC may request further consultation before deciding on which options to explore in more detail.

1. Return to pre- Bylaw 117 Policies and Regulations

Pre- Bylaw 117 there were two classes of STVRs on South Pender Island:

STVRs as a Permitted Principal Use: STVRs in a dwelling as a permitted principal/outright use in zones allowing single family dwellings as a principal use (Rural Residential, Agricultural, Forestry, and Natural Resource zones).

STVRs as Home Business: the LUB permit STVRs as a home business provided the property owner or operator or one of the employees of the home business is a resident on the lot at the time the home business is operated. This includes rental of a cottage and/or the use of the principal residence as a Bed and Breakfast, allowing up to 3 bedrooms to be rented.

A cottage could not be used for short-term vacation rental at the same time as a dwelling on the same lot is being used for short-term vacation rental.

2. Prohibit STVRs except as a home business

With Bylaw 117 in place, STVRs are no longer permitted as a principal permitted use. Those STVRs in operation prior to Bylaw can continue as legally non-conforming.

With this option new STVRs would only be permitted as home businesses where the property owner or operator or one of the employees of the home business is a resident on the lot at the time the home

business is operated. In principal dwellings where the owner or operator is not residing on the property, only those STVRs that are legally non-conforming (operating before Bylaw 117) would be able to continue.

This options does not provide for an avenue for compliance for those STVRs that may be operating illegally in primary residences.

3. Permit through site-specific Zoning Amendment

This approach would require prospective STVR operators of a principal dwelling to apply for rezoning on site specific basis. If successful the property would be rezoned specifically to permit an STVR. Applicants would go through the rezoning process, including a public hearing, which would allow for public notification and comment.

A potential STVR zone would have general requirements reflective of OCP goals and community interests. The drawbacks of this approach include the cost of rezoning, the time involved in processing a rezoning, the need to develop guidelines, and the possibility of a continuing series of contentious rezoning decisions put forward to the LTC.

4. TUPs for Primary Dwelling STVRs

Temporary use permits (TUPs) can be issued for up to three years and then renewed for another three years. TUPs provide an opportunity for LTCs to identify guidelines for the operation of STVRs. The guidelines can be different for each individual permit.

As experienced in other local trust areas, the TUP system has enabled LTCs to maintain an inventory of legally operating STVRs. On South Pender, TUP guidelines could help to address concerns identified by residents related to issues such as noise, water use, impact to the natural environment, tracking the number of STVRs as well as location of STVRs.

STVRs in primary dwellings operating prior to Bylaw 117 will be able to continue without a TUP.

5. TUPs for all STVRs

Requiring TUPs for all STVRs would mean not allowing STVRs outright in primary dwellings (as above), or as a home business where the owner or operator is present on the property when the STVR is operating.

As a majority of survey respondents and those providing comments at public meetings identified limited concern with STVRs operating when the owner or operator is living on the property, this is not a recommended option.

The options identified above are very broad. The extent of amendments to the Official community Plan and Land Use Bylaw to support these options needs to be explored in more detail. Unless the LTC

identifies only one preferred option they would move forward with at this time, staff can provide more detailed analysis of potential options in a follow-up report.

Rational for Recommendation:

Recommendation:

1. That the South Pender Island Local Trust Committee identify options they would like staff to explore in detail and report back at the next Local Trust Committee meeting.
2. That the South Pender Island Local Trust Committee request staff to revise the project charter to enable fulsome input by the community on policy options before drafting bylaw amendments.

The South Pender Island community have expressed a strong interest in participating in decisions related to STVR policy. Given this, it is important to engage the community in discussion of policy options before moving forward with draft bylaws. A more detailed discussion of options, to include direction for draft bylaws would provide the basis for fulsome community discussion of options. In light of Covid 19, the type of engagement and timing of the engagement will need to be considered within the revised project charter.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

That the South Pender Island Local Trust Committee request that staff provide the following additional information:_____.

2. Identify a preferred policy option and move forward with project charter as is

The LTC may decide to move forward with the project charter as is, choose a policy option and request staff to prepare draft bylaws for review at the next LTC meeting.

Resolution:

That the South Pender Island Local Trust Committee request that staff prepare draft bylaws on Option_____ to be reviewed at the next LTC regular meeting.

NEXT STEPS

If preferred policy options are identified by the LTC, staff will provide a more detailed analysis of options (including direction for bylaw changes), and amend the project charter to include public engagement (timing and nature TBD based on Covid 19 protocol) to discuss options prior to bylaw amendments being drafted.

Submitted By:	Narissa Chadwick, Island Planner	April 21, 2020
Concurrence:	Robert Kojima, Regional Planning Manager	April 22, 2020

ATTACHMENTS

1. Results of 2020 South Pender STVR Survey – Paper and Online Survey
2. Results of the 2020 South Pender Survey – Paper Survey

Results of 2020 South Pender STVR Survey – Paper and Online Survey

Below are the results of both the online survey and the paper mail out survey that invited South Pender Island residents and property owners to contribute their opinions to the South Pender STVR policy review.

The online survey was launched on February 10th, 2020. Concerns related to the potential for the online survey to be filled in multiple times by the same person and by people that were not residents or property owners on South Pender Island prompted a mail out paper survey to South Pender property owners on February 20, 2020. The survey completion date was March 31st, 2020.

The two surveys had identical questions. Only the paper survey results are reported in the report to trustees related to survey results. The results of each survey are here for comparison. The number of surveys received were as follows:

Online: 59

Paper: 102

1. I am:

Answer Choices	Online Survey	Paper Survey
Permanent resident property owner on SP	53%	70%
Property Owner on SP but not a permanent resident	47%	30%

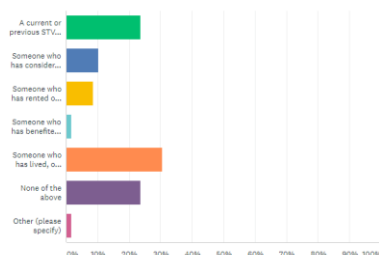
2. I am:

Answer Choice	Online Survey	Paper Survey
A current or previous STVR operator on SP	25.5%	26%
Someone who has considered operating an STVR on SP	11%	8%
Someone who has rented or has been interested in renting an STVR on SP	5.5%	3%
Someone who has benefited form the existence of STVRs on SP	2%	9%
Someone who has lived, or continues to live close to an STVR operating on SP	33%	27%
None of the above	22%	25%
Other	2%*	4%**

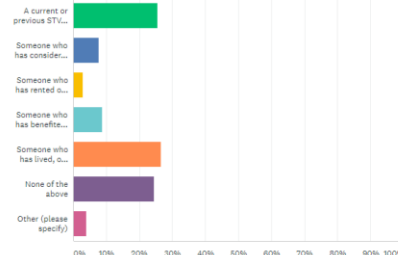
*Both someone who has considered operating an STVR, and who has considered renting an STVR

**Answers provided not relevant to question

Online Survey



Paper Survey



3. Do you operate an STVR that is not listed on the Pender Island Chamber of Commerce website, AirBnB or VRBO/HomeAway?

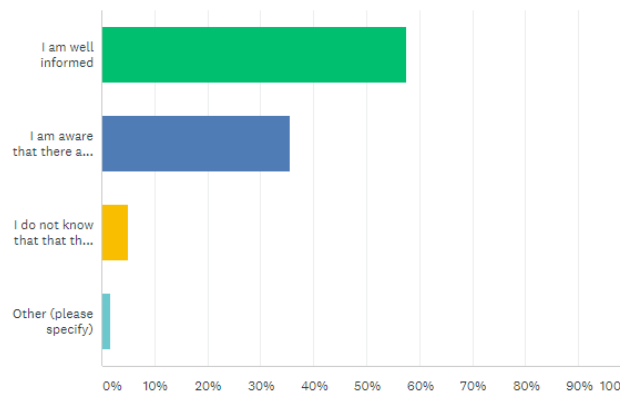
Answer Choice	Online Survey	Paper Survey
Yes	4	2

4. Are you familiar with the bylaws and policies permitting STVR business on South Pender?

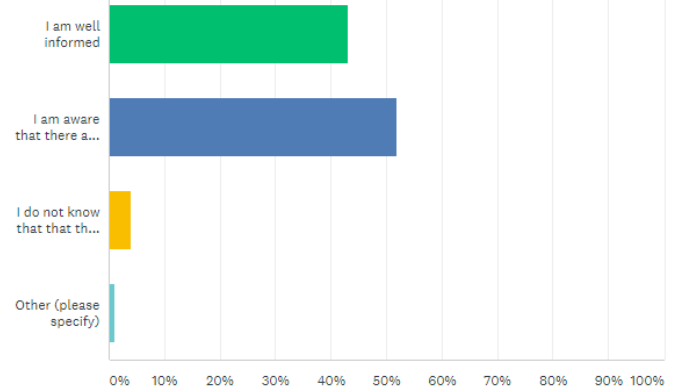
Answer Choices	Online Survey	Paper Survey
I am well informed	60%	44%
I am aware that there are STVR bylaws and policies but I am not familiar with them	33%	53%
I do not know that there are bylaws and policies regulating STVRs	5%	4%
Other*	2%	1%

*Aware of the bylaws and policies, could be more informed

Online Survey



Paper Survey



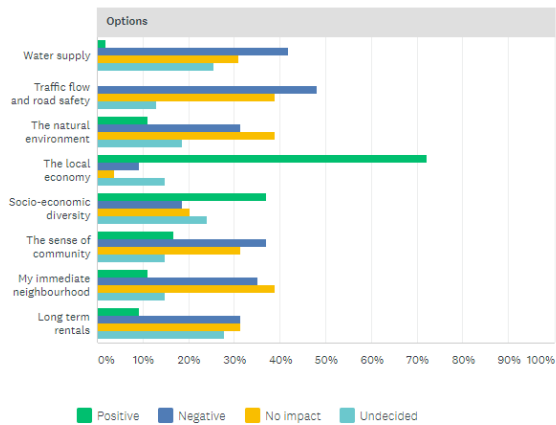
5. Have you attended one of the Short Term Vacation Rental Meetings on South Pender?

Answer Choices	Online Survey	Paper Survey
Yes	38%	38%
No	62%	62%

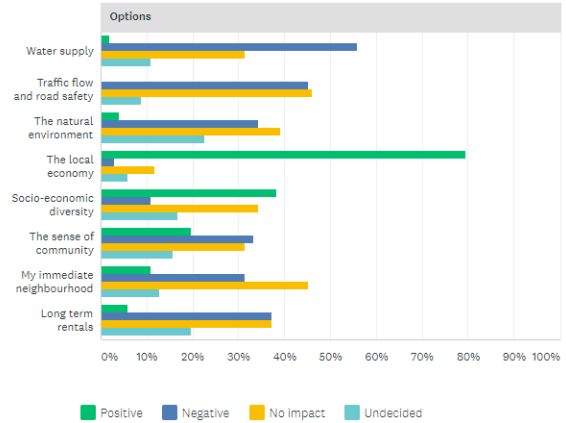
6. STVRs have an impact on:

Options	Positive		Negative		Neutral		Undecided	
	online	paper	online	paper	online	paper	online	paper
Water Supply	2%	2%	42%	57%	31%	32%	26%	11%
Traffic flow and road safety	0%	0%	48%	46%	39%	47%	13%	9%
The natural environment	11%	4%	32%	34%	39%	39%	19%	23%
The local economy	72%	79%	9%	3%	4%	12%	15%	6%
Socio-economic diversity	37%	38%	19%	11%	20%	34%	24%	17%
The sense of community	17%	20%	37%	33%	32%	31%	15%	16%
My immediate neighbourhood	11%	11%	35%	32%	39%	45%	15%	13%
Long term rentals	9%	6%	31.5%	37%	31.5%	37%	28%	20%

Online Survey



Paper Survey



Comments *online **paper

Negative Impacts (General)

*Negative impact re: noise/party/feelings of safety/ unknown people and vehicles coming and going

*police, fire protection- expensive -school, health centre

*The cityots trample, litter, driveover and speed everywhere.

**If an STVR is in an unpermitted building, the plumbing/septic may not be properly dealt with, and have negative health impacts on neighbours and guests

**As these STVRs are businesses, most of whom are run by home owners, sometimes they cut corners to make income and save on expenses. One South Pender STVR was made "illegally" and did not have CRD permits, and also did not have an ROWP for waste system, so was also unpermitted from VIHA. The waste water pollution affected more than one property's water source. Also, the STVR's operator phoned to stop neighbours from making normal noise during the day as they had a client, and they did not want them impacted. This applied to all surrounding neighbours, and noise offences included having loud grandchildren visiting.

Fire

*Fire damage. People from the city are less aware of the dry forests on Pender in the summer and no butts no bbqs

*fires as often users are unaware of degree of hazard.

*Fire - unaware of impact and precautions needed

Water

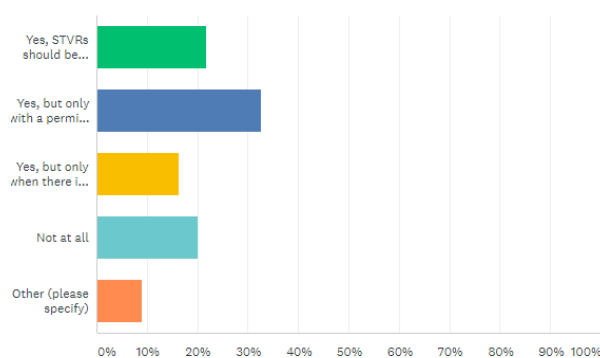
*South Pender has always had a drier climate than North and has therefore more concerns with water supply. Within neighbourhoods properties can vary tremendously as to the output of wells. Well drillers are required to provide groundwater well logs to the provincial government when a well is drilled. A good piece of information is the static level of the well. This is the well level under normal, no-pumping conditions. This would be a way of checking whether conditions have changed.
*users are generally unaware/ lack care with water use
**The water supply issue on Pender and South Pender could be addressed by water catchment during the wet seasons.
Traffic
*South P has very few straight stretches of road, and as with many of the gulf islands has its complement of twists and turns, blind corners and hills. People unfamiliar with the roads used to driving at higher posted speeds increase the potential for accidents.
Tourism
*Respecting others around you and an understanding of what attracts visitors to the island could be incorporated into STVR house rules
Long-term rentals
** We have found that long term rentals have not provided the necessary revenue to maintain a house and its surrounding property.
*Our STVR is open concept designed and is unsuitable as a family home. WE tried to rent it long term and it did not attract renters. As an STVR is seems to be perfect for a limited time.
**I would not rent out my home for long term rentals if I was not renting as vacation rentals; we only rent out when we are not using our home.
** I would not rent long term because we live in the house that we rent 10 months of the year. We take this opportunity in the summer to have time with our family and this allows us to afford this time.
Positive Impact
**STVRs have a positive influence on tourism
**Me and a few others could not afford to live here without being able to rent. Most of our renters are ecologically aware and have actually taught me many things. My neighbours are fine with us having an STVR. When I talk to our guests I am proud to talk about the community and in that way I feel more connected to the community. At least 3 guests that have stayed here have come to join our Pender islands Community
Other/General
**Impacts are not consistently negative, but are on occasion and at some times of the year
**Impacts dependent on the attitude of renters
**Neighbour relations, STVR owners appear to put themselves, and their business interests above community, neighbours and the rural nature of South Pender

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

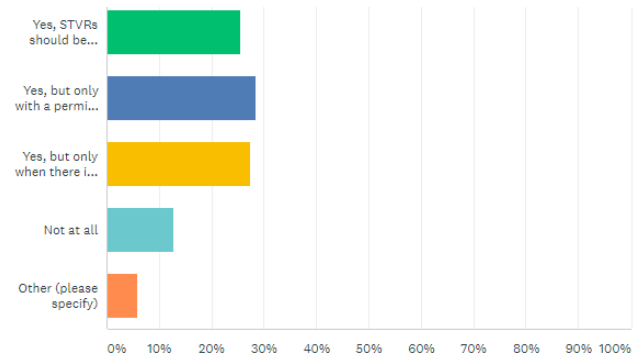
Answer Choices	Online Survey	Paper Survey
Yes, STVRs should be allowed in primary dwellings with as few regulations as possible	22%	25%
Yes, but only with a permit that identifies conditions that need to be adhered to	33%	29%
Yes, but only when there is a full-time resident living on the property (e.g. living in the cottage)	16%	13%
Not at all	9%	13%
Other*	10%	6%

*responses identify an interest in some kind of conditions/regulations for STVRs

Online Survey



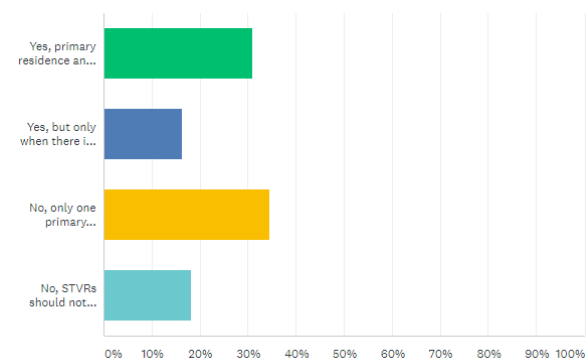
Paper Survey



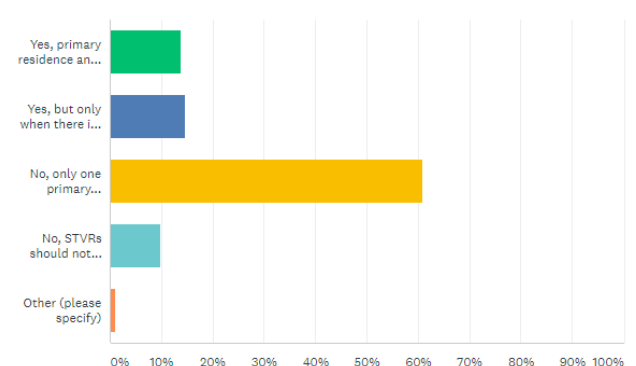
8. Do you support more than one STVR operating on a single property at the same time?

Answer Choice	Online Survey	Paper Survey
Yes, primary residence and cottage with no restrictions	31%	14%
Yes, but only when there is someone living on the property	16%	15%
No, only one primary dwelling or one cottage when there is someone living on the property	35%	61%
No, STVRs should not operate	18%	10%

Online Survey



Paper Survey

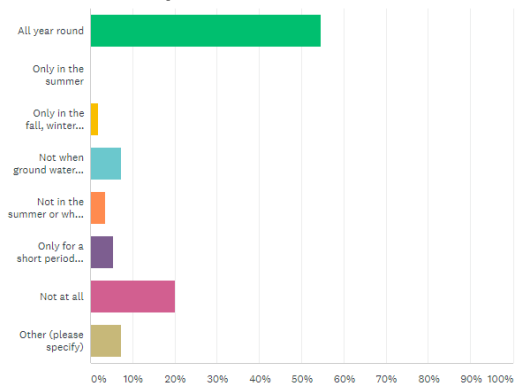


9. STVRs should be permitted to operate in primary residences:

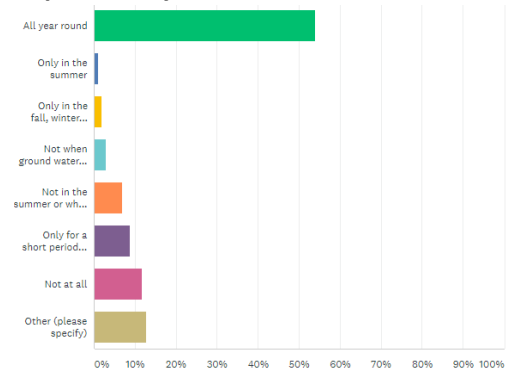
	Answer Choice	Online Survey	Paper Survey
	All year round	55%	55%
	Only in the summer		1%
	Only in the fall, winter, spring	2%	2%
	Not when ground water is most impacted (most impact Sept-Dec)	7%	3%
	Not in the summer or when ground water would be most impacted	4%	7%
	Only for a short period of time when the full time resident is on holiday	5%	9%
	Not at all	22%	12%
	Other*	7%	13%

*Answers included the following: Not at all, except existing prior to 117 all year round, In limited numbers, all year round, subject to conditions. Some concerns related to water availability are raised.

Online Survey

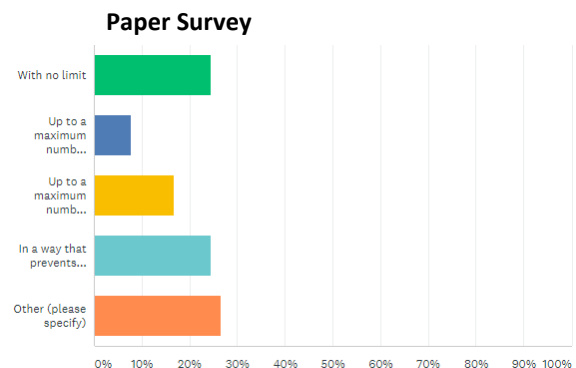
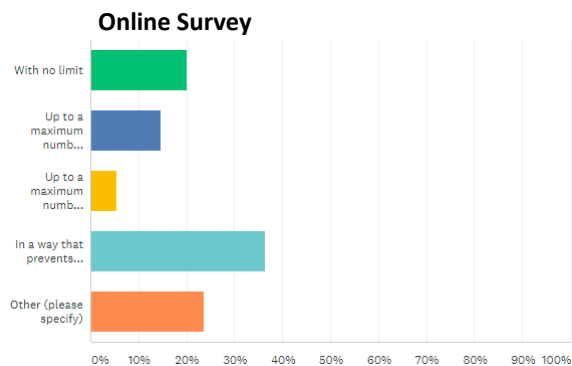


Paper Survey



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

Answer Choice	Online Survey	Paper Survey
With no limit	20%	25%
Up to a maximum number on the island	15%	8%
Up to a maximum in each neighbourhood	5%	17%
In a way that prevents property owners from being surrounded by STVRs	36%	25%
Other	24%	27%



Other Comments *online **paper
Regulation Suggestions
*Any limits should be based on a percentage or ratio to a measurement of community size (total private residences, population, etc.), as opposed to an arbitrary number.
*As a business, with a business license - this type of business should be left to B&B's or other places that are regulated, and pay taxes on the use
*with reasonable limits to ensure permanent residences are minimally impacted
*Hotels and Bed& Breakfasts, both of which should be zoned as businesses, should solely be allowed to provide accommodation.
**On properties above 2 acres in size
**With 24/7 on island contact *With publically available contact number for the owner
**It's not about numbers. It's about siting and criteria that makes them welcome and invisible.
**Noise factor should be considered per neighbourhood
Should not be permitted
*Existing prior to 117 only **no new ones – only ones that have been operating
*Should not be permitted to operate at all
*not permitted to operate. business zoned Bed and Breakfasts, and hotels should house tourists
Problems with weekenders
**Weekend owners are the real concern. Can't really deal with STVRs until data on weekend owners is available.
There's no problem
*I don't feel that there's enough STVR's currently operating to need limitations but if it becomes more predominant then some sort of limit should be imposed.

11. If you think there should be a maximum limit of STVRs on the island what would that limit be (as a percentage of total properties on the island?)

Response *Online Survey **Paper Survey
*30%, 20%, 10%, 25%, 15%, 10%, 20-25%, 25%, 25%, 10%, 5%, 20%, 10-15%, 20%, 10%, 10%,20%,10%, 10%, 25%, 10%, no limit, 0%
**30%, 50%, 3%, 10%, 10%, 5-10%, 10%, 10%, 30-35%, 30%, 5%, 57%, 10%, 5%, 10%, 20%, 30%, 10%, 5-10%, 5%, 5%, 10%, 10%, 15%, 10%, 40%, 10%, 10%,10%, 20-25%, 10%, 10%, 10%
No more/Not at all
*Only those existing prior to 117
*I do not think we need STVR's on South Pender, as we have a large resort, as well as a couple of B&B's. If they are required to follow regulations and pay taxes on their business use, any other people having guests as a business should have to do the same
**Don't know but as above I do not observe we have enough to satisfy those who want to come and to stimulate business and employment
Regulation Suggestions
* Any limit would need to be empirically and fairly made, perhaps learning from other communities. Some folks may have infrequent rentals/or when they travel, so the guidelines need to account for full time versus occasional rentals.
* It is not that simple. To me it depends on the type of guests welcomed into these STVR's and if a manager or permanent resident is there to oversee their impact.
** If owner lives on the property there should be no limit.
**Controlled by permit
** Since there are comparable surveys being done on other gulf islands you could establish a benchmark and then compare that information to the current percentages we have on South Pender. Explore the how and why. We also have the 2005 data and could get an accurate count for 2020 of existing STVRs, get tourist numbers for 2005 and 2019, it could establish a growth pattern in relation to the additional number of current STVRs we now have on South Pender

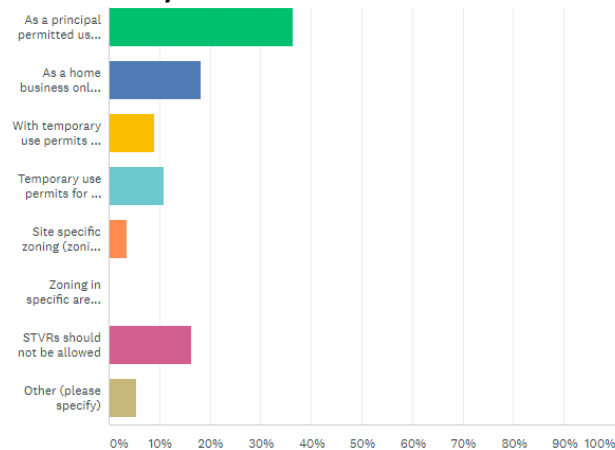
12. Are there areas on the island where STVRs should not be permitted?

Response *Online Survey **Paper Survey
No *(20) **(23)
All areas **(7)
Castle Road **(2)
Not on smaller properties
Not on smaller properties **(4)
* Not on lots less than one acre. Where lots are 2 acres or more as permitted by the by-law siting could be considered to reduce the impact of cottages on neighbours
Not close to other homes
*Not if it is very close to a neighbouring house
**Parcels less than 1.2 hectares structures should be limited by setback form road right of way. Out of sight if possible.
**Not in areas where privacy zone cannot be established between adjacent neighbours.
**Not when someone is surrounded by them-
**Not if house is close to other homes.
** Residents, who do not wish to have STVRs could apply for rezoning to a new zone which prohibits STVRs
Water/Habitat concerns
*Not where known issues exist with well water supplies.
**Not in homes with a low water supply.
**No area with rare ecological habitat
**Not where ground water is an issue unless residents have adequate water collection
**Groundwater! sensitive ground water and natural settings
** Not in areas with sensitive ground water and natural settings
** Not in ecologically sensitive areas or in areas with limited water
Population density
**Not in areas with a higher population density.
** The island is rural in character so properties then to have offset that allow good privacy from next door neighbours. If that changes, ie: more density, then it would need further discussion.

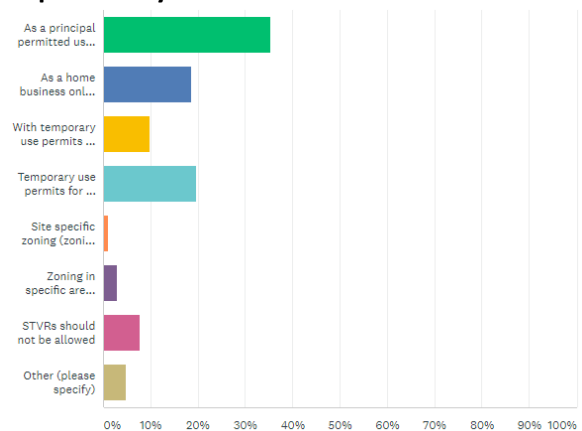
13. STVRs should be allowed:

Answer Choices		Online Survey	Paper Survey
	As a principal permitted use and as a home business (same as before Bylaw 117)	36%	35%
	As a home business only – cottage and B&B (current)	18%	19%
	With TUP for principal dwelling and as home business (B&B and cottages)	9%	10%
	TUPs for all STVRs	11%	20%
	Site specific zoning (zoning individual properties for STVR use)	4%	1%
	Zoning in specific areas (concentrating STVR operation in specific areas)	0%	3%
	STVRs should not be allowed	16%	8%
	Other (please specify)*	5%	5%

Online Survey



Paper Survey



Responses for "Other"

Same as prior to Bylaw 117

Same as before but add registration of STVRs, reporting on how many rentals for how many people, and then surveys to study impact.

Only those operating pre Bylaw 117

STVRs should not be allowed except those existing pre-117

Regulation needed

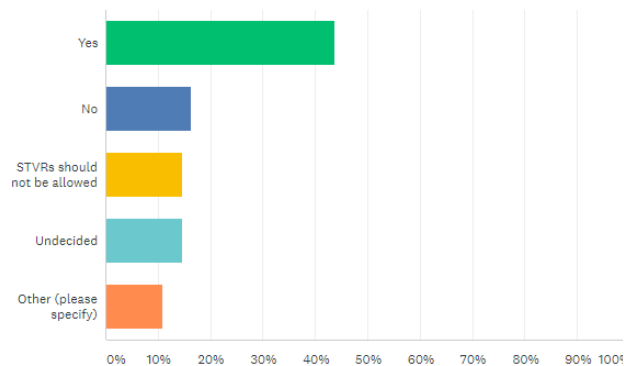
I believe anyone operating a hospitality business should be regulated, and do not agree with the free for all which the previous bylaws allowed. We need more long-term housing, not more vacation rentals.

TUP permit for B&Bs- in cottages

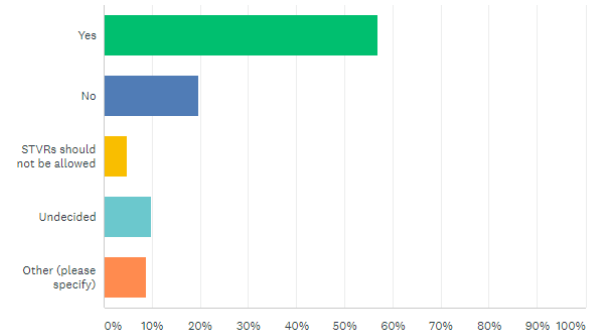
14. Where STVRs are allowed, should the number of bedrooms or guests be limited?

Answer Choices		Online Survey	Paper Survey
Yes		44%	57%
No		16%	20%
STVRs should not be allowed		14.5%	5%
Undecided		14.5%	10%
Other*		11%	9%

Online Survey



Paper Survey

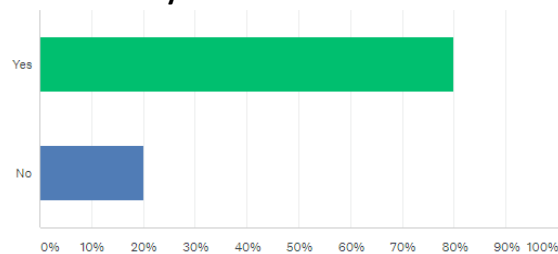


Responses for "Other"
Based on size of house/property
of guests should be limited by the number of bedrooms (2 guests per BR, plus 2 if there is a pull out couch)
*Number of guests should be appropriate for the property size, case by case basis
*We already limit house and cottage size this should be sufficient to manage the number of bedrooms. Most responsible STVR operators limit the number of guests
Based on Square foot and number of rooms
size of cottages is controlled an limits occupancy
Cottages are limited because of size and house may have 4 bedrooms.
A registration could include information such as the maximum guests allowable at your STVR and the number of beds/bedrooms so that you could get a better idea of the current needs. In the six years of short term renting we have had a dozen bookings that were not able to accommodate due to the number of beds.
of guest and bedrooms should be dictated by size of house and hopefully common sense.

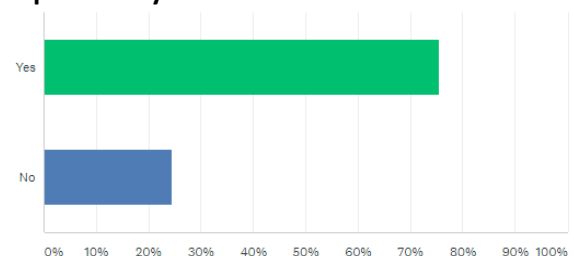
15. Do you feel it is important to track the number of properties operating STVRs on South Pender?

Answer Choice		Online Survey	Paper Survey
Yes		80%	77%
No		20%	25%

Online Survey



Paper Survey



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

Benefits of STVRs
Important to determine the positive economic impact that such rentals bring to the island. Also offer the public an opportunity to enjoy nature, important for families and lower income folks. Also enable folks to keep up their house, if rental income is needed.
Short term visiting guests bring much needed revenue to local businesses and restaurants to the island
When run properly by responsible owners, I think that STVRs can be beneficial to the owners and the island community
We purchase a family property to be used and handed down for generations. The only way we could make this happen is by utilizing it as a STVR when we are not there. We are young families that love being a part of the community on Pender and making memories with our loved ones. If we were no longer able to utilize it as STVR, we would not be able to afford it any longer. We chose South Pender because it is rural and we love the sense of community. We anticipate to settle there permanently when we retire in approximately 10 years.
It seems to me that there are not that many STVRs on South Pender and that very few of them get complaints. Most of the STVR's that I know about help the owners in some ways to mitigate costs of owning the land; otherwise they would not be able to keep the property. If STVRs were not allowed for these particular properties with financially challenged owner then the property would have to shift to a higher socio-economic level.
I am a respectful user of STVRs around the world. It has allowed me to visit, explore, and send money in many places.
They provide accommodation for families who would not be able to afford other accommodation. The island businesses benefit financially.

There is so little industry and available jobs on the Gulf Islands that STVRs are important income for many people. I am one and depend on the income to be able to stay on island as it is a very expensive place to live now.
Allowing STVRs brings money to the island...why limit that?
I believe they are necessary to help local business and employment
There are many things that are valuable - shopping, use of amenities and sharing our rural atmosphere.
The positive benefits of bringing families to the island
We must be careful of restricting access and enjoyment of others on the Gulf Islands and the cost of unnecessary regulations should be avoided always.
We have found that introducing guests to our island has been pleasurable and rewarding. Our guests come from all parts of the world and found their time on South Pender memorable and relaxing. The survey has to effectively address the concerns of the South Pender Island property owners allowing the trustees to correctly plan the next steps from the information gathered. It would be good to have a timeline on when and how this information will be used.
Need for Regulation/Regulation Process
There should be a regulation that neighbours on each side should be informed and consulted and contact info should be available to these neighbours.
They should be reasonably regulated as are all home businesses
STRICT....VERY STRICT RULES MUST APPLY in relation to fire, water and noise related issues.
The number of STVRs on a property should depend on the size of the property
There should be some form of taxation or temporary use permit or fees to cover additional expenses of policing, fire protection, water monitoring, highways maintenance, etc. This process seems unnecessarily rushed, without sufficient data to back up choices and decisions. What was the impetus for the urgency of this process? Was there a sudden influx of new STVR's? Was there an incident that exemplified previously unforeseen dangers? Was this influencing property values? ???
enforcement against unregistered operators.
Permanent residents should be able to review the rules and evaluate if they serve the community as wanted (every 3-5 years.)
Generally a good concept but need to follow some common sense guide lines.
1) safety issues and policing for notifying police to deal with noise issues. 2 ability to complain and have permits cancelled for abuse (ie noise) 3) if permit allows 2 people and 5-10 are showing up then police to deal with party central.
noise bylaws, fire hazards, who enforces.
Until there is proper data on weekend present use and future use you cannot realistically deal with STVRs
I feel very strongly that STVRs should only be allowed on a basis that permits can be revoked at anytime should it be deemed necessary due to increased environmental risks (e.g. forest fires, water shortages) or should a permit holder not comply with regulations or the STVR pose excessive health risk (e.g. Covid 19)
Each neighbourhood should be consulted to determine the maximum number and adjacent residents consulted before TUP is approved for principle residence.
If regulations are established they should not be onerous.
Permits should have rules related to dogs, smoking, open fires, notice to neighbours, water conservation
A tourist guideline for water usage, fire protection, park usage (no garbage , doggy bags) posted in units, preferably discussed by the owner.

I think it is really important to have clear info sheets about water conservation etc.
In general, the vast majority of people coming to the island are respectful and come here to enjoy all that we have to offer...in particular the peace, quiet and beautiful surroundings. Unfortunately there are always a few who aren't mindful of their actions and come here to party. The trick is in finding a way to still offer STVRs, but to minimize the possibility of undesirable behavior and consequences. I think there needs to be more accountability on the part of owners/landlords regardless of whether or not they live on site.
Guests need to be made aware of the island's sensitive aquaculture.
Type of instructions by STVR operators to renters about water use, fire prevention, safety, noise, exterior lights etc.
Any problems associated with STVRs should be dealt with on an individual basis
Negative Impact
Existing b&Bs and Poets Cove provide access to the island. STVRs in our experience have attracted individuals that lack respect for the quiet rural nature of the island and its sensitive natural environment. We have had several bad experiences with STVRs nearby
Concerns: dogs loose, security, fire precautions, neighbours need a contact and what to do if problems eg. noise
STVRs have had a tremendous impact on our personal use and enjoyment of our property. No business should be allowed to pollute someone else's water for the sake of saving some expenses.
Need for long-term housing
We need more long-term rentals for residents, and we need fewer tourists, not more tourists. We do not even have enough homes for all the needed employees for our year-round businesses on both Penders, and encouraging long-term rentals should be a strong focus. We need a rental referral or help group on the Penders, so people would be more willing to rent for the long term, and not be worried about their apartments getting destroyed - AirBnB gives home owners insurance, and we need something like that for long-term rentals, as well as a way to get reference checks, etc
If properties are owned by investors, not residents, we lose our volunteer base that we rely on for many services. STVRs also take properties out of a rental pool for residents, which results in people not able to find a place to live. re#17 a survey is just one tool available to the LTC
We need more long-term rentals to diversify our community, and STVRs take away some of these. Our community becomes diminished with STVRs, not strengthened.
Issues with water usage
We all are on wells and septic, or catch rainwater - I do know that visitors to our island are not nearly as careful as residents about water usage, and what happens on our neighbour's property does directly affect us, in terms of water usage, and waste disposal (which is not always done in any way near to a legal and safe fashion).
Water Catchment needs to be discussed
STVR regulation is a "solution looking for a problem" that strips property owners of rights.
Unlawful STVR conditions
STVRs on South Pender have been in unpermitted buildings, with unpermitted waste systems flowing into water systems of neighbours, and the STVR's own wells. These are ultimately deferred expenses of the STVR owners, and these expenses will come due one day. Unpermitted waste systems are potentially very costly in terms of health and liability for any jurisdiction, Island Health, and the STVR owners. STVRs should not be allowed.
Data on statistics regarding possible deleterious effects of STVRs, before and after changes in laws. We can't compare what we haven't measured. e.g. policing duties, water levels in wells. fire call-outs, emergency preparations.

Other
STVRs should not be allowed as Islands Trust does not have jurisdiction over needed related aspects, including water, septic, traffic, and noise.
STVR limits are not going to increase full time rentals on South Pender, because of the value of property and homes and intermittent use by owners.
I understand the concern, but with no hard data saying there is an issue, no mandate putting in an interim stop to STVRs concerns me. It is a very very dangerous precedent that could be used
Want the quiet stable rural character of south pender to be maintained . No partiers to increase noise pollution and upset eco balance and permanent residents.
Statistics for past use problems or difficulties would be helpful -as would other islands' experiences (e.g. policing, fire protection, water problems etc.)
How the I.T can better engage to ensure owners and neighbours knew about the bylaws and enforcement options already in place

17. Is a survey and effective way of capturing the opinions of South Pender Island property owners on the issues that effect them?

Answer Choice	Online Survey	Paper Survey
Yes	81.5%	85%
No	18.5%	15%

Results of 2020 South Pender STVR Survey – Paper Survey

Below is the summary of results of the paper mail out survey.

Following discussions at the community meeting February 15th regarding the potential for the online survey to be filled in by people who were not property owners on South Pender and the potential for it to be filled in multiple times by a single person, an LTC resolution directing staff to mail a survey to the registered property owners was passed. The paper survey was sent on February 21st using addresses provided by BC Assessment. The deadline for both surveys was March 31st, 2020. Total participation in the survey was 102.

The results below will be used to inform the development of options for SP STVR policy.

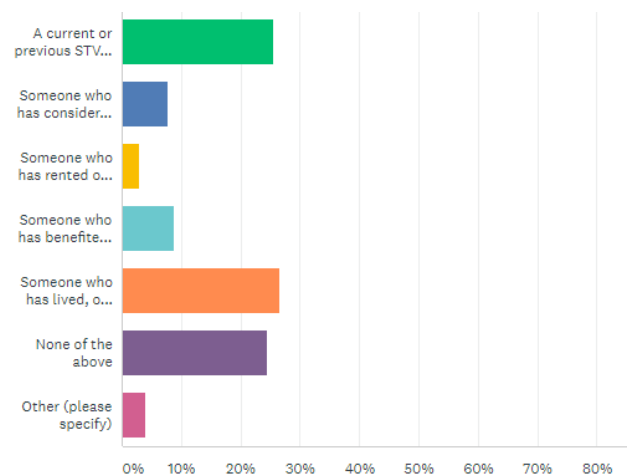
1. I am:

Answer Choices	Paper Survey
Permanent resident property owner on SP	70%
Property Owner on SP but not a permanent resident	30%

2. I am:

Answer Choice	Paper Survey
A current or previous STVR operator on SP	26%
Someone who has considered operating an STVR on SP	8%
Someone who has rented or has been interested in renting an STVR on SP	3%
Someone who has benefited from the existence of STVRs on SP	9%
Someone who has lived, or continues to live close to an STVR operating on SP	27%
None of the above	25%
Other	4%*

*Answers provided not relevant to question



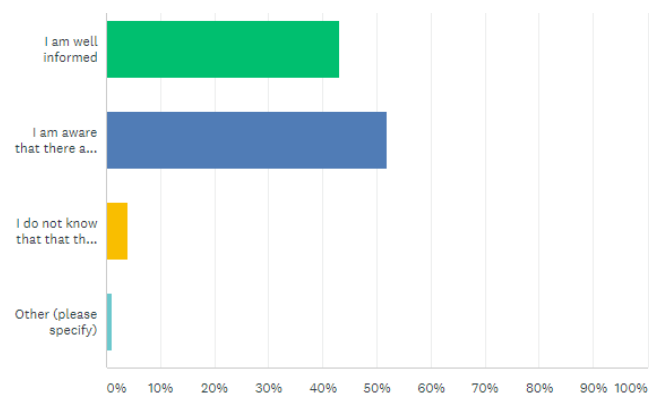
3. Do you operate an STVR that is not listed on the Pender Island Chamber of Commerce website, AirBnB or VRBO/HomeAway?

Answer Choice	Paper Survey
Yes	2

4. Are you familiar with the bylaws and policies permitting STVR business on South Pender?

Answer Choices	Paper Survey
I am well informed	44%
I am aware that there are STVR bylaws and policies but I am not familiar with them	53%
I do not know that there are bylaws and policies regulating STVRs	4%
Other*	1%

*Aware of the bylaws and policies, could be more informed

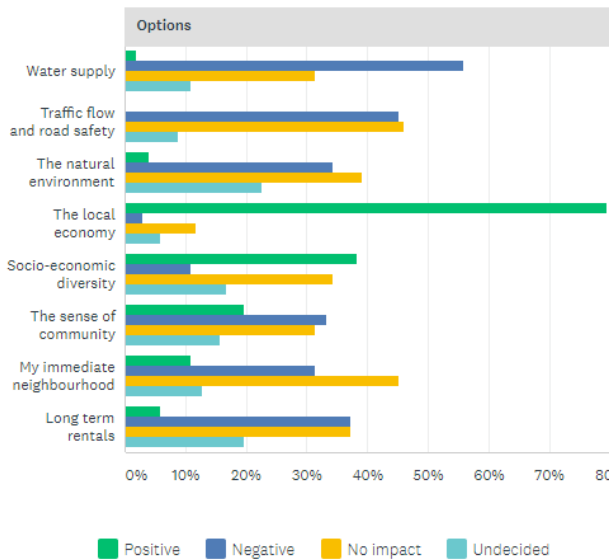


5. Have you attended one of the Short Term Vacation Rental Meetings on South Pender?

Answer Choices	Paper Survey
Yes	38%
No	62%

6. STVRs have and impact on:

Options	Positive	Negative	Neutral	Undecided
Water Supply	2%	57%	32%	11%
Traffic flow and road safety	0%	46%	47%	9%
The natural environment	4%	34%	39%	23%
The local economy	79%	3%	12%	6%
Socio-economic diversity	38%	11%	34%	17%
The sense of community	20%	33%	31%	16%
My immediate neighbourhood	11%	32%	45%	13%
Long term rentals	6%	37%	37%	20%

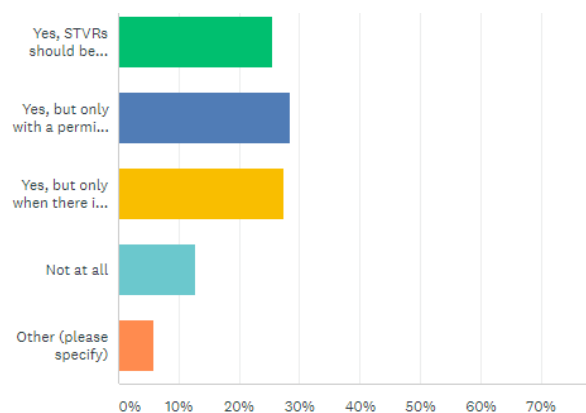


Summary of Comments:

- Negative impacts identified in comments included concerns related to: noise, fire protection, safety, environmental protection and awareness, water capacity, visitors driving higher than posted speed limits.
- Positive impacts identified included: supporting tourism economy, providing the ability for lower income people to live on the island when they can rent their dwelling part of the time, former STVR guest have become members of the community.
- A number of people identified that they would not rent out their property long-term because they use their home for a portion of the year.
- One property owner identified that long term rentals have not provided the necessary revenue to maintain the house and surrounding property.

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

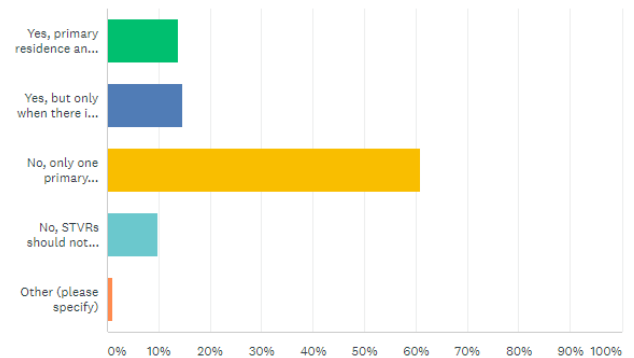
Answer Choices	Paper Survey
Yes, STVRs should be allowed in primary dwellings with as few regulations as possible	25%
Yes, but only with a permit that identifies conditions that need to be adhered to	29%
Yes, but only when there is a full-time resident living on the property (e.g. living in the cottage)	13%
Not at all	13%
Other*	6%



*responses identify an interest in some kind of conditions/regulations for STVRs

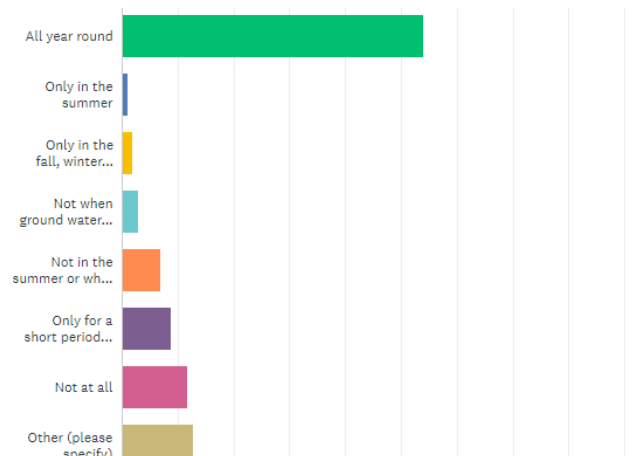
8. Do you support more than one STVR operating on a single property at the same time?

Answer Choice	Paper Survey
Yes, primary residence and cottage with no restrictions	14%
Yes, but only when there is someone living on the property	15%
No, only one primary dwelling or one cottage when there is someone living on the property	61%
No, STVRs should not operate	10%



9. STVRs should be permitted to operate in primary residences:

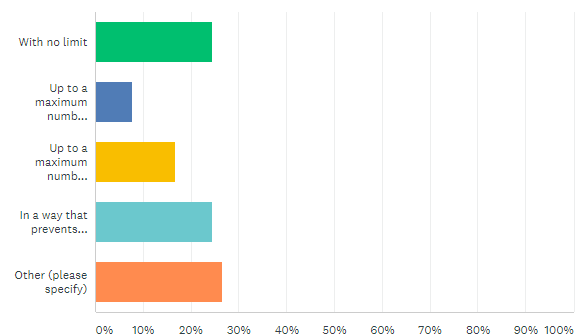
	Answer Choice	Paper Survey
	All year round	55%
	Only in the summer	1%
	Only in the fall, winter, spring	2%
	Not when ground water is most impacted (most impact Sept-Dec)	3%
	Not in the summer or when ground water would be most impacted	7%
	Only for a short period of time when the full time resident is on holiday	9%
	Not at all	12%
	Other*	13%



*Other comment included the following: Not at all, except existing prior to 117 all year round, in limited numbers, all year round, subject to conditions. Some concerns related to water availability were raised.

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

Answer Choice		Paper Survey
	With no limit	25%
	Up to a maximum number on the island	8%
	Up to a maximum in each neighbourhood	17%
	In a way that prevents property owners from being surrounded by STVRs	25%
	Other*	27%



*Other comments included suggestions on the kinds of limits to put in place. They also included statement ranging from no STVRs should be permitted to waiting until there is a problem before imposing a limit as well as interest in understanding the impact of weekenders.

11. If you think there should be a maximum limit of STVRs on the island what would that limit be (as a percentage of total properties on the island)?

30%, 50%, 3%, 10%, 10%, 5-10%, 10%, 10%, 30-35%, 30%, 5%, 57%, 10%, 5%, 10%, 20%, 30%, 10%, 5-10%, 5%, 5%, 10%, 10%, 15%, 10%, 40%, 10%, 10%, 10%, 20-25%, 10%, 10%, 10%

Other responses included those which suggested:

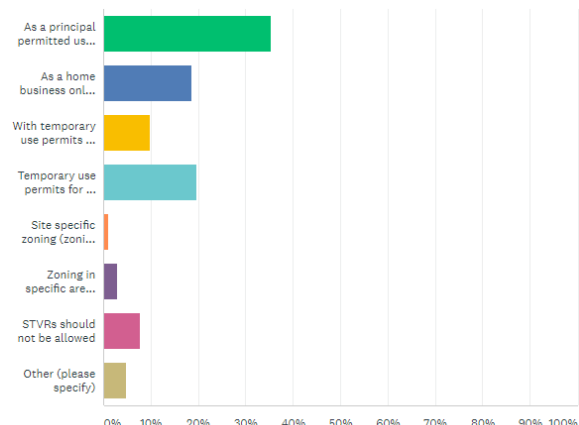
- only STVRs exiting prior to Bylaw 117 be able to continue
- that there aren't enough STVRs on SP to address demand
- SP learn from the experiences of other Islands
- the number allowed should depend on whether or not someone lives on the property
- there should be no limit on the number allowed when someone is living on the property

12. Are there areas on the island where STVRs should not be permitted?

Response *Online Survey **Paper Survey
No (23)
All areas (7)
Castle Road (2)
Not on smaller properties (4)
Not close to other homes (6)
Water/Habitat concerns (7)
Not in areas with higher population density

13. STVRs should be allowed:

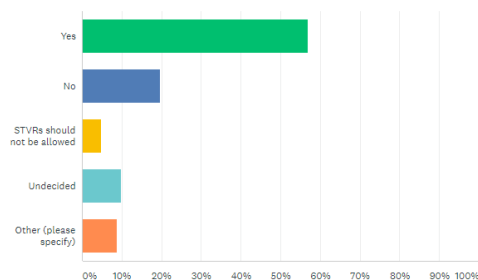
Answer Choices		Paper Survey
	As a principal permitted use and as a home business (same as before Bylaw 117)	35%
	As a home business only – cottage and B&B (current)	19%
	With TUP for principal dwelling and as home business (B&B and cottages)	10%
	TUPs for all STVRs	20%
	Site specific zoning (zoning individual properties for STVR use)	1%
	Zoning in specific areas (concentrating STVR operation in specific areas)	3%
	STVRs should not be allowed	8%
	Other (please specify)*	5%



*Other comments included those suggesting: things should stay the same as before Bylaw 117, only those operating before bylaw 117, more longterm housing, TUP for B&Bs and cottages.

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

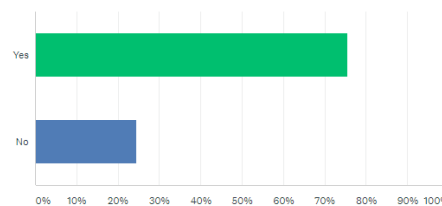
Answer Choices		Paper Survey
	Yes	57%
	No	20%
	STVRs should not be allowed	5%
	Undecided	10%
	Other*	9%



Other: Responses suggested the number of guest be limited by the number of bedrooms, the size of the property, the size of each room.

15. Do you feel it is important to track the number of properties operating STVRs on South Pender?

Answer Choice		Paper Survey
	Yes	77%
	No	25%



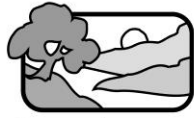
16. Is there anything not covered by this survey that you would like to share about STVRs on South Pender Island?

Responses fell into the following categories:

- **Positive Impacts:** visitors bring revenue, only way to maintain property handed down for generations until full time residency is possible, mitigation of costs of owning property, allows owners to travel to other places, provide accommodation for families, important source of income, bring families to the island
- **Negative Impacts:** STVRs attract individuals that lack respect for the quiet rural nature of the island, concerns regarding dogs, fire, noise, water pollution, some STVRs exist in unlawful buildings.
- **Need for long-term housing:** short term renters do not invest time into the community like long-term renters, need long-term renters to diversify community
- **Need for regulation:** neighbours need to be informed, strict rules related to fire, water and noise, periodic review of rules (every 3-5 years), ability to complain and have permits cancelled, create a tourist information guide,
- **Need for more data:** impact of weekenders

17. Is a survey and effective way of capturing the opinions of South Pender Island property owners on the issues that effect them?

Answer Choice	Paper Survey
Yes	85%
No	15%



DATE OF MEETING: May 1, 2020
TO: South Pender Island Local Trust Committee
FROM: Narissa Chadwick, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: South Pender Island Alternative Housing Project

RECOMMENDATION

1. That the South Pender Island Local Trust Committee endorse the South Pender Island Alternative Housing Project Charter.

REPORT SUMMARY

The purpose of this report is to present the project charter for the South Pender Island Alternative Housing Project to the SP LTC for endorsement.

BACKGROUND

At the January 31, 2020 LTC meeting a discussion was held concerning the “RVs as Residences” item on the projects list and the following resolution was adopted:

SP-2020-003

It was Moved and Seconded,

that item 4. *RVs as Residences* in the Projects Report be moved to the Top Priorities Report; and that the title *RVs as Residences* be changed to *Alternative Housing*.

Following the meeting staff received information on the topic independently from Trustees Wright and Thorn. It was identified that while recreational vehicles (RVs) are permitted on South Pender Island as a temporary dwelling prior to the construction of permanent dwelling under a number of conditions, there are instances, including housing farm workers, where RVs being used do not adhere to bylaws. Enforcing bylaws would leave no other options for those living in RVs.

ANALYSIS

There are a variety of issues associated with the use of RVs as dwellings, compatibility with other regulations, and servicing standards; however, there is the potential to increase housing options through the use of pre-fabricated or other alternative types of accommodation. If the LTC wishes to proceed with the project the first step should be to direct staff to undertake a review of existing policies and regulations and provide a report outlining issues and options. The attached project charter outlines a process for staff to provide a report at the next regular meeting, with the LTC to provide some direction, and for community consultation in the fall, followed by the formal bylaw amendment process in the fall in the early new year if amendments are warranted.

Rationale for Recommendation

Effectively addressing the issue of alternative housing on South Pender Island will require an analysis on the problems, existing policies and potential options.

ALTERNATIVES

1. Amend the Project Charter

The LTC may request that the project charter be amended. If selecting this alternative, the LTC should describe how they would like to amend the project charter. Recommended wording for the resolution is as follows:

That the project charter be amended as follows.....

2. Take Alternative Housing off the Top Priority List and Proceed No Further

The LTC may decide not to move ahead with this project.

That Alternative Housing be taken off the priority projects list and the project proceed no further.

NEXT STEPS

Begin research and development of a background report to help facilitate a discussion of options.

Submitted By:	Narissa Chadwick, Island Planner	April 22, 2020
Concurrence:	Robert Kojima, Regional Planning Manager	April 22, 2020

ATTACHMENTS

1. Project Charter

South Pender Island Alternative Housing Project - Charter v1

South Pender Island LTC

Date: May 1/ 2020

Purpose: To address issues associated with the use of Recreational Vehicles as housing on South Pender Island.

Background: While recreational vehicles (RVs) are permitted on South Pender Island as a temporary dwelling prior to the construction of a permanent dwelling under a number of conditions, there are instances, including housing farm workers, where RVs being used do not adhere to bylaws. Enforcing bylaws would leave no other options for those living in RVs.

Objectives

To engage in an analysis of issues related to the use of RVs as housing on South Pender Island and identify options to address these issues.

In Scope

- Review of existing bylaws
- Analysis of issues associated with use of RVs
- Identify enforcement issues
- Identify policy and regulatory options
- Undertake legislative process to amend bylaws if required

Out of Scope

- Unrelated OCP or LUB amendments
- Other housing/zoning related regulations and policies

Workplan Overview

Deliverable/Milestone	Date
Project Initiation	May 1, 2020
Research and Review	May- August 2020
Report to SP LTC for discussion	September 2020
Community Information Meeting	October 2020
Draft bylaws for LTC Review	November 2020
Bylaw referrals	Nov 2020
Bylaw Amendment First Reading	Jan 2021
Public Hearing, further readings	Spring 2021
Bylaw Amendment process complete	2021

Project Team

To Be determined	Project Manager
Maple Hung	Planning Assistant
Robert Kojima	Regional Planning Manager

Budget

Budget Sources:

Fiscal	Item	Cost
2020-21	Community Information Meeting	\$500
2020-21	Public Hearing	\$1500
2020-21	Contingency	\$500
	Total	\$2500

From: Steve Wright <stwright@islandstrust.bc.ca>
Sent: Friday, May 22, 2020 12:18 PM
To: Robert Kojima <rkojima@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>
Cc: Cameron Thorn <cthorn@islandstrust.bc.ca>; Laura Patrick <lpatrik@islandstrust.bc.ca>
Subject: Agenda item for June 4 meeting

I'd like to add this motion to the agenda for discussion.

THAT South Pender Island Local Trust Committee directs bylaw enforcement officers to commence bylaw investigations and enforcement without written complaint if bylaw violations related to disposal or storage of waste or recyclable materials or storage of vehicles or vehicle parts are observed by the bylaw enforcement officer while doing inspections for other issues or if it is reliably reported to the officer that such activity may be taking place.

Thanks
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