

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:

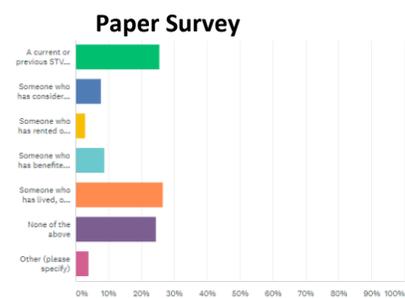
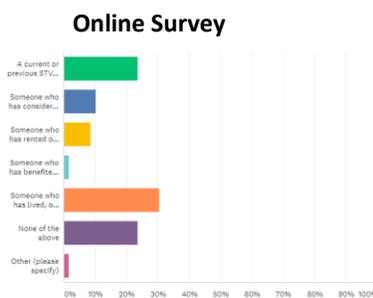
Answer Choices	Online Survey	Paper Survey
Permanent resident property owner on SP	53%	70%
Property Owner on SP but not a permanent resident	47%	30%

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



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

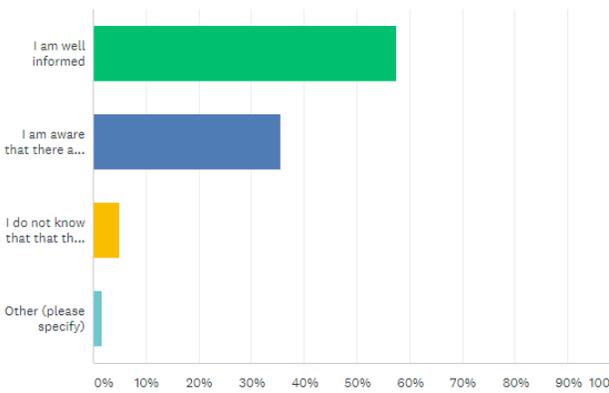
Answer Choice	Online Survey	Paper Survey
Yes	4	2

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

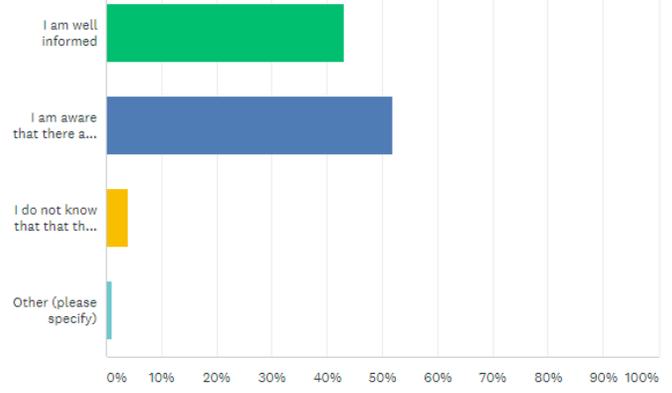
Answer Choices	Online Survey	Paper Survey
I am well informed	60%	44%
I am aware that there are STVR bylaws and policies but I am not familiar with them	33%	53%
I do not know that there are bylaws and policies regulating STVRs	5%	4%
Other*	2%	1%

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

Online Survey



Paper Survey

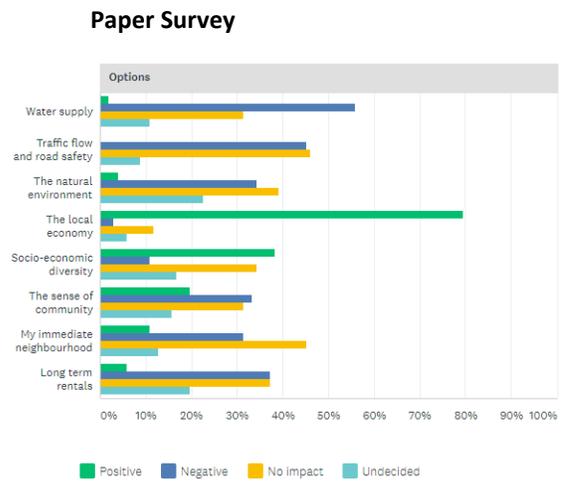
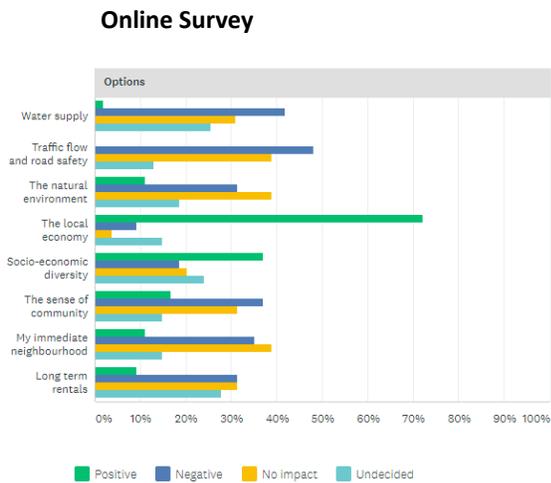


5. Have you attended one of the Short Term Vacation Rental Meetings on South Pender?

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%



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

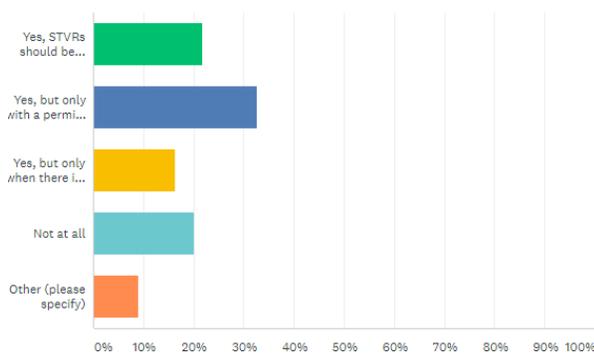
<p>*South Pender has always had a drier climate than North and has therefore more concerns with water supply. Within neighbourhoods properties can vary tremendously as to the output of wells. Well drillers are required to provide groundwater well logs to the provincial government when a well is drilled. 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.</p>
<p>*users are generally unaware/ lack care with water use</p>
<p>**The water supply issue on Pender and South Pender could be addressed by water catchment during the wet seasons.</p>
<p>Traffic</p>
<p>*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.</p>
<p>Tourism</p>
<p>*Respecting others around you and an understanding of what attracts visitors to the island could be incorporated into STVR house rules</p>
<p>Long-term rentals</p>
<p>** We have found that long term rentals have not provided the necessary revenue to maintain a house and its surrounding property.</p>
<p>*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.</p>
<p>**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.</p>
<p>** 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.</p>
<p>Positive Impact</p>
<p>**STVRs have a positive influence on tourism</p>
<p>**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</p>
<p>Other/General</p>
<p>**Impacts are not consistently negative, but are on occasion and at some times of the year</p>
<p>**Impacts dependent on the attitude of renters</p>
<p>**Neighbour relations, STVR owners appear to put themselves, and their business interests above community, neighbours and the rural nature of South Pender</p>

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

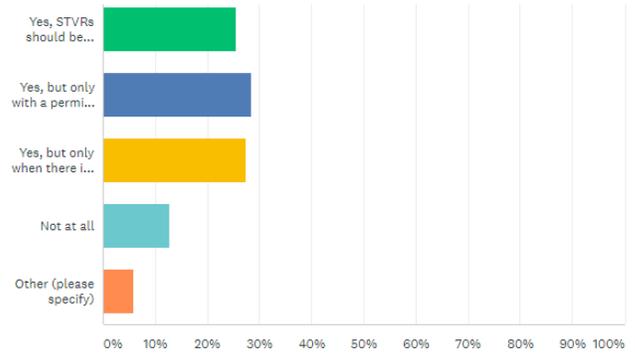
Answer Choices	Online Survey	Paper Survey
Yes, STVRs should be allowed in primary dwellings with as few regulations as possible	22%	25%
Yes, but only with a permit that identifies conditions that need to be adhered to	33%	29%
Yes, but only when there is a full-time resident living on the property (e.g. 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



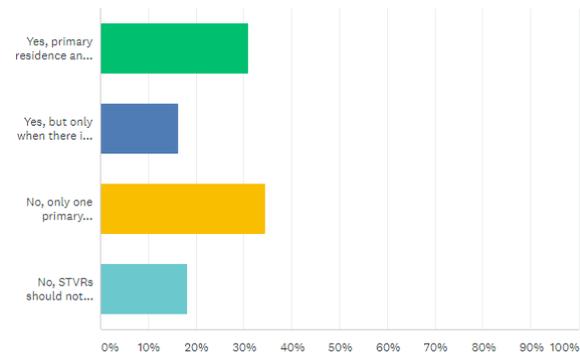
Paper Survey



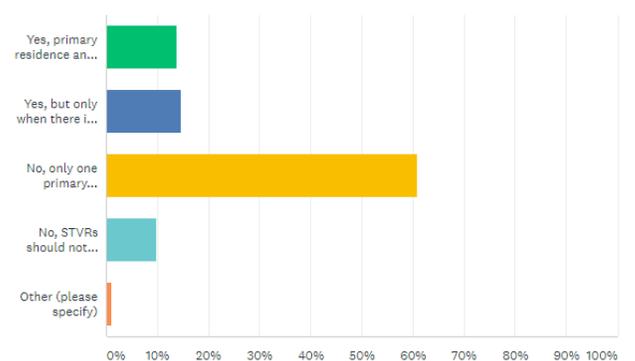
8. Do you support more than one STVR operating on a single property at the same time?

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

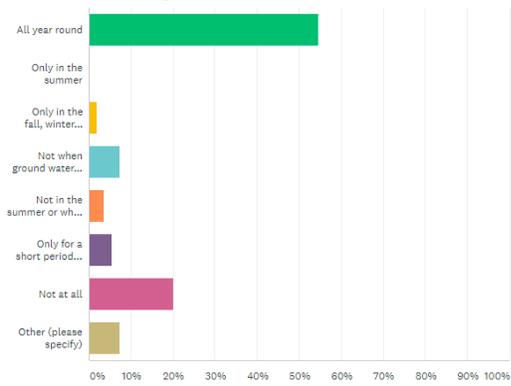


9. STVRs should be permitted to operate in primary residences:

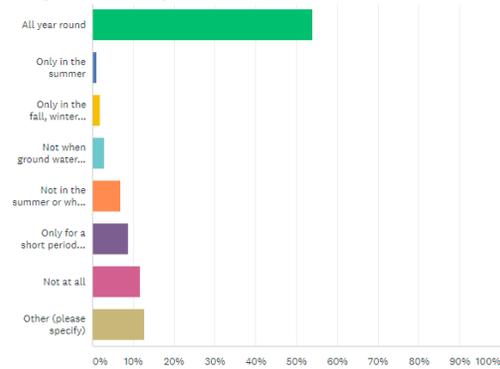
	Answer Choice	Online Survey	Paper Survey
	All year round	55%	55%
	Only in the summer		1%
	Only in the fall, winter, spring	2%	2%
	Not when ground water is most impacted (most impact Sept-Dec)	7%	3%
	Not in the summer or when ground water would be most impacted	4%	7%
	Only for a short period of time when 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 ere raised.

Online Survey

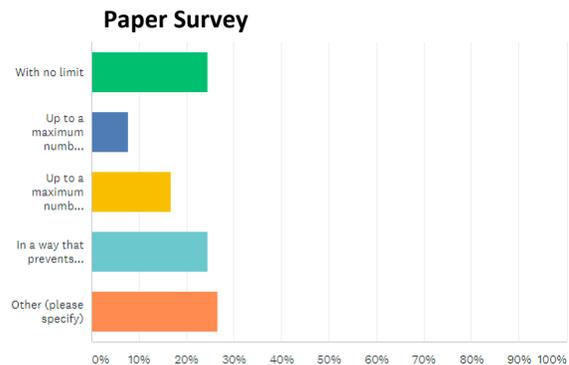
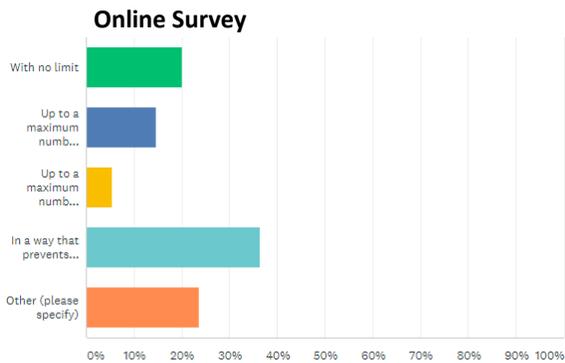


Paper Survey



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 weekends
**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

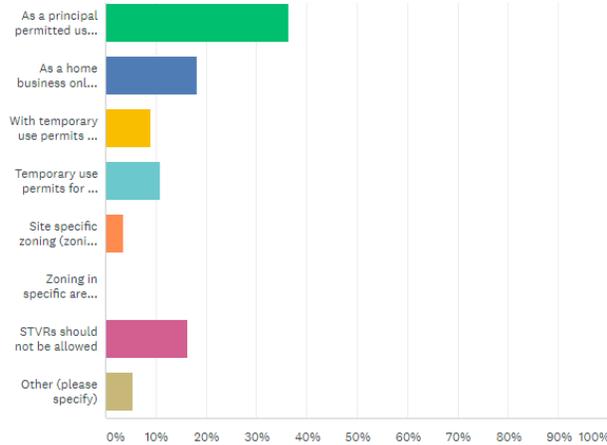
12. Are there areas on the island where STVRs should not be permitted?

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.

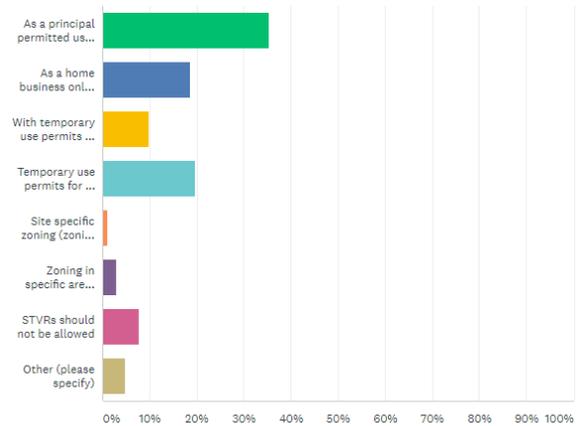
13. STVRs should be allowed:

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

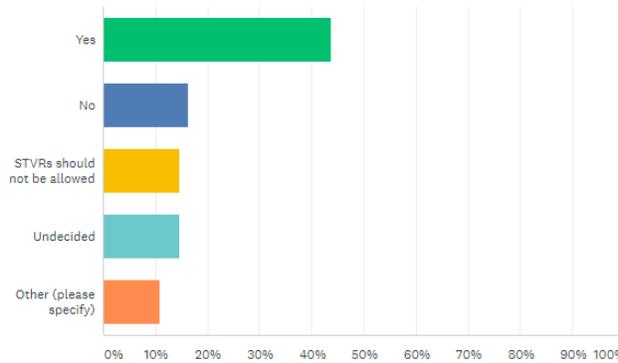


Responses for "Other"
Same as prior to Bylaw 117
Same as before but add registration of STVRs, reporting on how many rentals for how many people, and then surveys to study impact.
Only those operating pre Bylaw 117
STVRs should not be allowed except those existing pre-117
Regulation needed
I believe 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

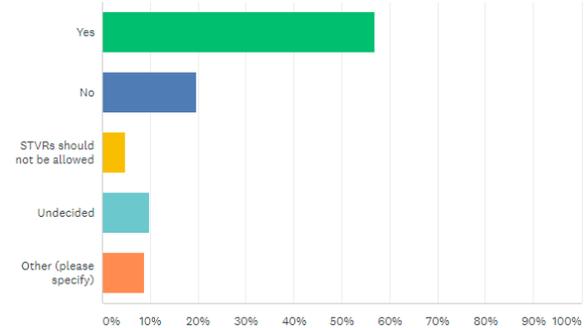
14. Where STVRs are allowed, should the number of bedrooms or guests be limited?

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

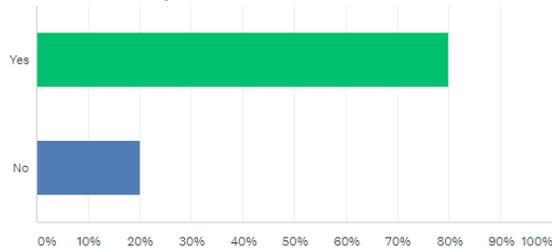


Responses for "Other"
Based on size of house/property
of guests should be limited by the number of bedrooms (2 guests per BR, plus 2 if there is a pull out couch)
*Number of guests should be appropriate for the property size, case by case basis
*We already limit house and cottage size this should be 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.

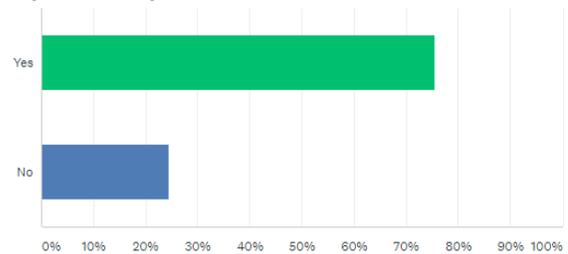
15. Do you feel it is important to track the number of properties operating STVRs on South Pender?

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.

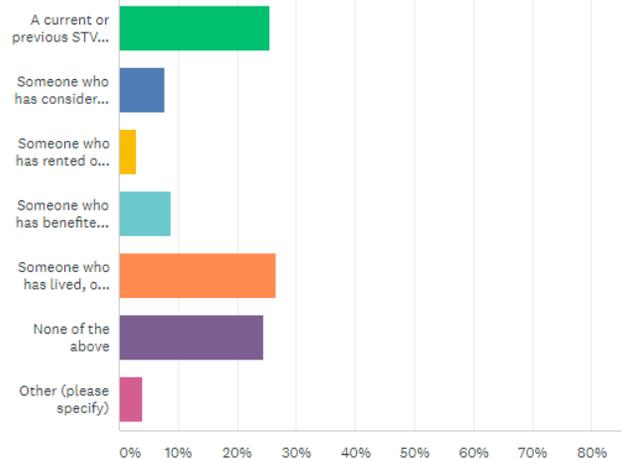
The results below will be used to inform the development of options for SP STVR policy.

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%*



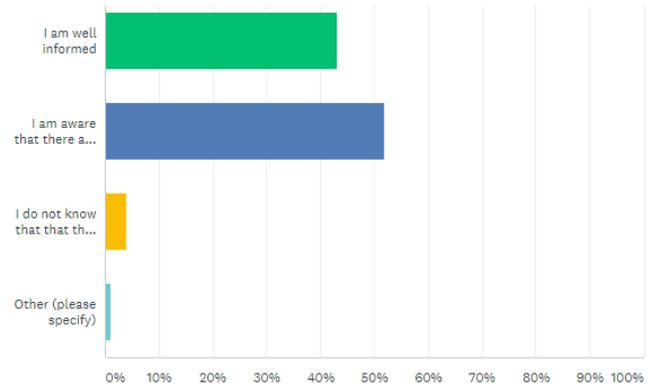
*Answers provided not relevant to question

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%



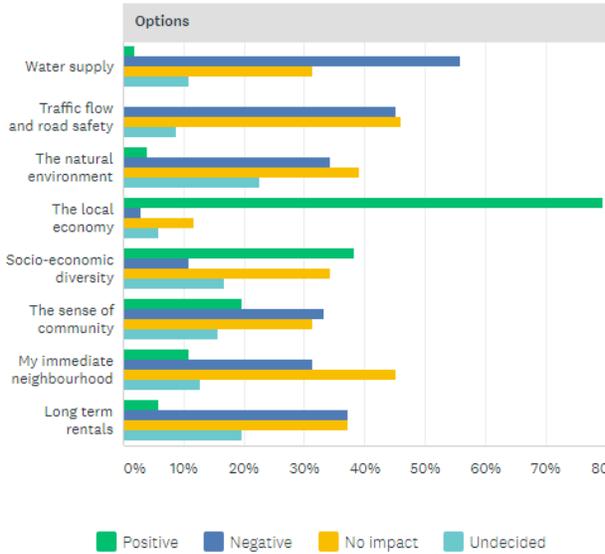
*Aware of the bylaws and policies, could be more informed

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%

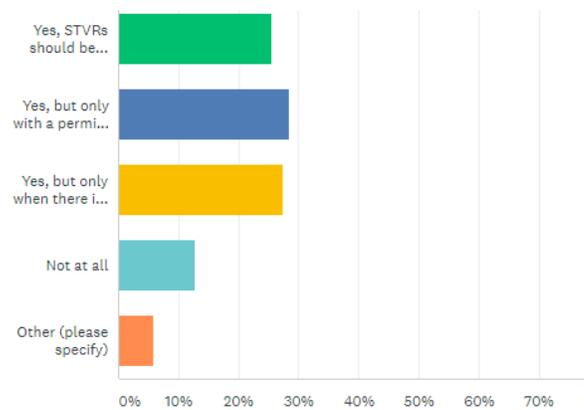


Summary of Comments:

- 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?

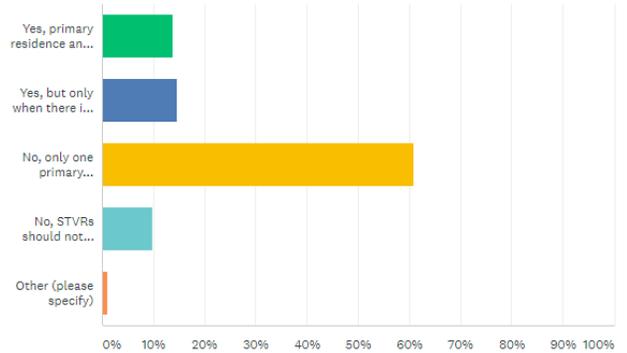
Answer Choices	Paper Survey
Yes, STVRs should be allowed in primary dwellings with as few regulations as possible	25%
Yes, but only with a permit that identifies conditions that need to be adhered to	29%
Yes, but only when there is a full-time resident living on the property (e.g. living in the cottage)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



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

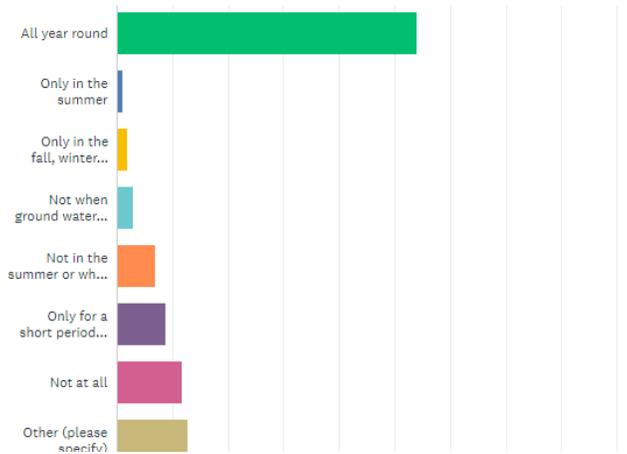
8. Do you support more than one STVR operating on a single property at the same time?

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:

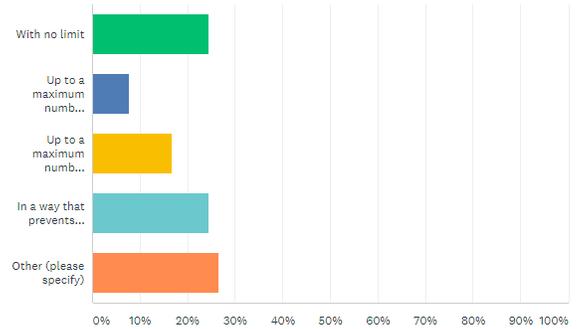
Answer Choice	Paper Survey
All year round	55%
Only in the summer	1%
Only in the fall, winter, spring	2%
Not when ground water is most impacted (most impact Sept-Dec)	3%
Not in the summer or when ground water would be most impacted	7%
Only for a short period of time when the full time resident is on holiday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

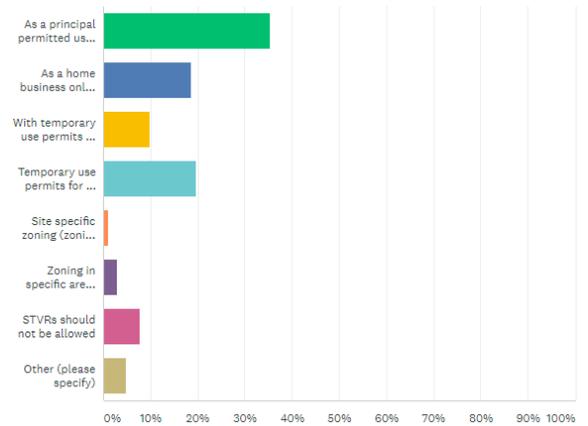
- only STVRs exiting prior to Bylaw 117 be able to continue
- that there aren't enough STVRs on SP to address demand
- SP learn from the experiences of other Islands
- the number allowed should depend on whether or not someone lives on the property
- there should be no limit on the number allowed when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

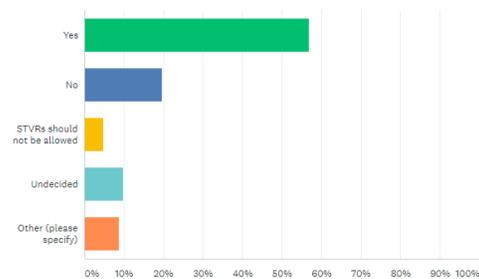
Answer Choices		Paper Survey
	As a principal permitted use and as a home business (same as before Bylaw 117)	35%
	As a home business only – cottage and B&B (current)	19%
	With TUP for principal dwelling and as home business (B&B and cottages)	10%
	TUPs for all STVRs	20%
	Site specific zoning (zoning 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?

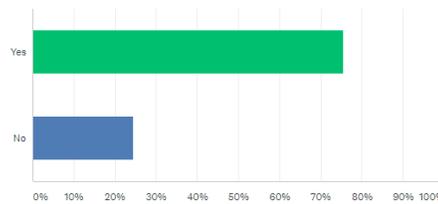
Answer Choices		Paper Survey
	Yes	57%
	No	20%
	STVRs should not be allowed	5%
	Undecided	10%
	Other*	9%



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%