

#1 - Vacation Rentals (General Public)

SURVEY RESPONSE REPORT

11 January 2023 - 28 February 2023

PROJECT NAME:

Vacation Rental Review

FILTER BY:

In which electoral area are you a resident or property owner?

Answered : G

Vacation Rental Survey Results
Electoral Area "G" (Rural Keremeos, Olalla, Hedley)
January 11, 2023 - February 15, 2023

REGISTRATION QUESTIONS

Q1 | Which RDOS community do you live in?

Screen Name Redacted

Hedley

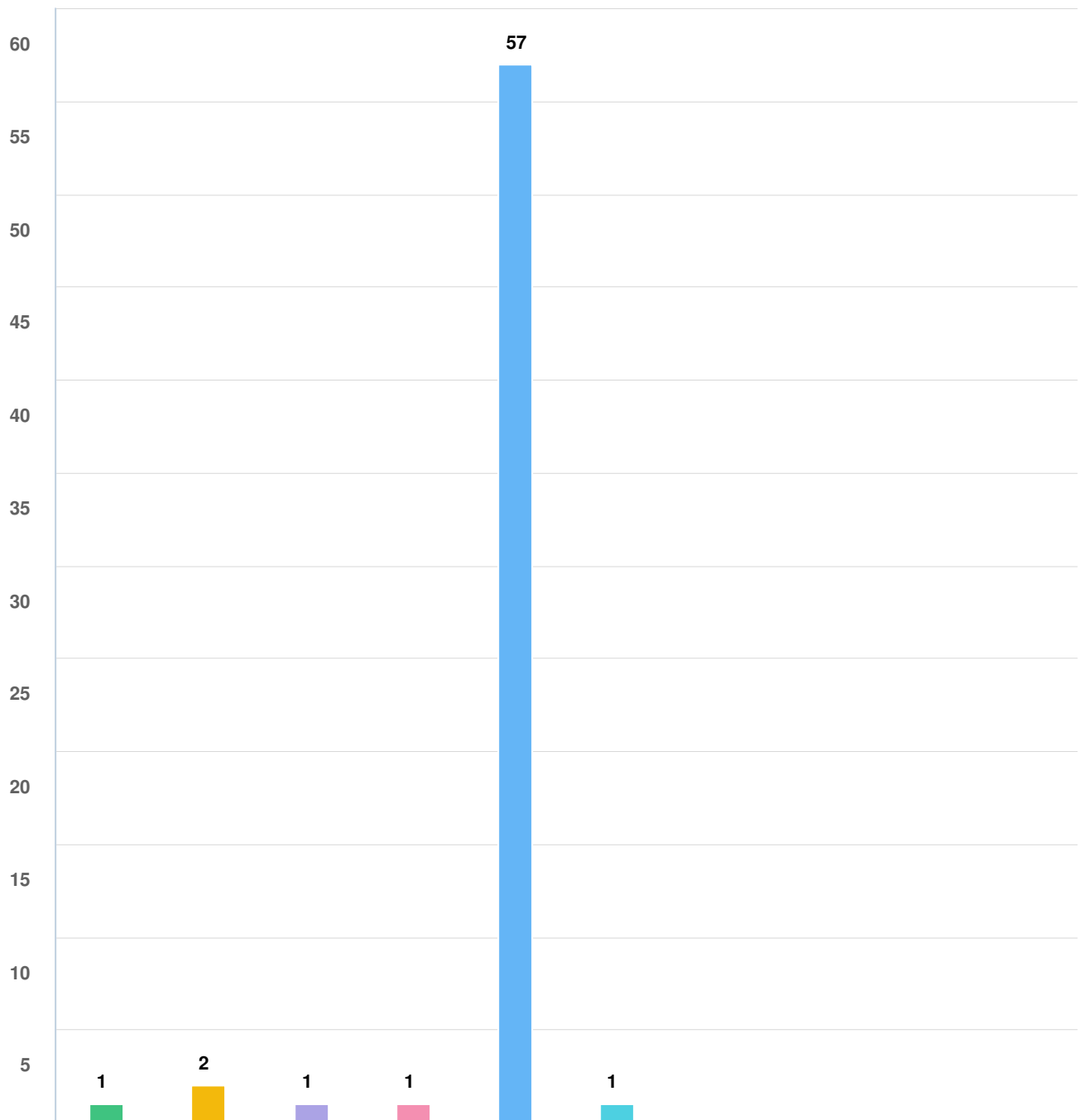
10/09/2020 08:17 AM

Mandatory Question (1 response(s))

Question type: Single Line Question

SURVEY QUESTIONS

Q1 In which electoral area are you a resident or property owner?



Question options

- "A" (Rural Osoyoos) ● "B" (Cawston, Lower Similkameen) ● "C" (Rural Oliver, Gallagher Lake)
- "D" (Skaha East, Okanagan Falls) ● "G" (Rural Keremeos, Hedley, Olalla) ● "I" (Skaha West, Kaleden, Apex)
- "E" (Naramata) ● "F" (Greater West Bench, Okanagan Lake West, Rural Summerland)
- "H" (Rural Princeton, Tulameen, Coalmont, Eastgate, Missezula Lake) ● Other (please specify)

Mandatory Question (57 response(s))

Question type: Checkbox Question

Filtering by: In which electoral area are you a resident or property owner? G

Q2 | If you live in a specific neighbourhood, please name it below (e.g. Naramata, Kaleden, Heritage Hills).

Screen Name Redacted

1/12/2023 09:45 PM

Starvation flats

Screen Name Redacted

1/18/2023 06:36 PM

Hedley

Screen Name Redacted

1/21/2023 04:38 PM

Twin lakes

Screen Name Redacted

1/25/2023 01:43 PM

Village of Keremeos

Screen Name Redacted

1/30/2023 08:41 AM

Olalla

Screen Name Redacted

1/31/2023 10:15 AM

Keremeos

Screen Name Redacted

1/31/2023 12:00 PM

Keremeos

Screen Name Redacted

1/31/2023 12:43 PM

Rural Keremeos and Keremeos

Screen Name Redacted

1/31/2023 04:40 PM

Rural Keremeos

Screen Name Redacted

1/31/2023 06:35 PM

Olalla

Screen Name Redacted

2/01/2023 11:38 AM

Keremeos

Screen Name Redacted

2/01/2023 11:33 AM

Apex

Screen Name Redacted

Upper Bench

2/01/2023 11:38 AM

Screen Name Redacted Keremeos

2/01/2023 11:40 AM

Screen Name Redacted Pin Cushion

2/01/2023 11:58 AM

Screen Name Redacted Olalla

2/01/2023 12:04 PM

Screen Name Redacted Olalla

2/01/2023 12:15 PM

Screen Name Redacted Keremeos

2/01/2023 12:17 PM

Screen Name Redacted Olalla

2/01/2023 12:46 PM

Screen Name Redacted Olalla

2/01/2023 12:52 PM

Screen Name Redacted Hedley

2/01/2023 05:39 PM

Screen Name Redacted Keremeos

2/01/2023 10:38 PM

Screen Name Redacted Olalla

2/02/2023 12:02 PM

Screen Name Redacted Keremeos/Olalla

2/02/2023 01:56 PM

Screen Name Redacted Hedley

2/08/2023 10:43 AM

Screen Name Redacted Hedley

2/08/2023 02:32 PM

Screen Name Redacted Kaleden

2/12/2023 02:29 PM

Screen Name Redacted Twin Lakes

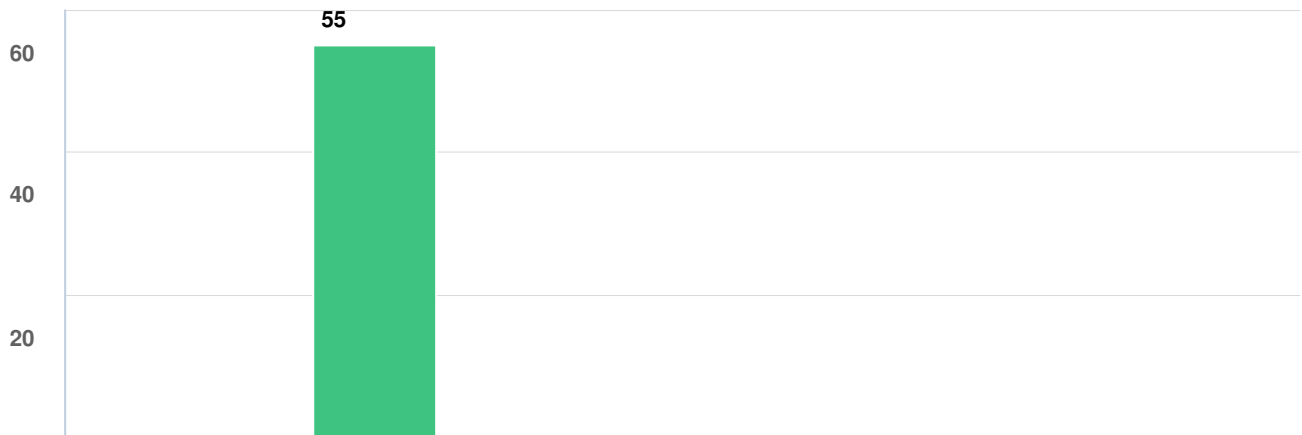
2/15/2023 12:46 PM

Optional question (28 response(s), 29 skipped)

Question type: Single Line Question

Filtering by: In which electoral area are you a resident or property owner? G

Q3 Do you have, or have you had in the past, a Temporary Use Permit (TUP) to operate a vacation rental?



Question options

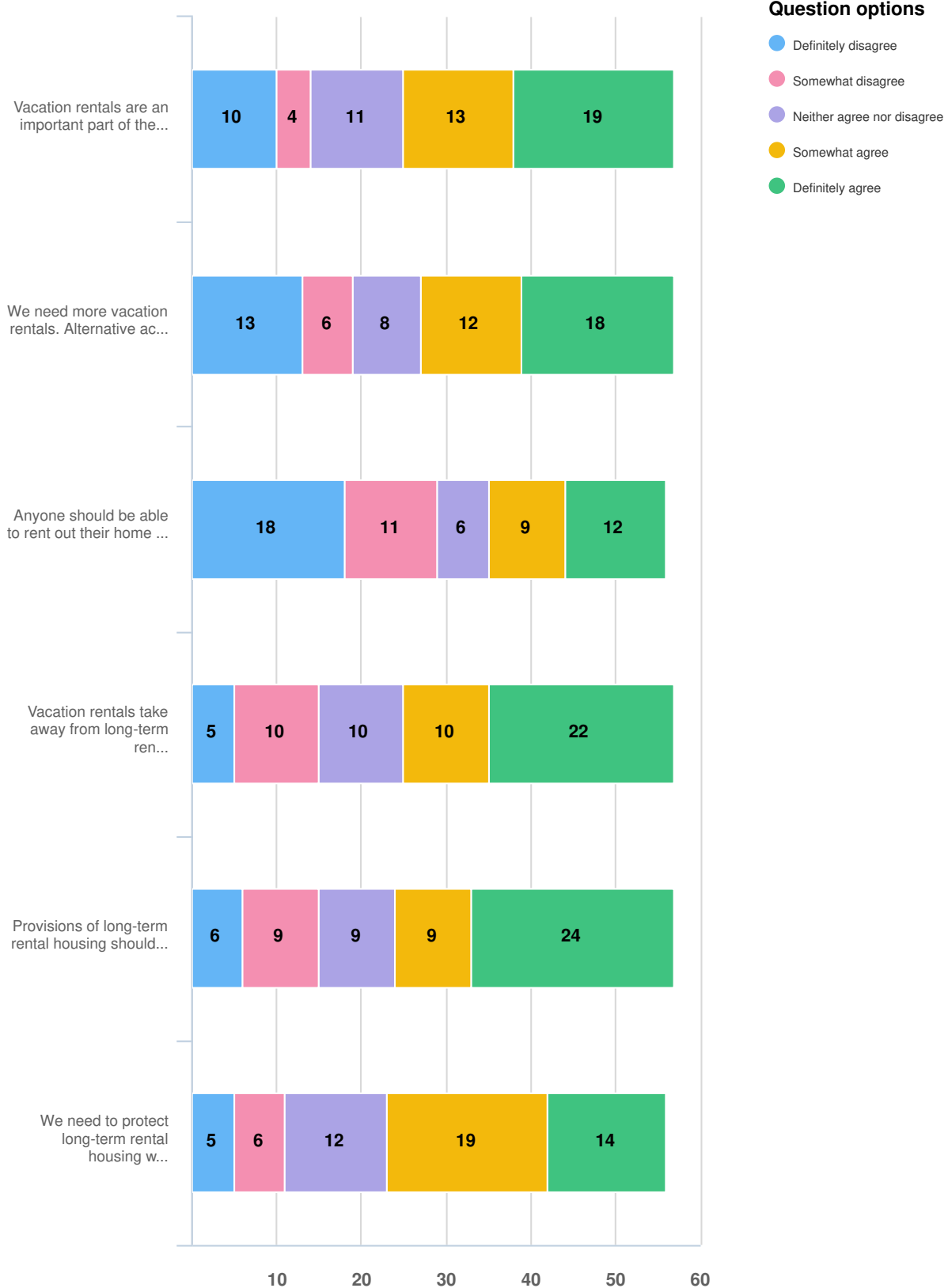
- No (please continue with this survey)
- Yes (please go to Survey #2 of the Regional Connections page or contact the RDOS to receive a paper copy of the survey)

Optional question (55 response(s), 2 skipped)

Question type: Checkbox Question

Filtering by: In which electoral area are you a resident or property owner? G

Q4 To help the Regional District understand your perspective on vacation rentals, please indicate your level of agreement with...

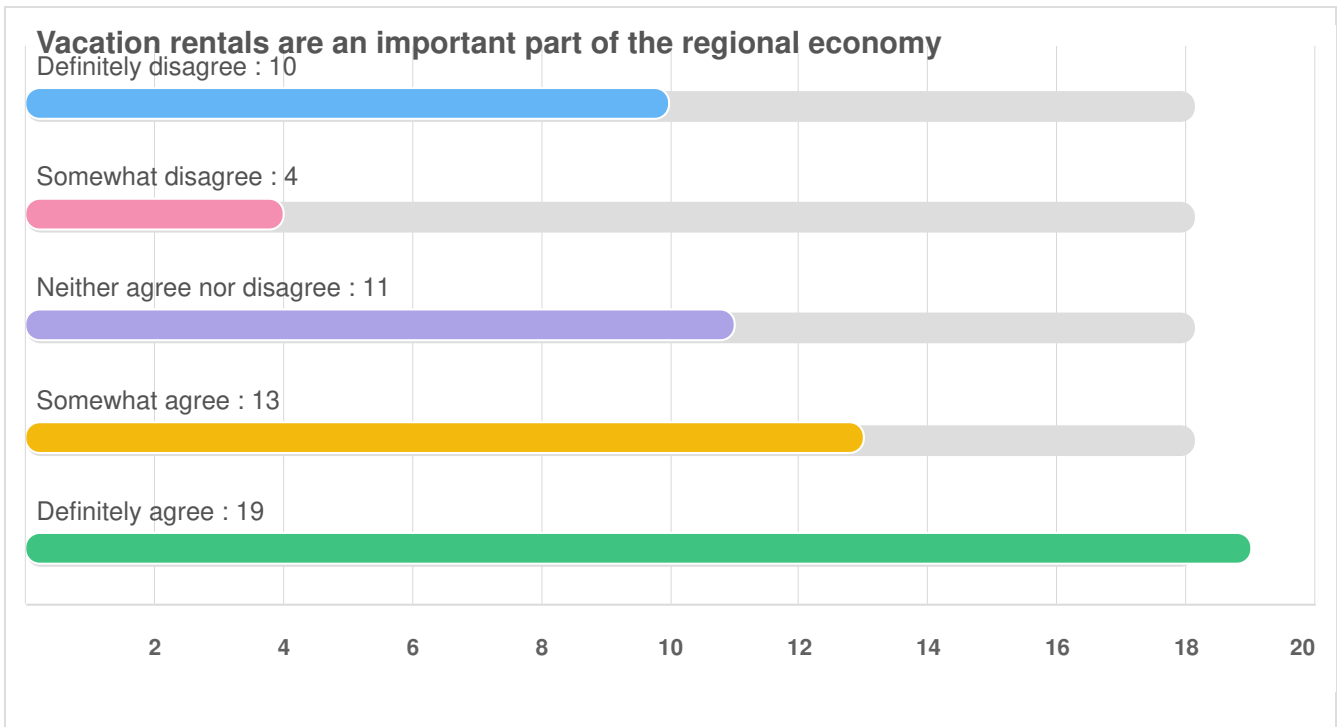


Optional question (57 response(s), 0 skipped)

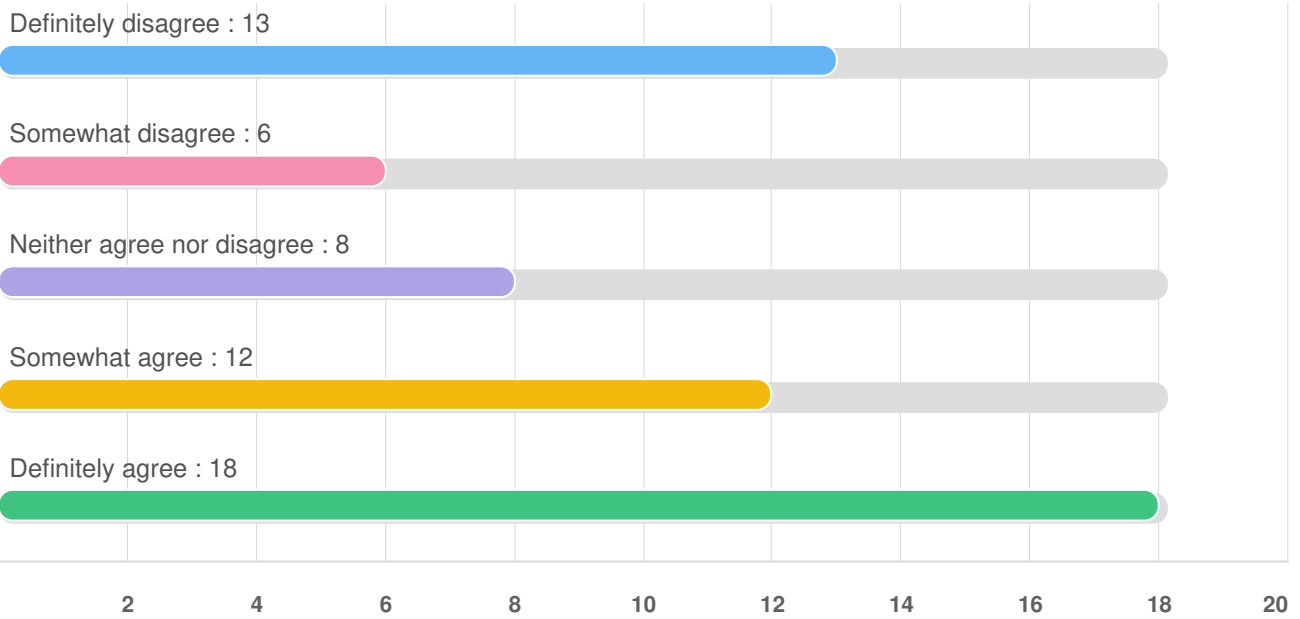
Question type: Likert Question

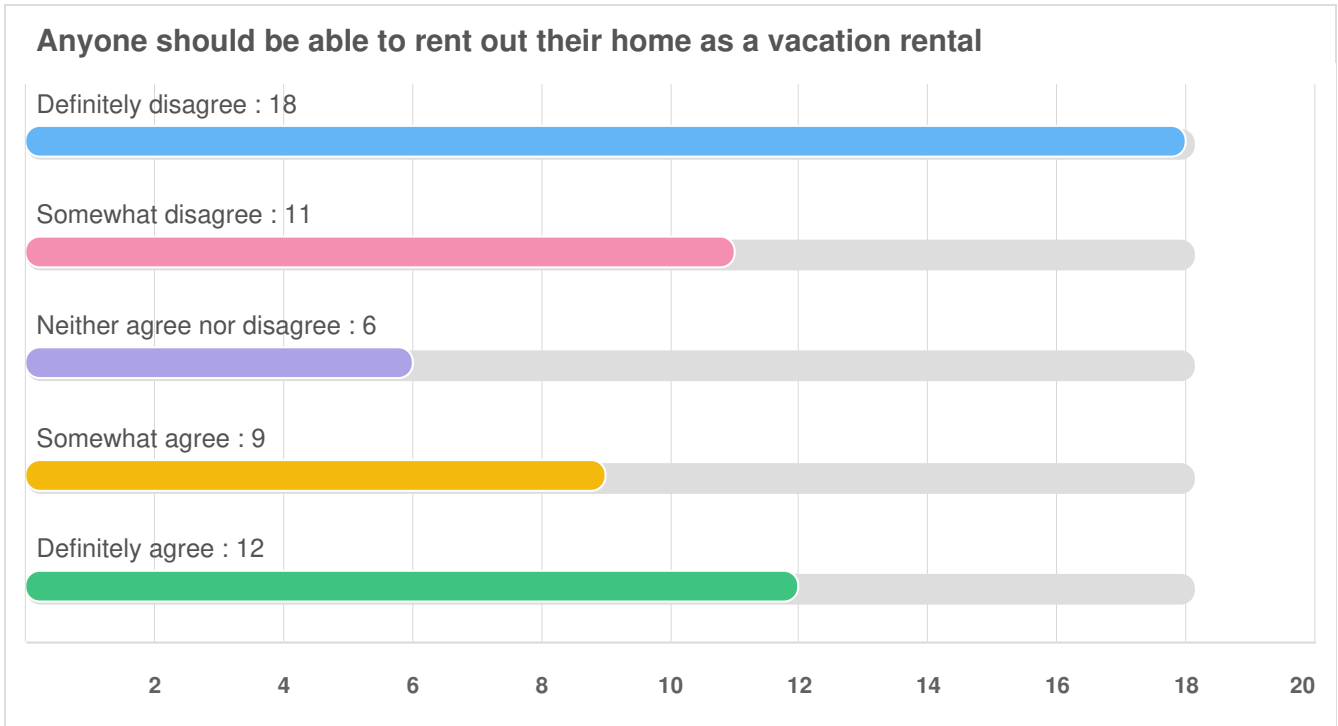
Filtering by: In which electoral area are you a resident or property owner? G

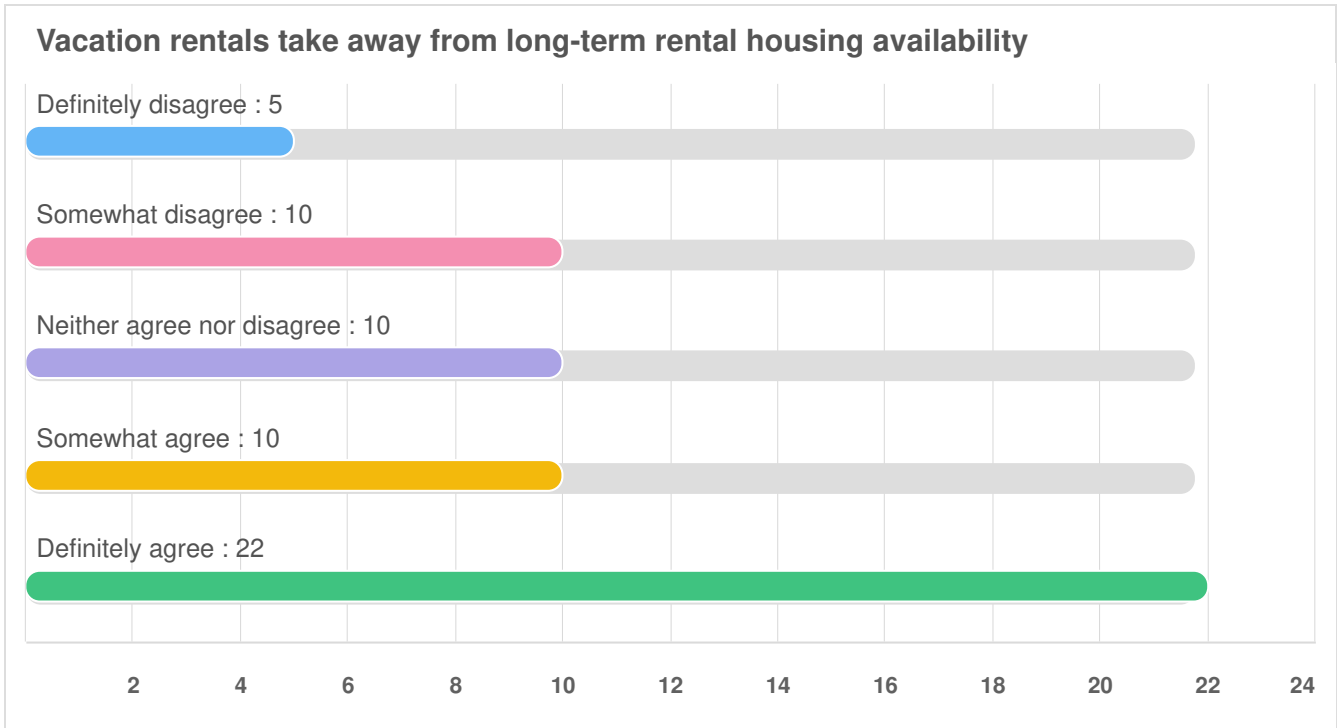
Q4 | To help the Regional District understand your perspective on vacation rentals, please indicate your level of agreement with...

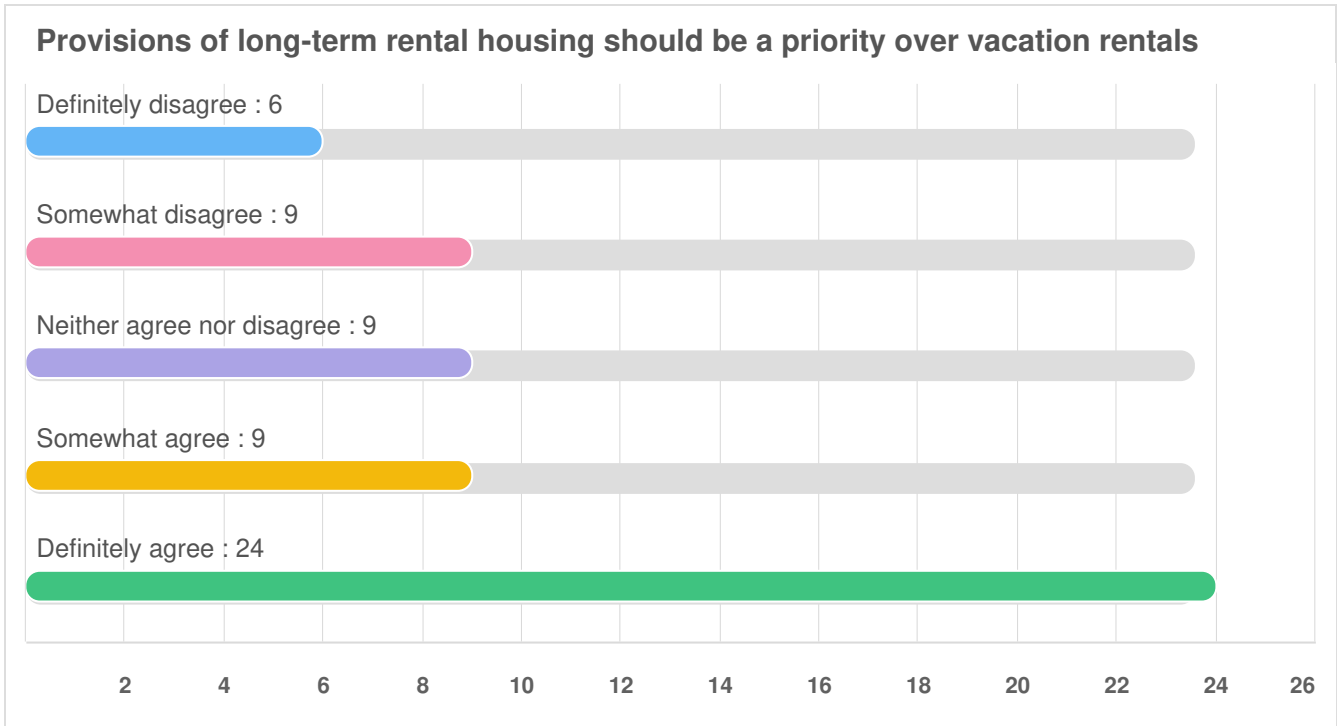


We need more vacation rentals. Alternative accommodations (hotels, motels, and bed & breakfasts) are often lacking

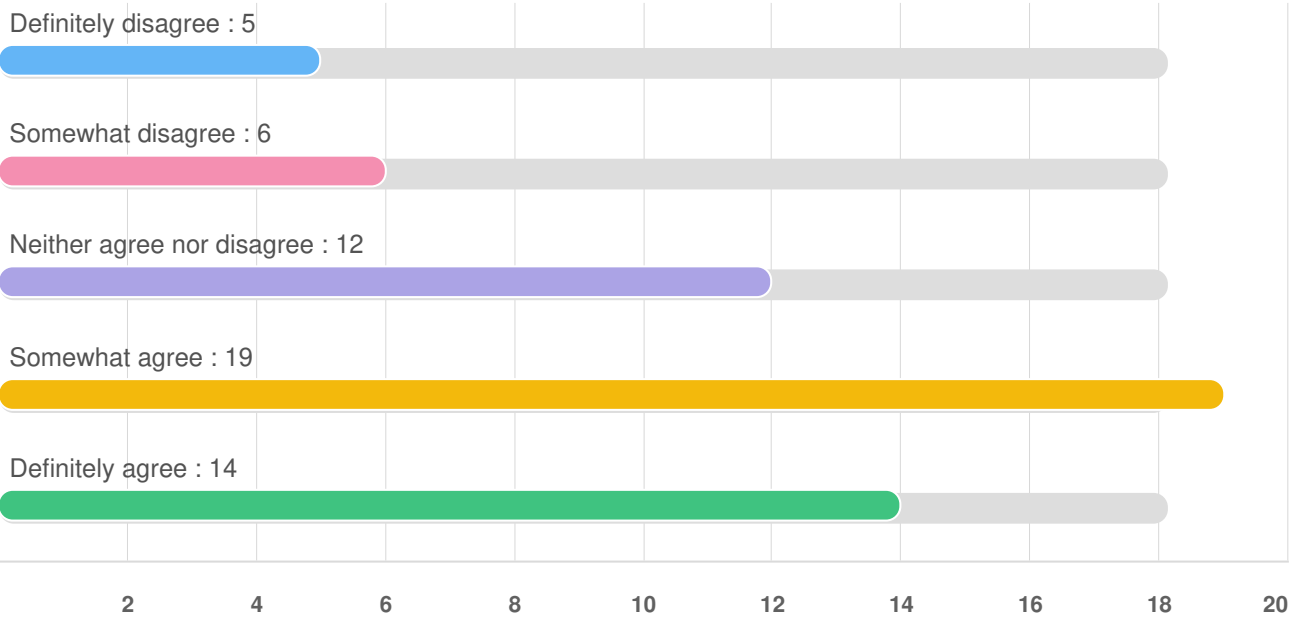








We need to protect long-term rental housing while also permitting some vacation rentals



Q5 | Please rate your level of concern with the following potential impacts of vacation rentals in your neighbourhood.

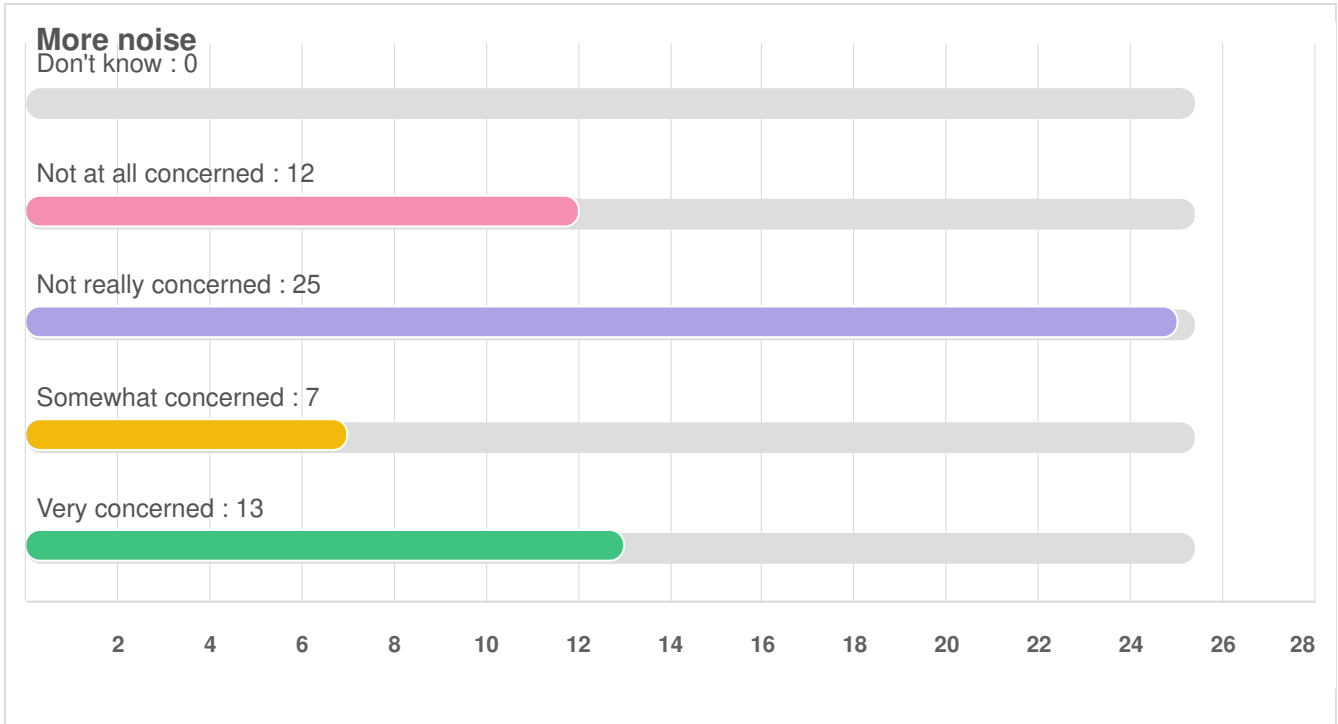


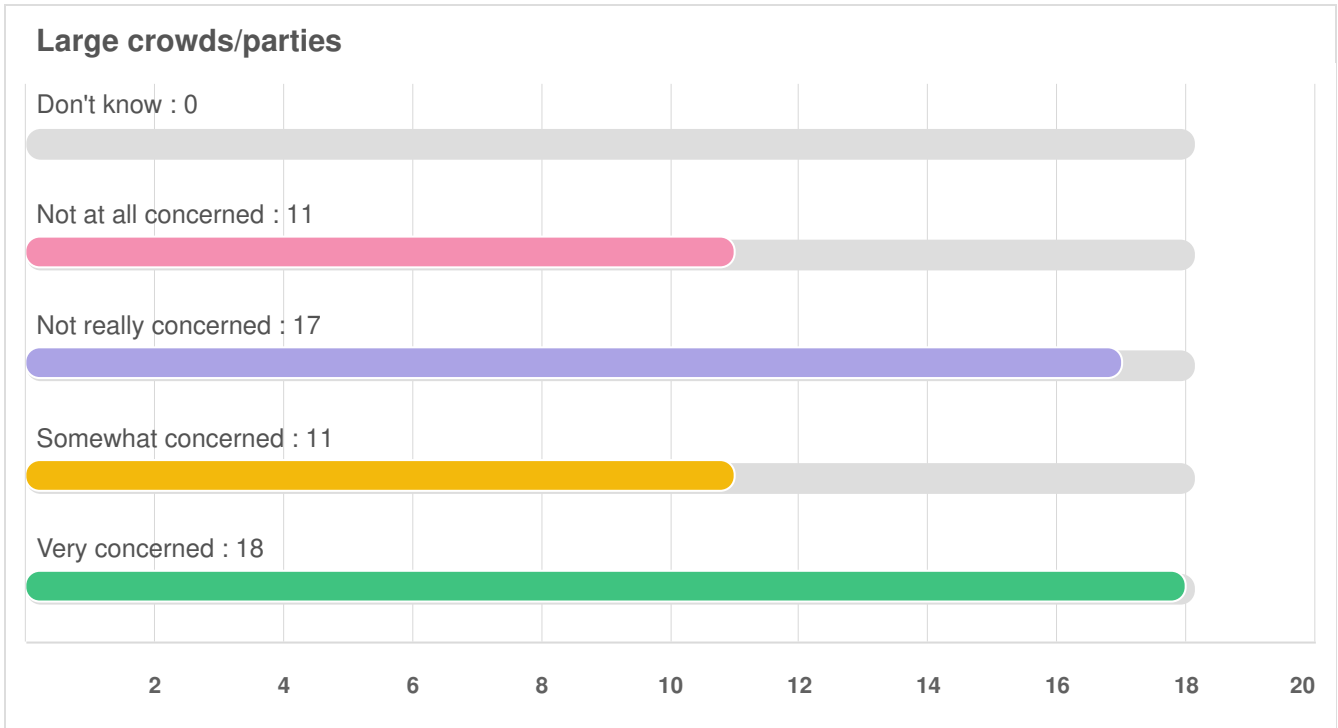
Optional question (57 response(s), 0 skipped)

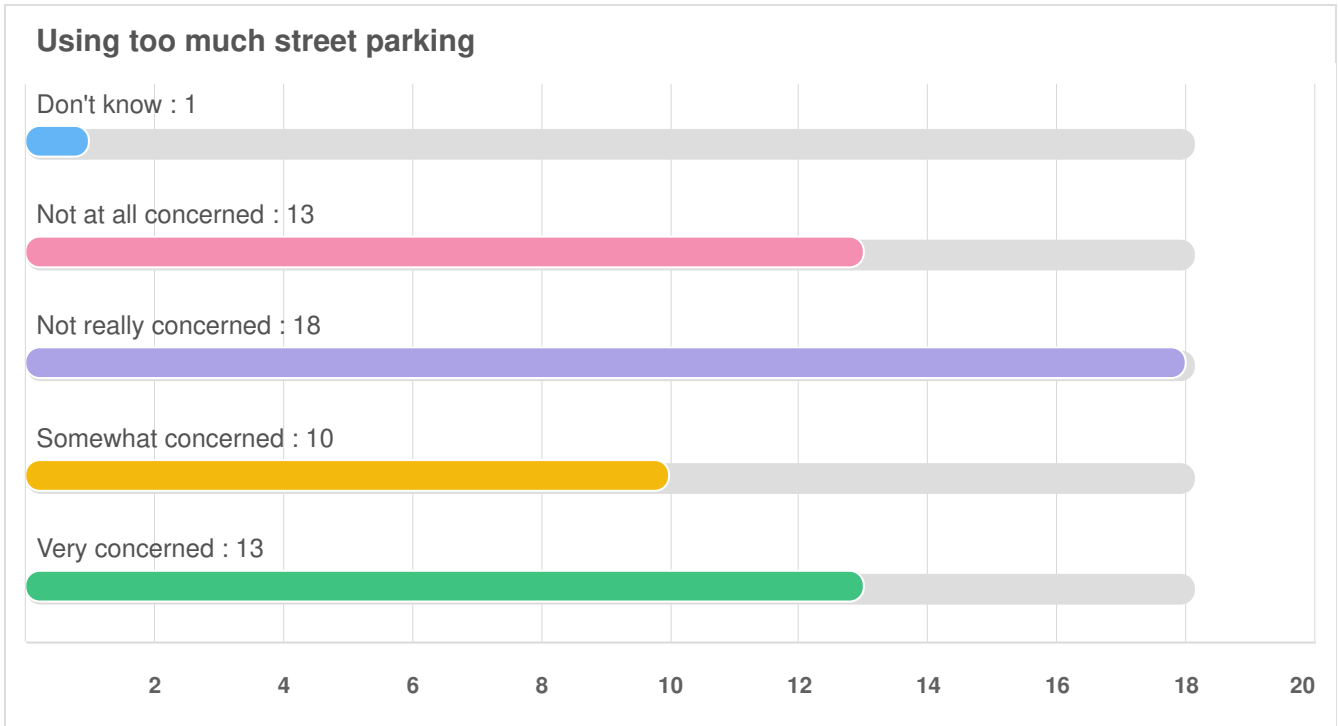
Question type: Likert Question

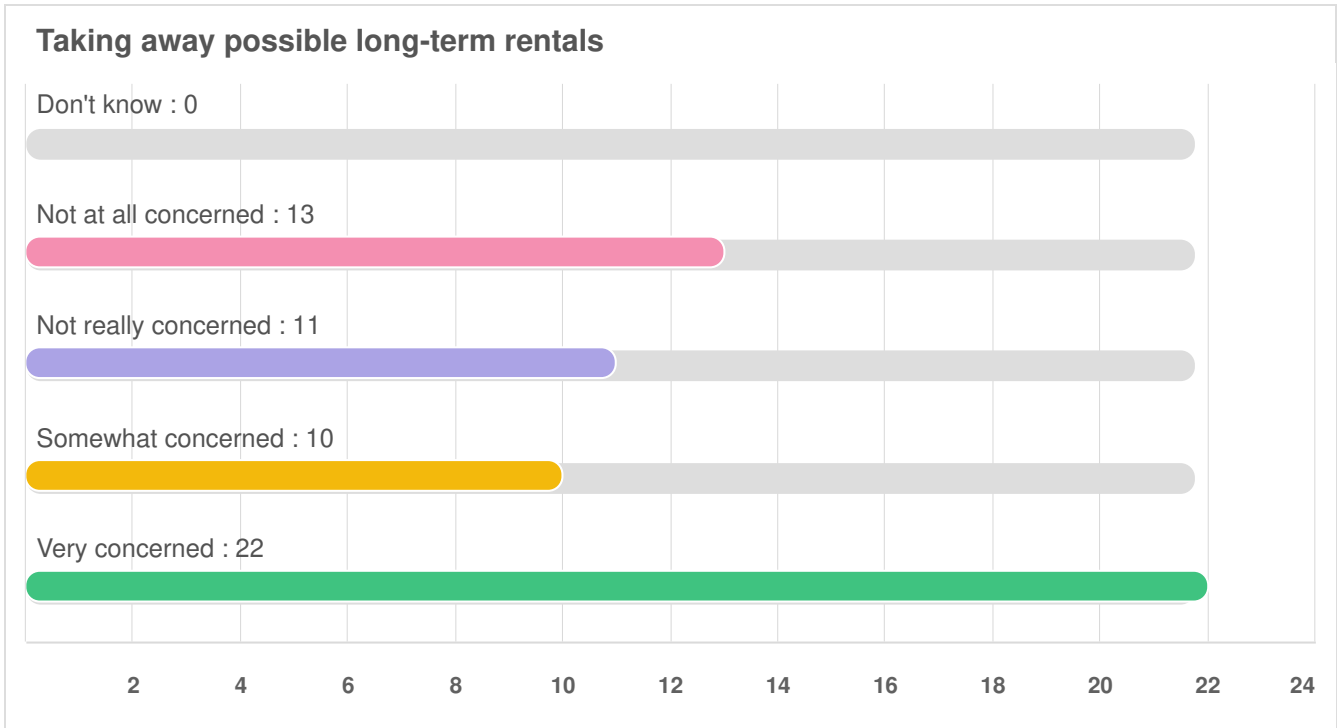
Filtering by: In which electoral area are you a resident or property owner? G

Q5 | Please rate your level of concern with the following potential impacts of vacation rentals in your neighbourhood.

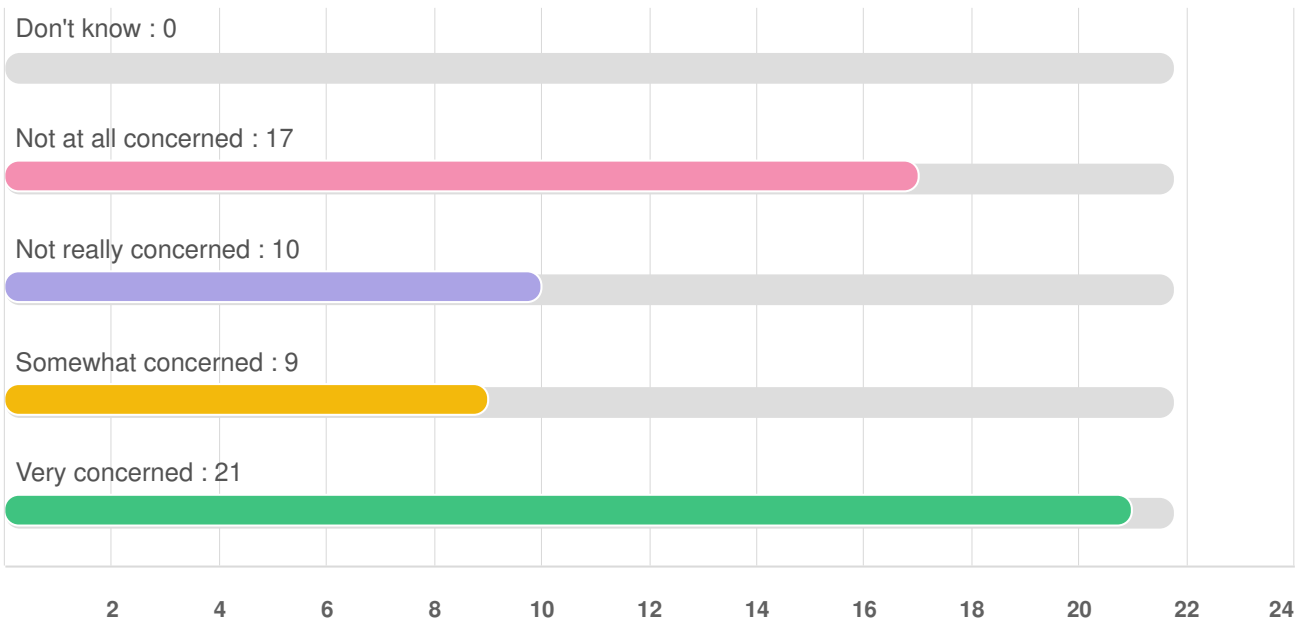


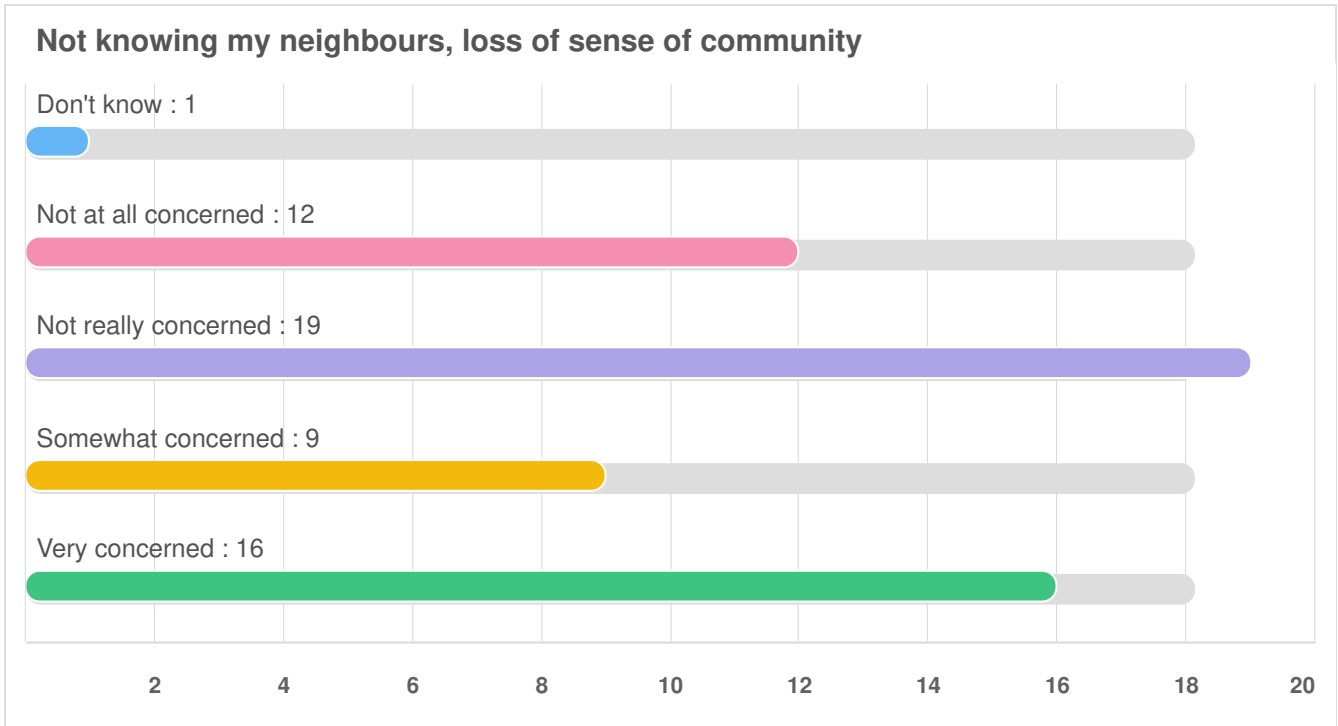


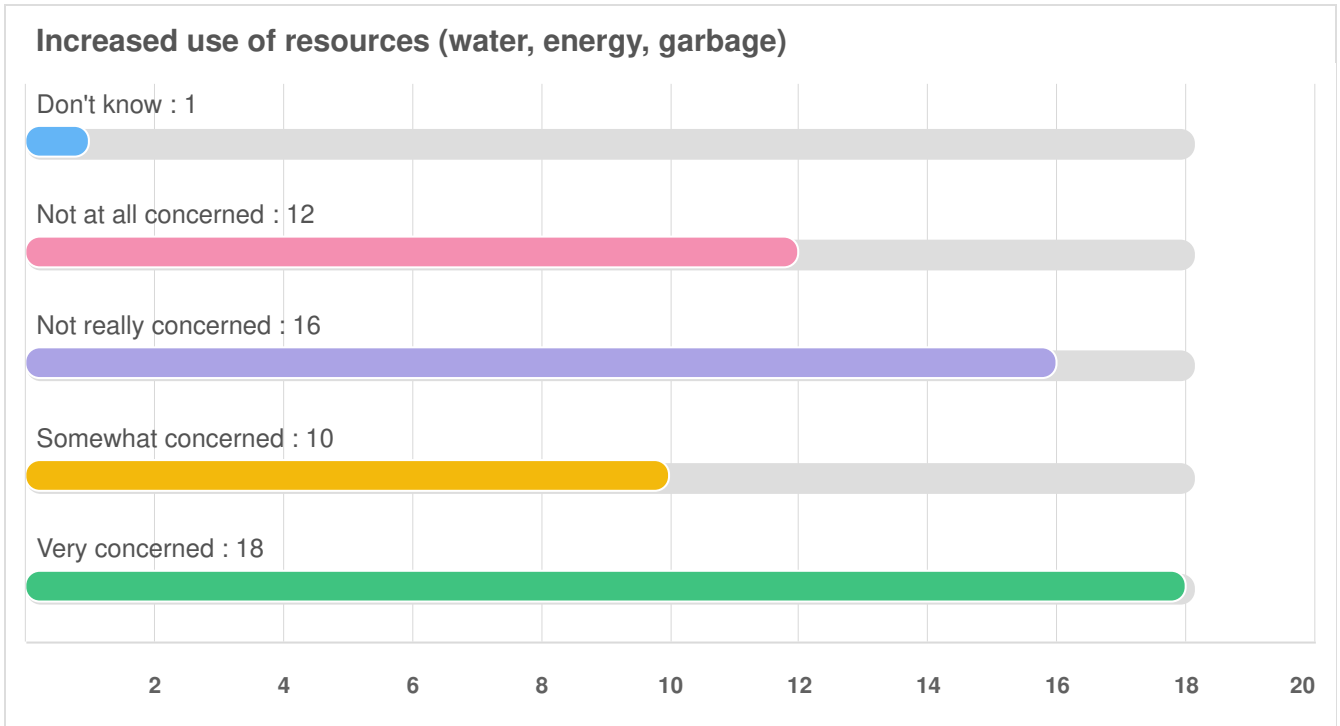


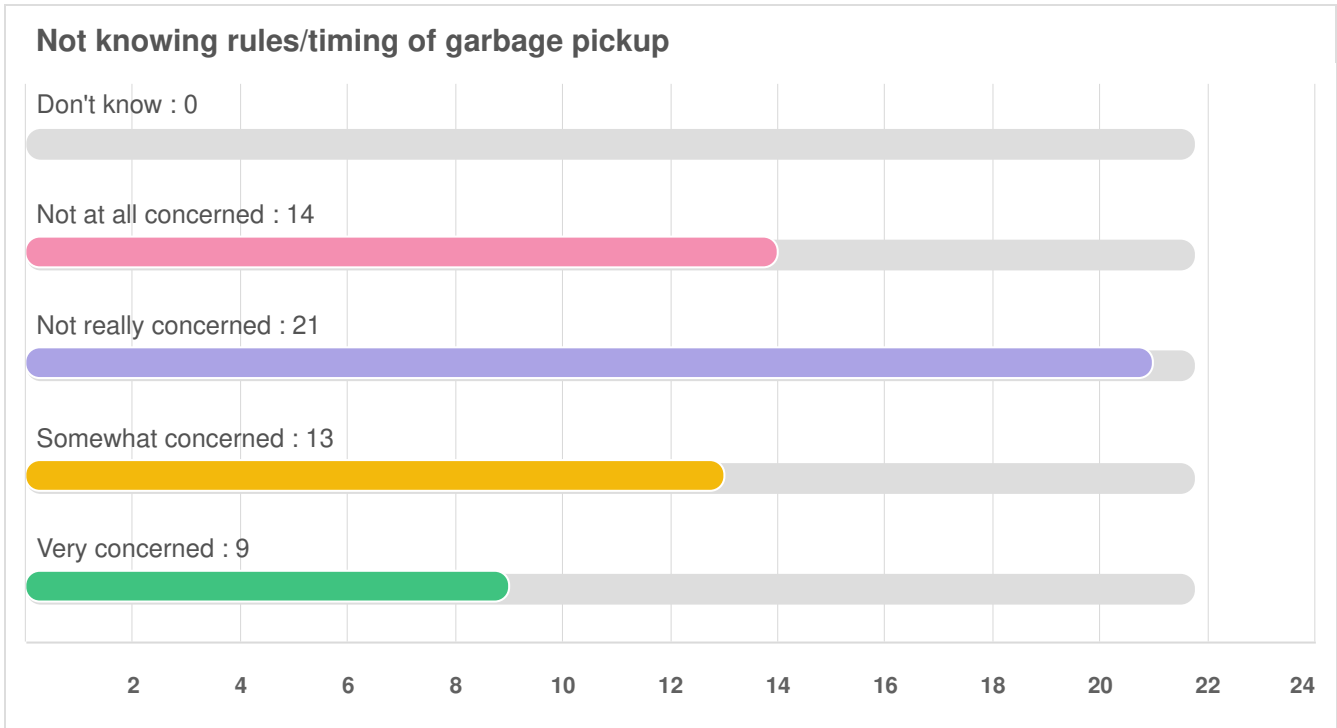


Commercialization of residential neighbourhoods

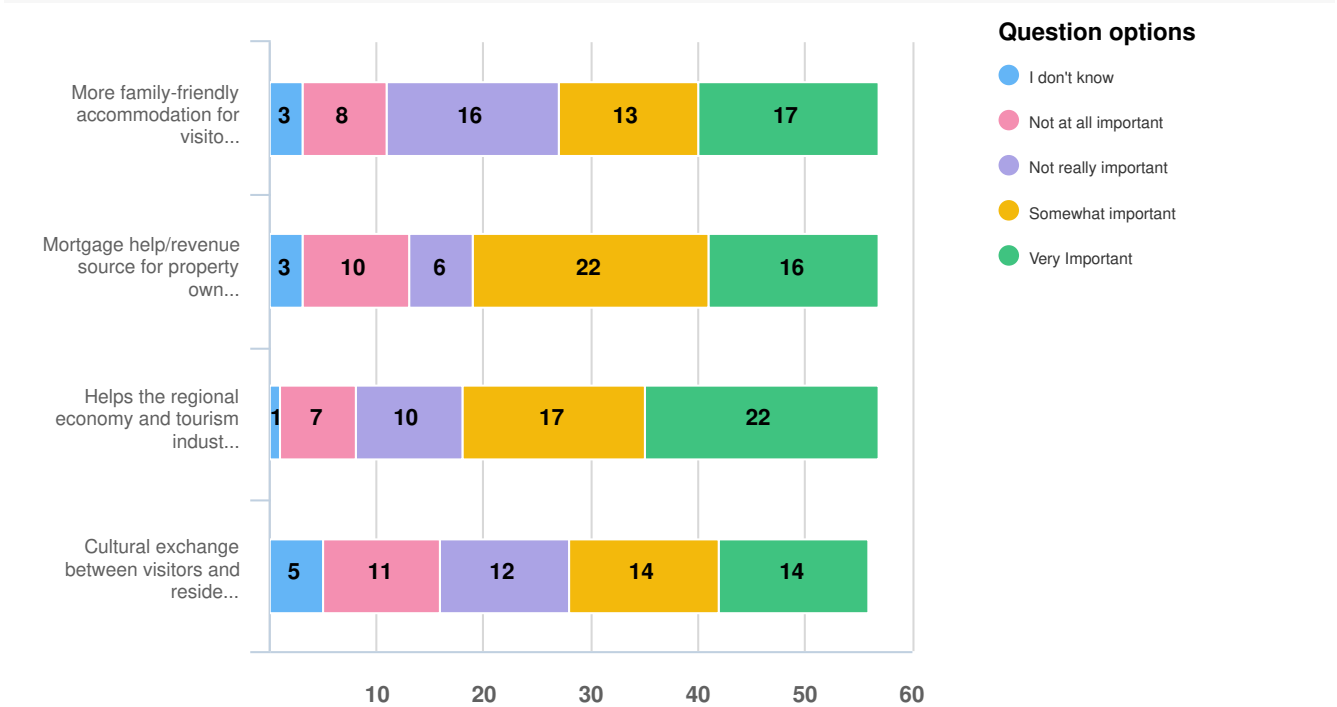








Q6 From your perspective, please rate the importance of the following potential benefits of vacation rentals.



Optional question (57 response(s), 0 skipped)
 Question type: Likert Question
 Filtering by: In which electoral area are you a resident or property owner? G

Q6 | From your perspective, please rate the importance of the following potential benefits of vacation rentals.

More family-friendly accommodation for visitors

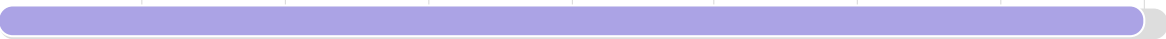
I don't know : 3



Not at all important : 8



Not really important : 16



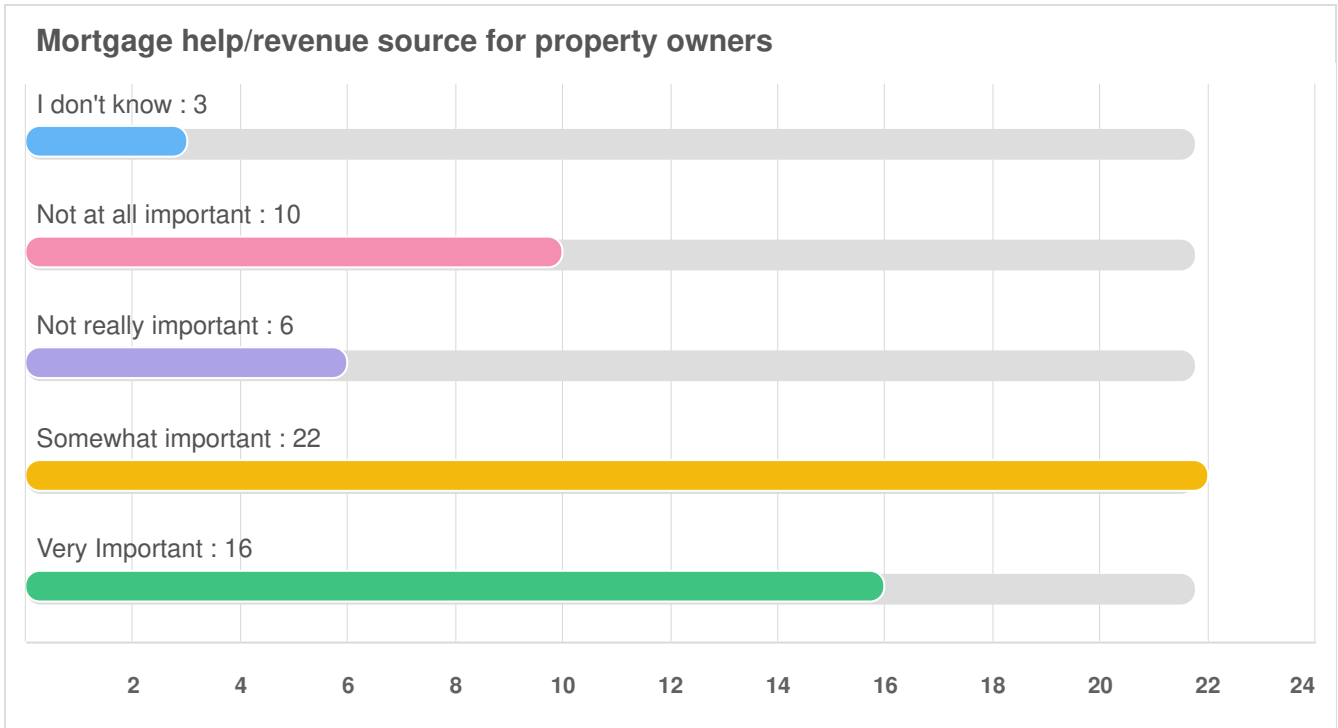
Somewhat important : 13

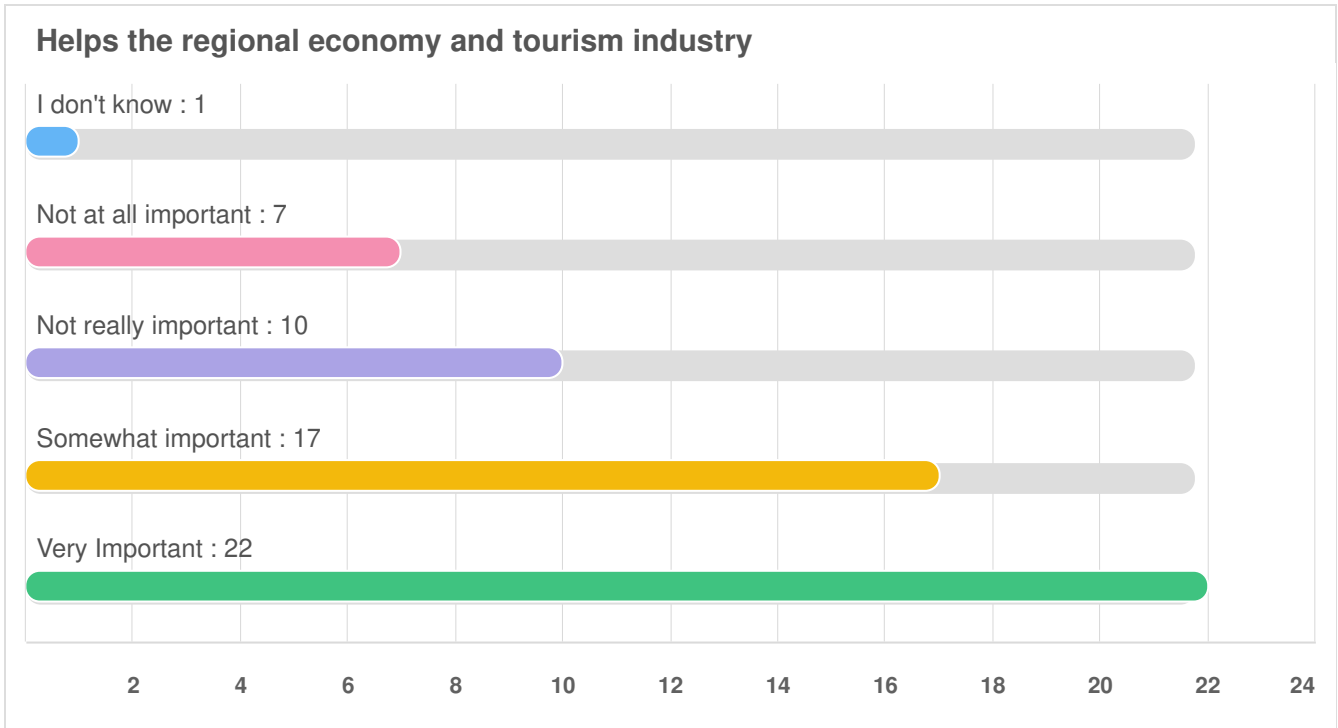


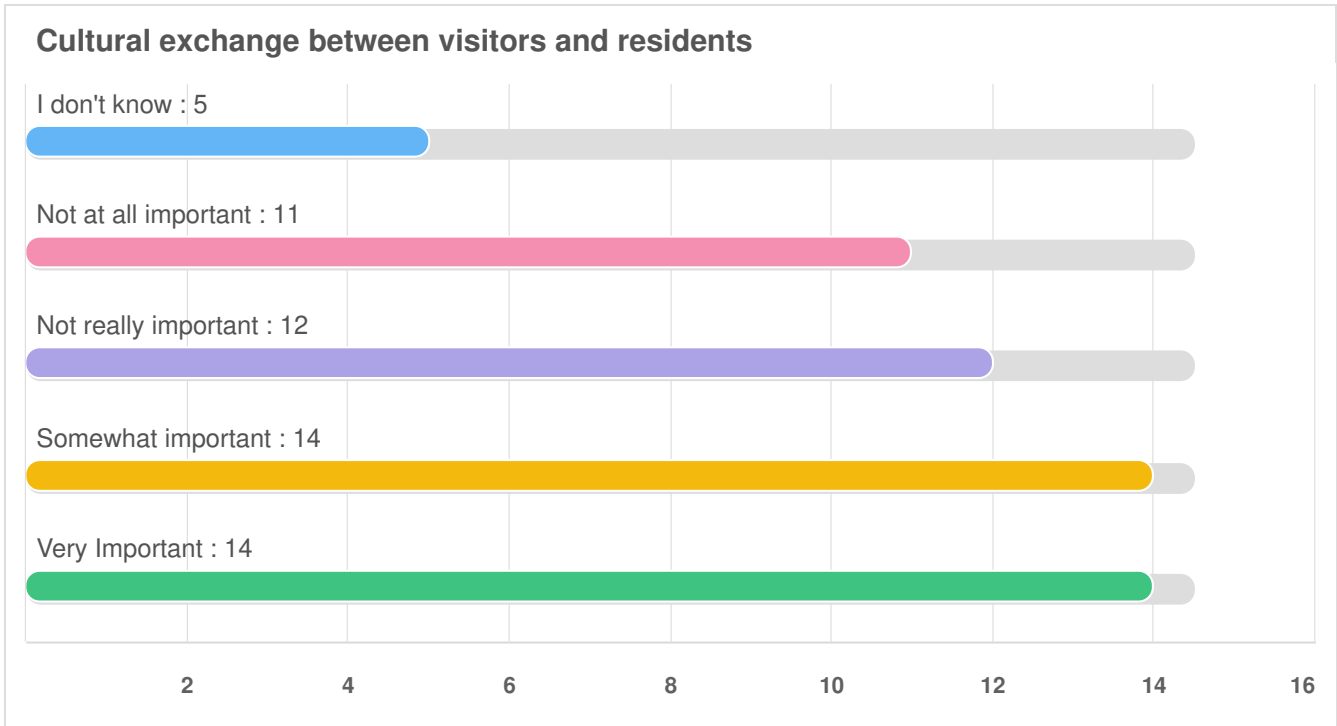
Very Important : 17



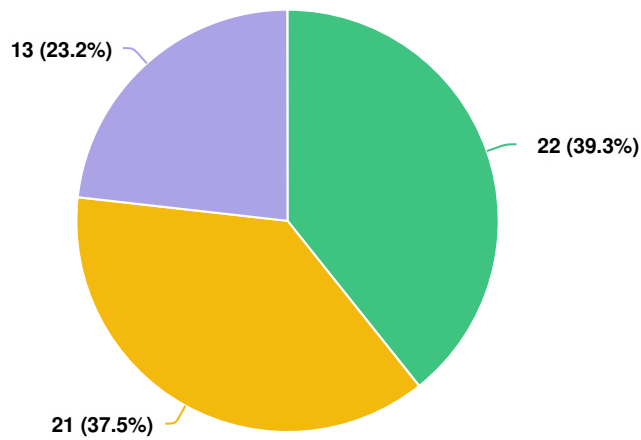
2 4 6 8 10 12 14 16 18







Q7 Do you live adjacent to, or near (within 100 metres), of a known vacation rental?



Question options

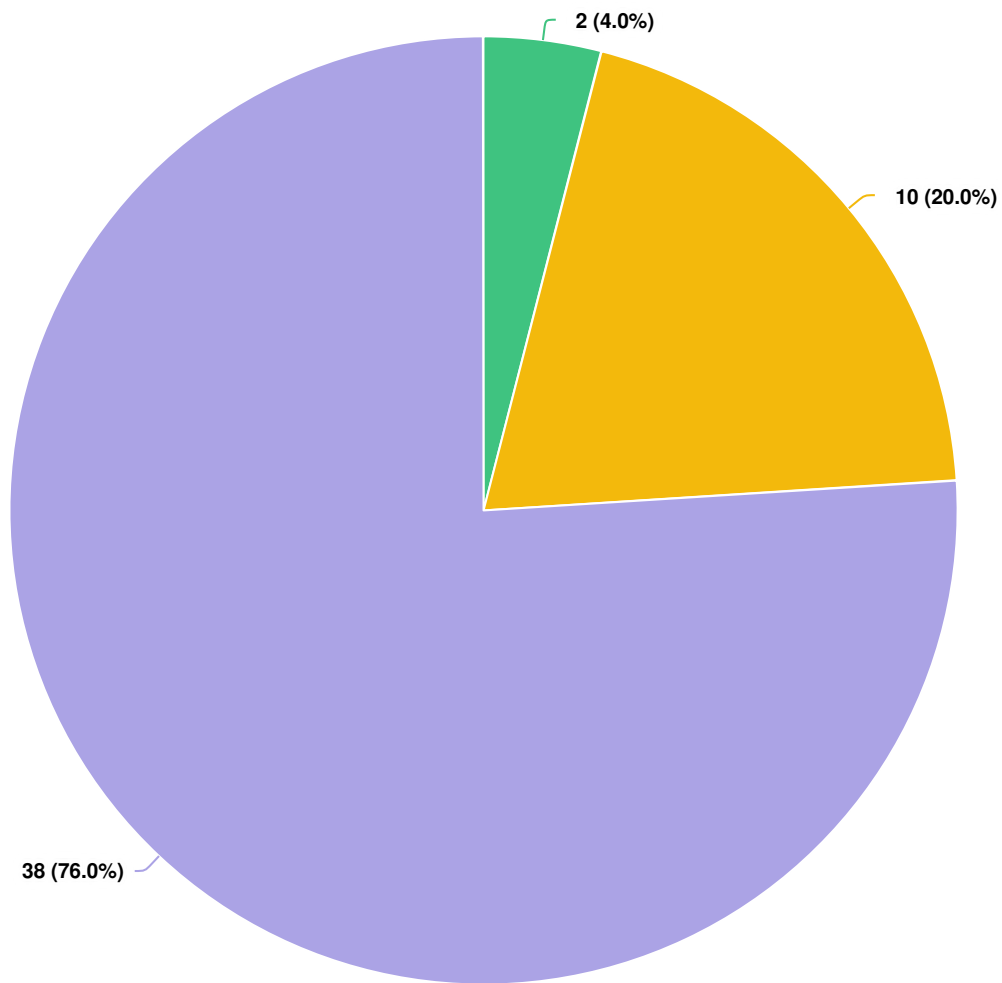
- Don't know
- No
- Yes

Optional question (56 response(s), 1 skipped)

Question type: Dropdown Question

Filtering by: In which electoral area are you a resident or property owner? G

Q8 | To your knowledge, does the vacation rental near you have a Temporary Use Permit to operate from the Regional District? Note: you would have received a letter from the RDOS notifying you of a proposed vacation rental TUP if you live within 100 metr...



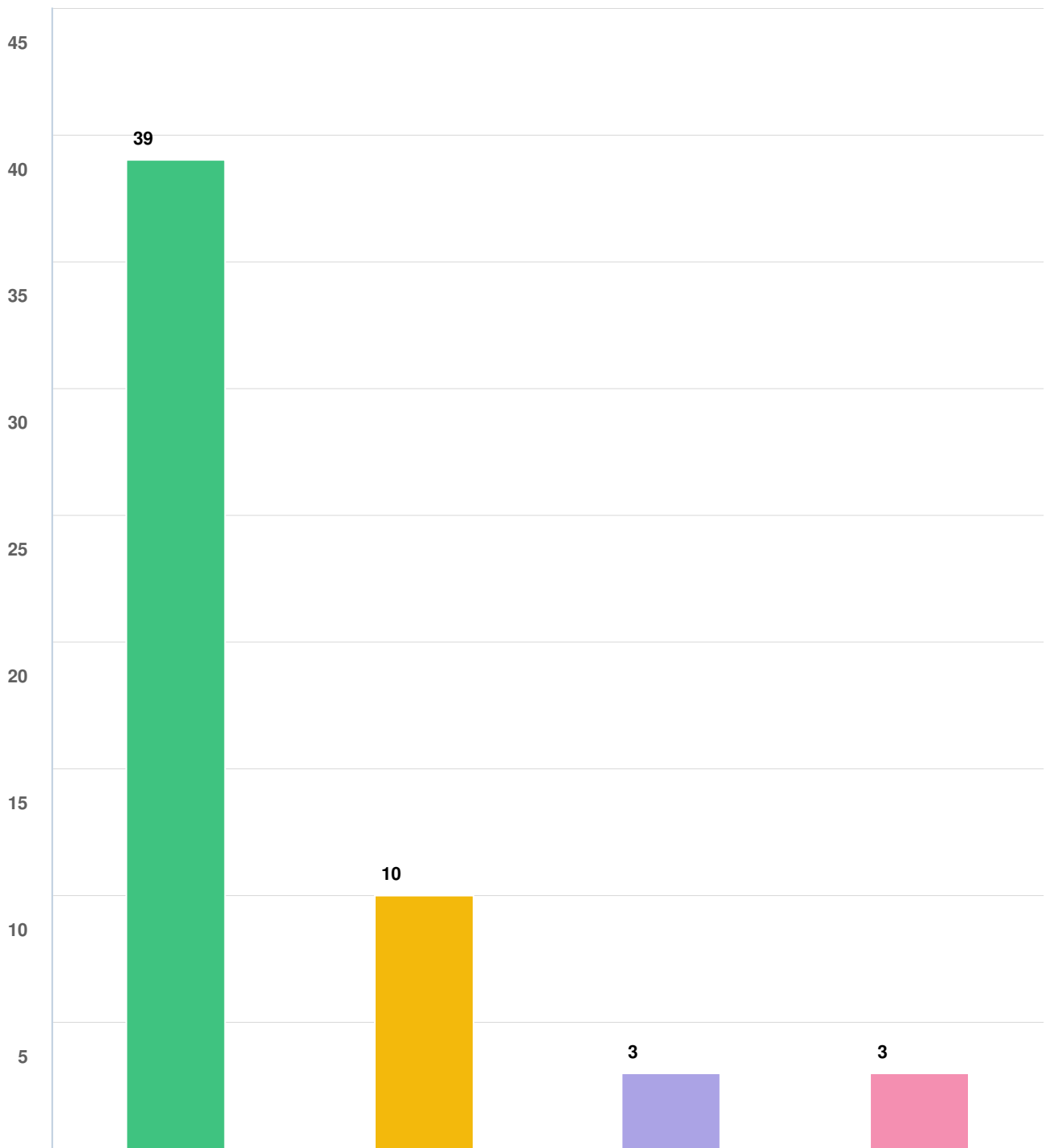
Question options

- Don't know
- No
- Yes

Optional question (50 response(s), 7 skipped)
Question type: Dropdown Question

Filtering by: In which electoral area are you a resident or property owner? G

Q9 From your own experiences, please indicate your history with nearby vacation rentals.



Question options

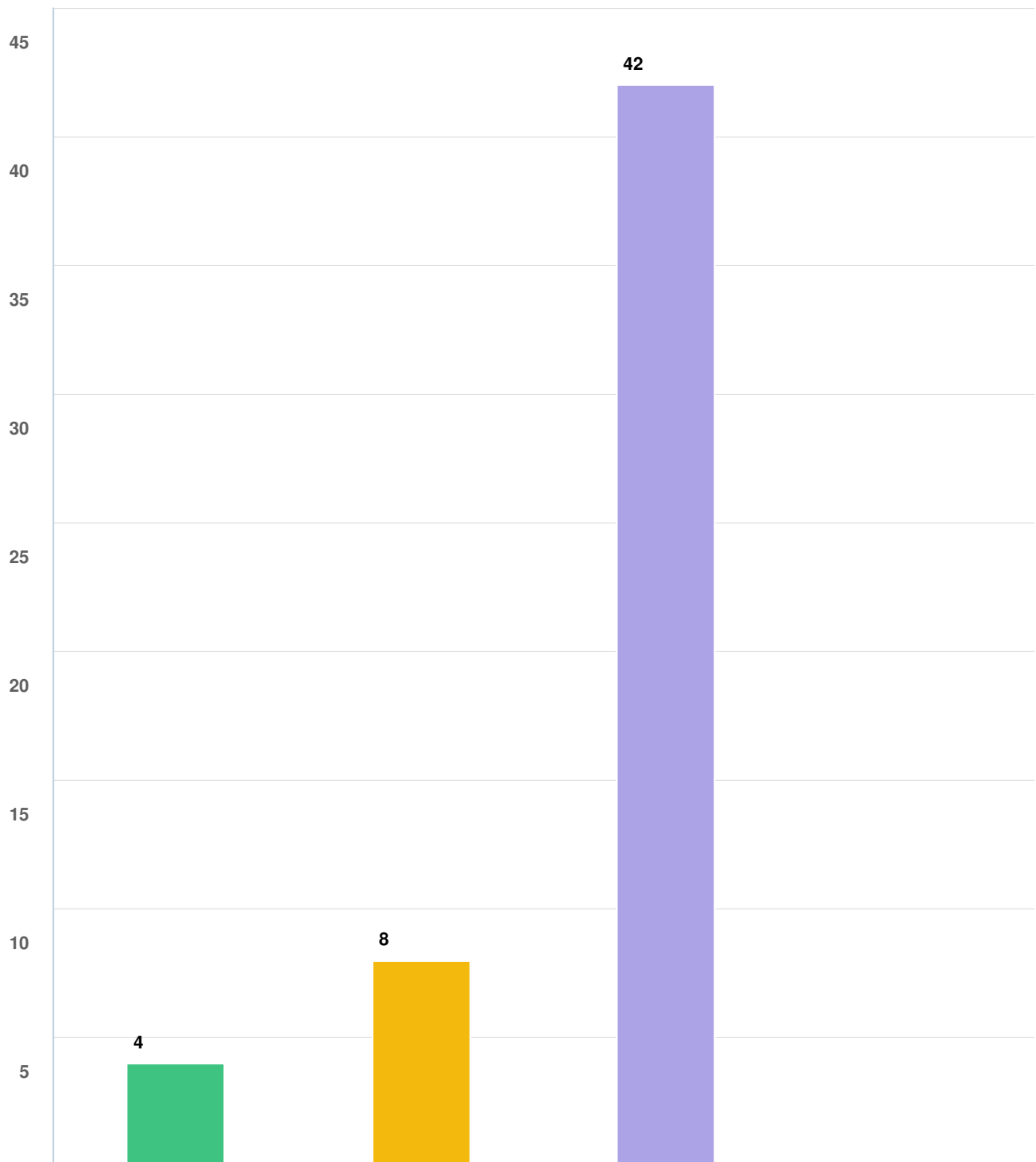
- Other (please describe):
- I am bothered regularly by a nearby vacation rental
- I have been occasionally bothered by a nearby vacation rental
- I haven't been bothered by nearby vacation rentals

Optional question (55 response(s), 2 skipped)

Question type: Checkbox Question

Filtering by: In which electoral area are you a resident or property owner? G

Q10 | If you have had any problems with a nearby vacation rental in the past, did having the contact information of the local property manager help to resolve the issue(s)?



Question options

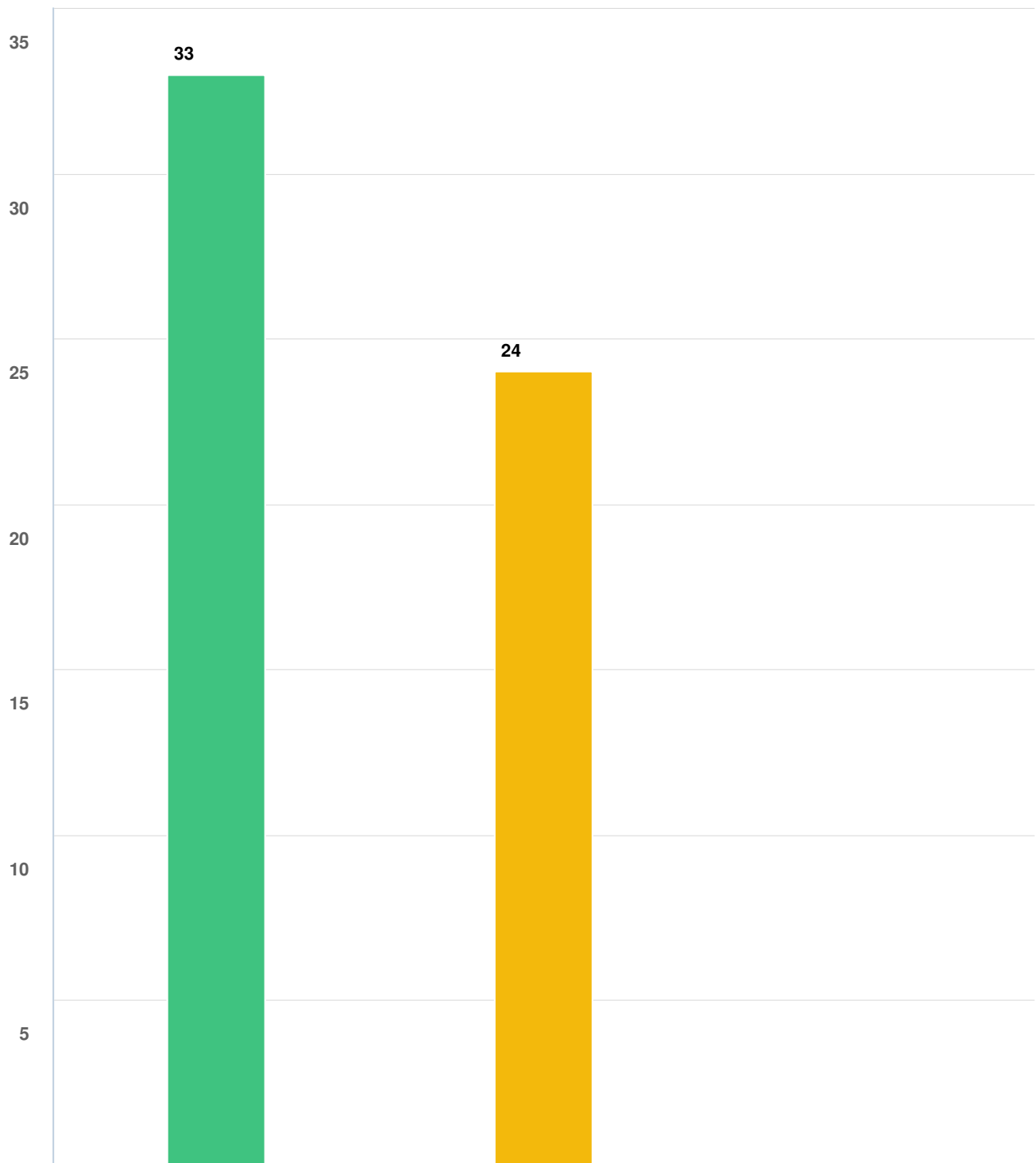
- Other (please specify)/comments:
- Not applicable
- No
- Yes

Optional question (54 response(s), 3 skipped)

Question type: Checkbox Question

Filtering by: In which electoral area are you a resident or property owner? G

Q11 Have you ever stayed in a vacation rental while traveling?



Question options

- Don't know
- No
- Yes

Optional question (57 response(s), 0 skipped)

Question type: Checkbox Question

Filtering by: In which electoral area are you a resident or property owner? G

Q12 | Why did you choose to stay in a vacation rental instead of a hotel/motel or a bed and breakfast?

Screen Name Redacted
1/12/2023 09:45 PM

Hotels were booked felt guilty about it tho as vacation rentals are killing hotels and motels and jobs related too

Screen Name Redacted
1/12/2023 09:44 PM

It was the best option available in the area

Screen Name Redacted
1/19/2023 09:41 AM

It was a long term stay

Screen Name Redacted
1/21/2023 04:38 PM

More private and less structure

Screen Name Redacted
1/26/2023 04:54 PM

We've stayed in all types mentioned above, depending on the types of accommodations offered in the area we are visiting

Screen Name Redacted
1/26/2023 05:39 PM

More personal

Screen Name Redacted
1/30/2023 08:41 AM

Independence, could cook for us, lower cost

Screen Name Redacted
1/30/2023 12:49 PM

It was the only one available

Screen Name Redacted
1/30/2023 02:57 PM

cost and location

Screen Name Redacted
1/31/2023 12:00 PM

To keep vacations cheaper - we prefer somewhere with a kitchen. I also have a lot of food intolerances and cannot eat out so having a kitchen is a must.

Screen Name Redacted
1/31/2023 12:05 PM

Needed a larger place to stay

Screen Name Redacted
1/31/2023 12:43 PM

Comfort, amenities, groups able share space

Screen Name Redacted 1/31/2023 04:40 PM	Gives the opportunity to learn more about the community. Great information from the host is shared on local businesses to support. Directly supports a family in the community.
Screen Name Redacted 2/01/2023 11:32 AM	used to be cheaper
Screen Name Redacted 2/01/2023 11:38 AM	Availability
Screen Name Redacted 2/01/2023 11:33 AM	It's more family friendly and allows for better experience
Screen Name Redacted 2/01/2023 11:38 AM	More facilities for a large family
Screen Name Redacted 2/01/2023 11:47 AM	More homey and economical.
Screen Name Redacted 2/01/2023 11:58 AM	Location, ammenities
Screen Name Redacted 2/01/2023 12:04 PM	Dog friendly multifamily vacations don't work well in a hitel
Screen Name Redacted 2/01/2023 12:02 PM	More family-friendly, gather local food and use the cooking facilities. Quality of accommodation. Space and amenities greater in vacation rentals.
Screen Name Redacted 2/01/2023 12:04 PM	Unique, secluded
Screen Name Redacted 2/01/2023 12:46 PM	Do not know. Would not do it again.
Screen Name Redacted 2/01/2023 12:52 PM	More accessible
Screen Name Redacted 2/01/2023 02:04 PM	Privacy and more space.

Screen Name Redacted
2/01/2023 06:14 PM
More affordable, better local and authentic travel experience. Usually cleaner than a hotel and with access to a yard and kitchen.

Screen Name Redacted
2/01/2023 10:38 PM
There are no hotels in and around Cawston Keremeos when I travelled here in 2018

Screen Name Redacted
2/02/2023 09:31 AM
Space, able to enjoy time together.

Screen Name Redacted
2/02/2023 10:59 AM
More options for meal prep Kitchen available

Screen Name Redacted
2/02/2023 02:47 PM
Ease of use, more affordable, easy access

Screen Name Redacted
2/08/2023 10:43 AM
Diverse accommodation, location, availability, privacy and generally less expensive.

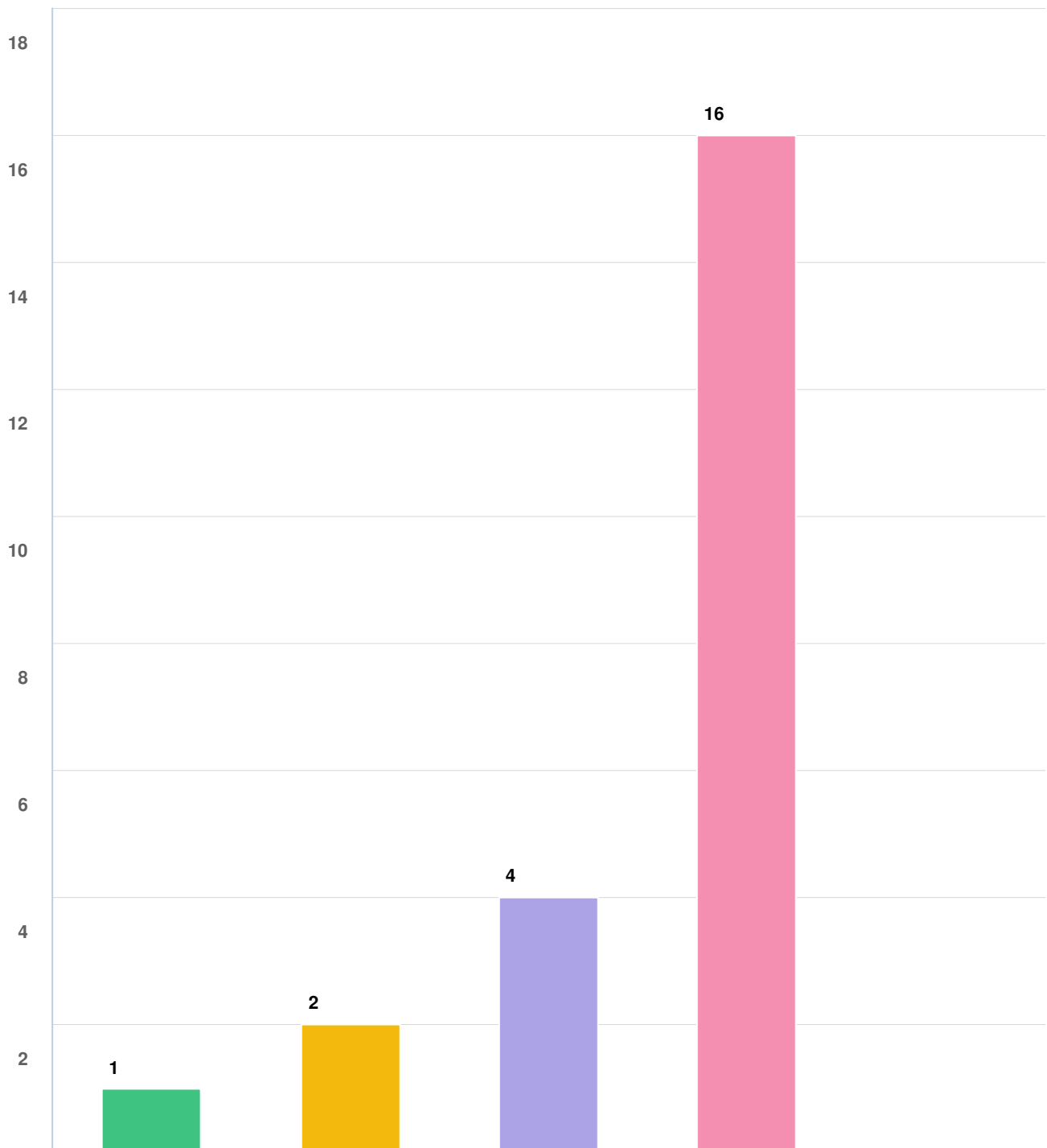
Screen Name Redacted
2/09/2023 08:48 AM
I find the overall experience is better .

Optional question (32 response(s), 25 skipped)

Question type: Essay Question

Filtering by: In which electoral area are you a resident or property owner? G

Q13 | If you operate a vacation rental and do not hold a Temporary Use Permit, what are the reasons you have not obtained one?



Question options

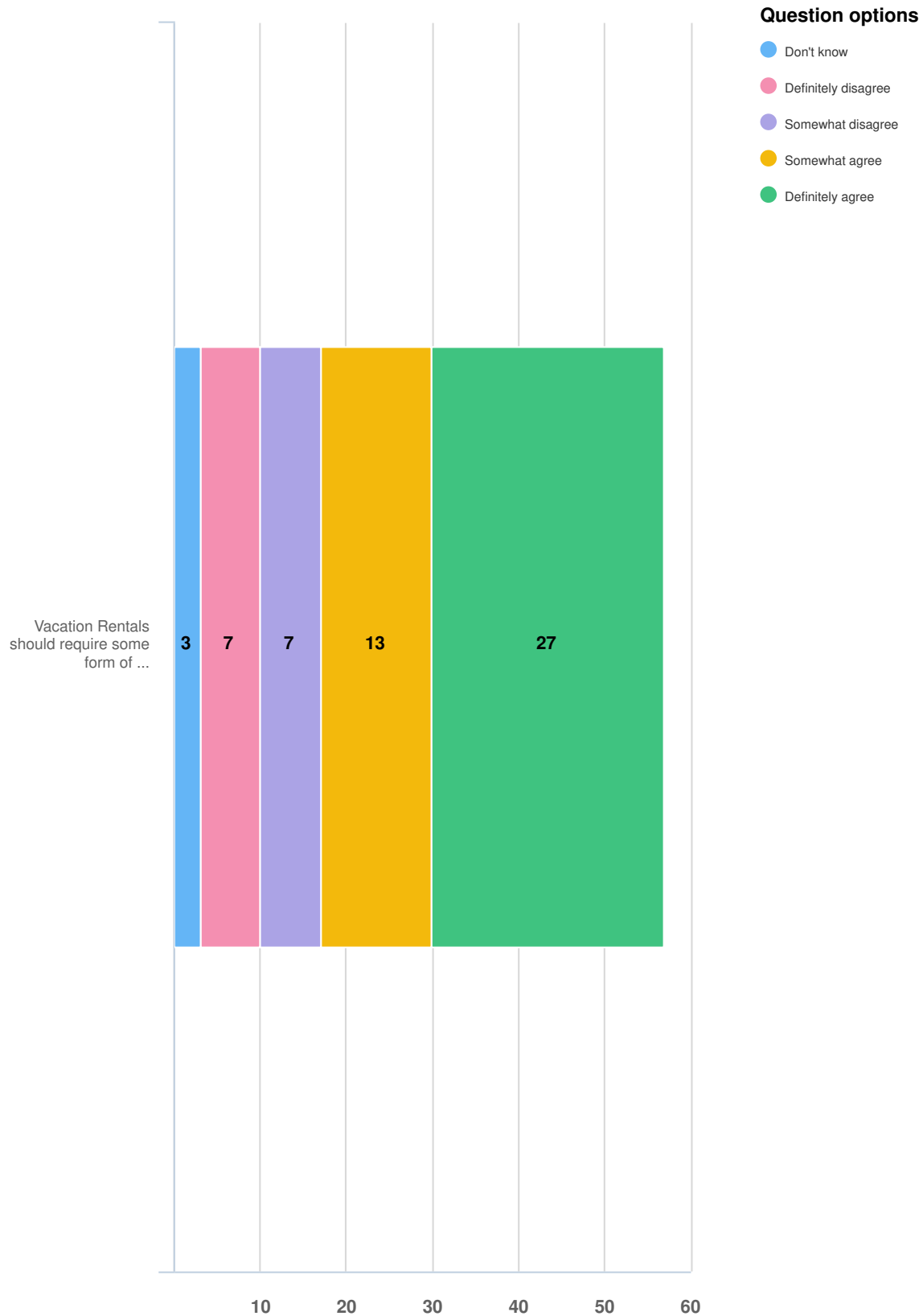
- I didn't think it would get approved
- Other (please specify)
- I believe I should be allowed to rent without any permit
- It was too expensive
- I didn't know I had to

Optional question (22 response(s), 35 skipped)

Question type: Checkbox Question

Filtering by: In which electoral area are you a resident or property owner? G

Q14 | **Regulatory Options** Unlike a municipality, the Regional District does not have the legal authority under the Local Government Act to issue business licences. As a result, since 2014 the Regional District has relied on the use of Temporary Use Permits...

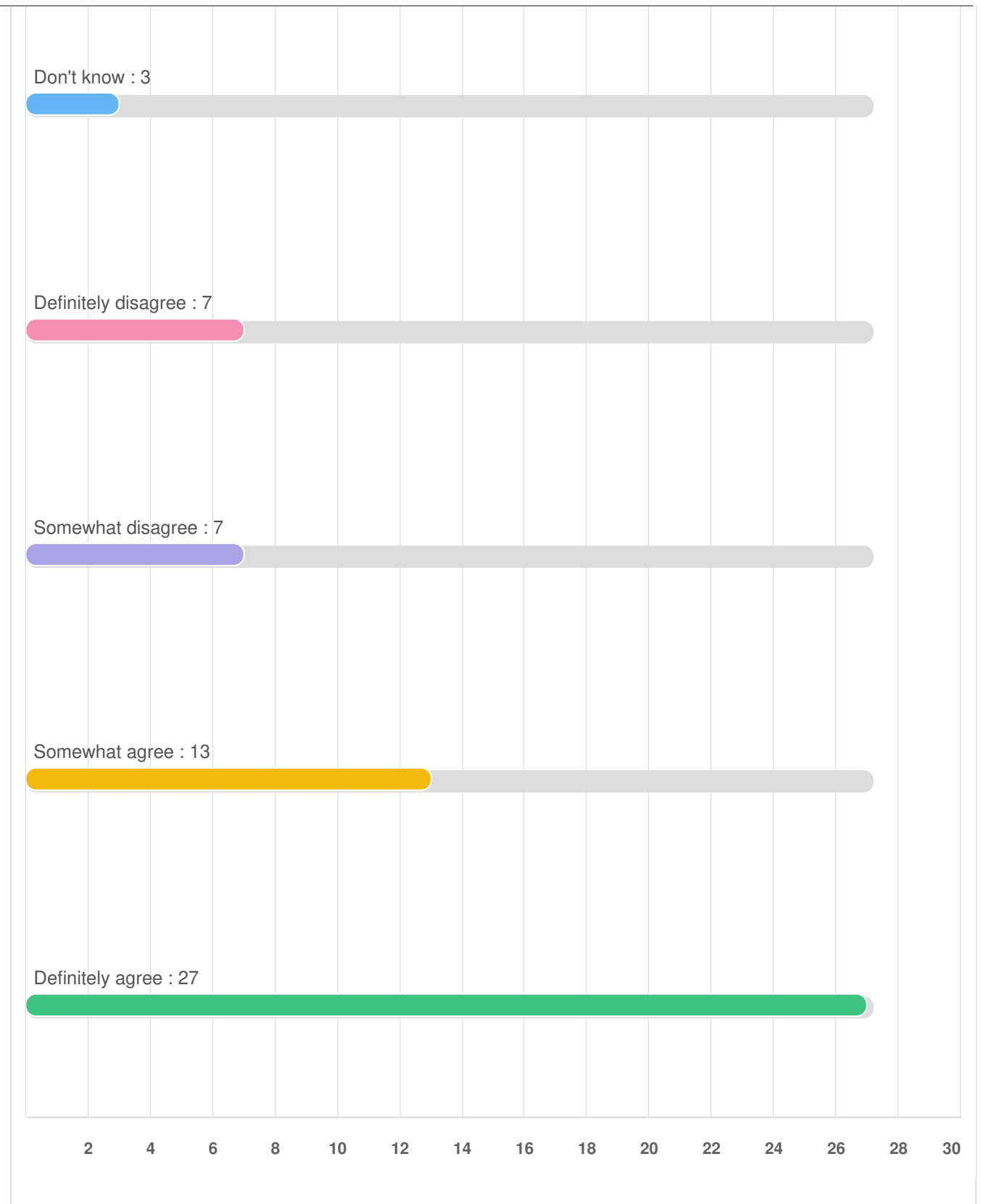


Optional question (57 response(s), 0 skipped)
Question type: Likert Question

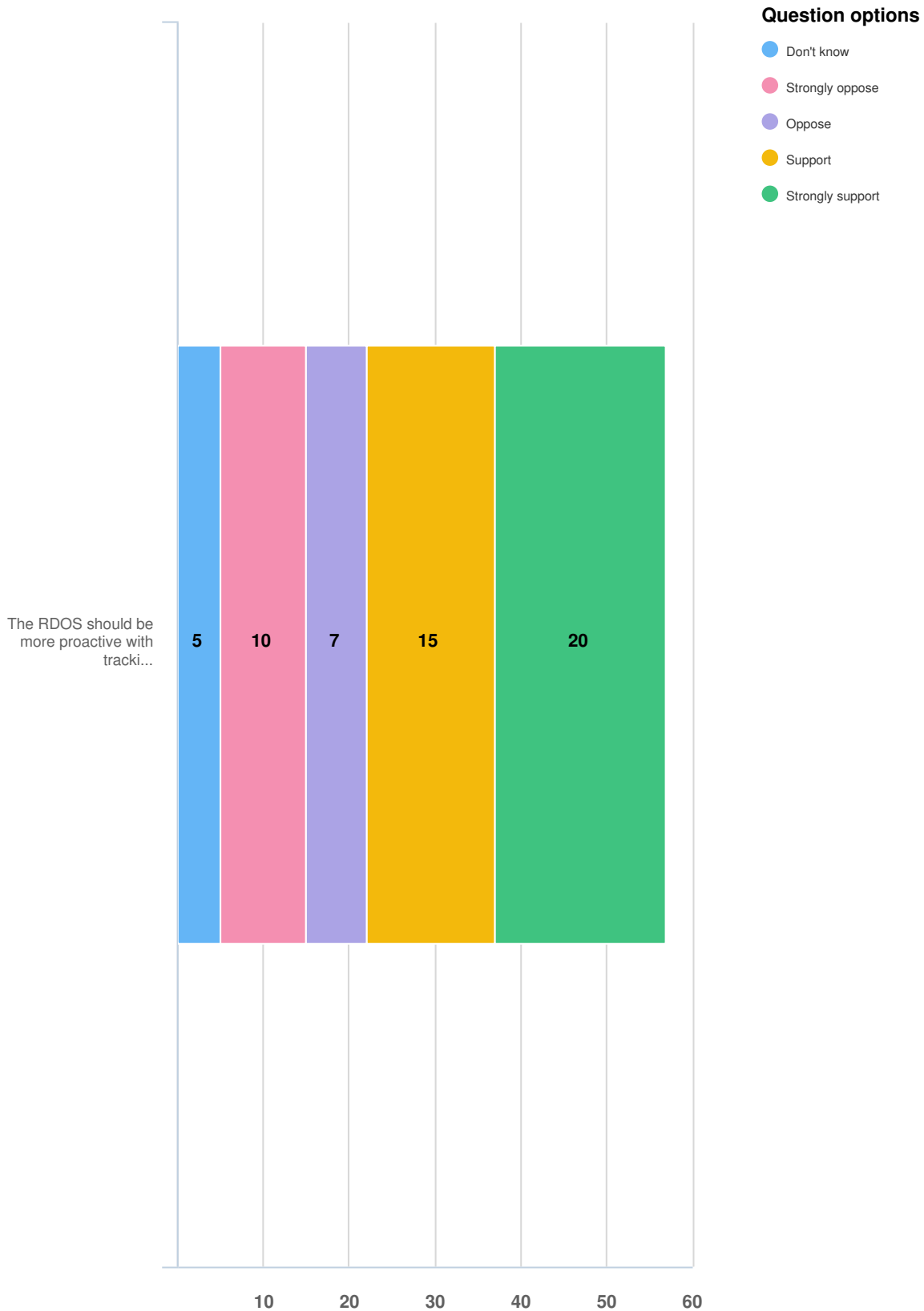
Filtering by: In which electoral area are you a resident or property owner? G

Q14 | Regulatory Options Unlike a municipality, the Regional District does not have the legal authority under the Local Government Act to issue business licences. As a result, since 2014 the Regional District has relied on the use of Temporary Use Permits...

Vacation Rentals should require some form of permitting from the RDOS.



Q15 | A noise complaint is currently dealt with through a 24-hour phone line. A complaint about a Vacation Rental and land use in general is processed through a complaint form submitted by the person voicing the complaint. A file is then opened and inve...



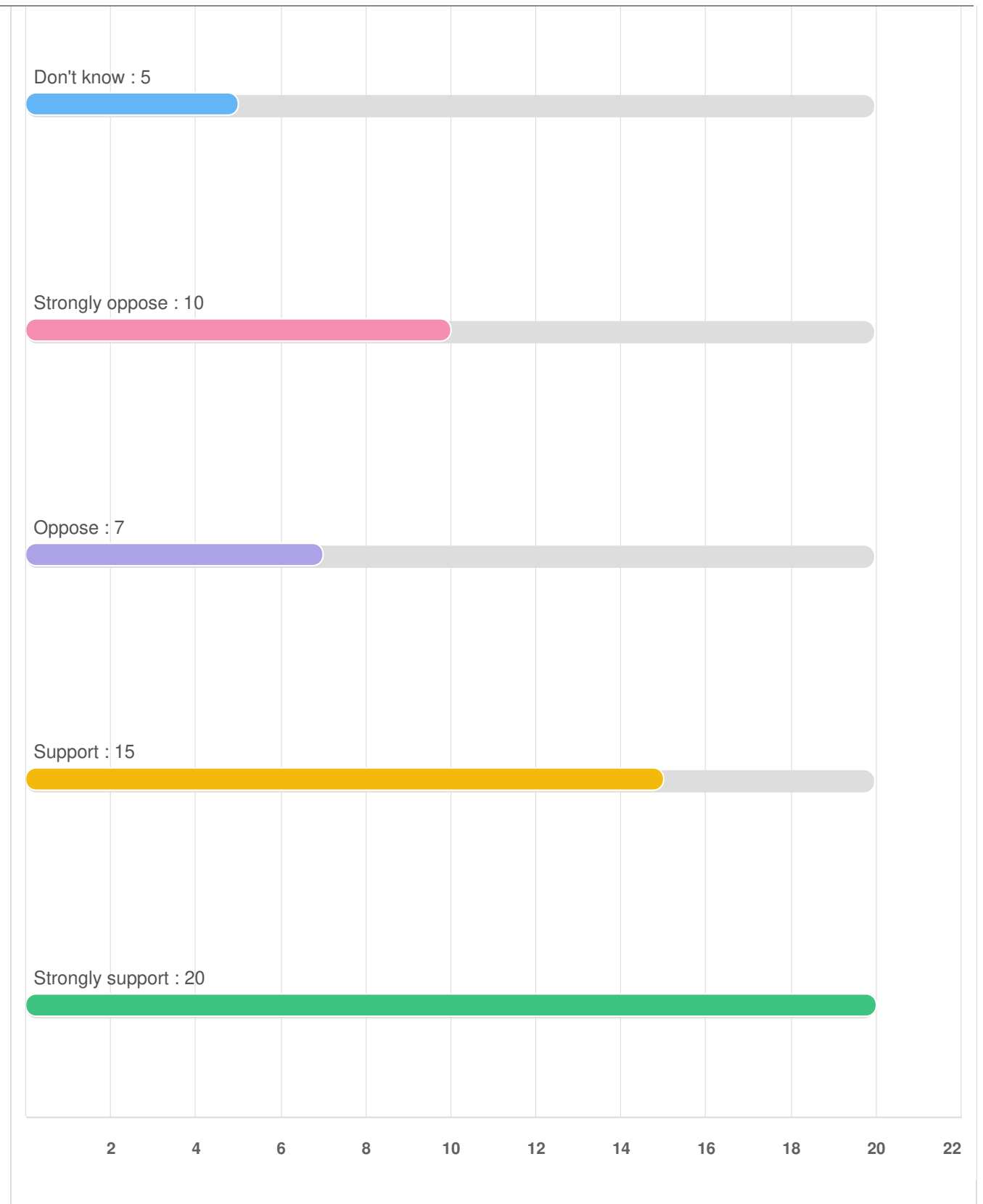
Optional question (57 response(s), 0 skipped)

Question type: Likert Question

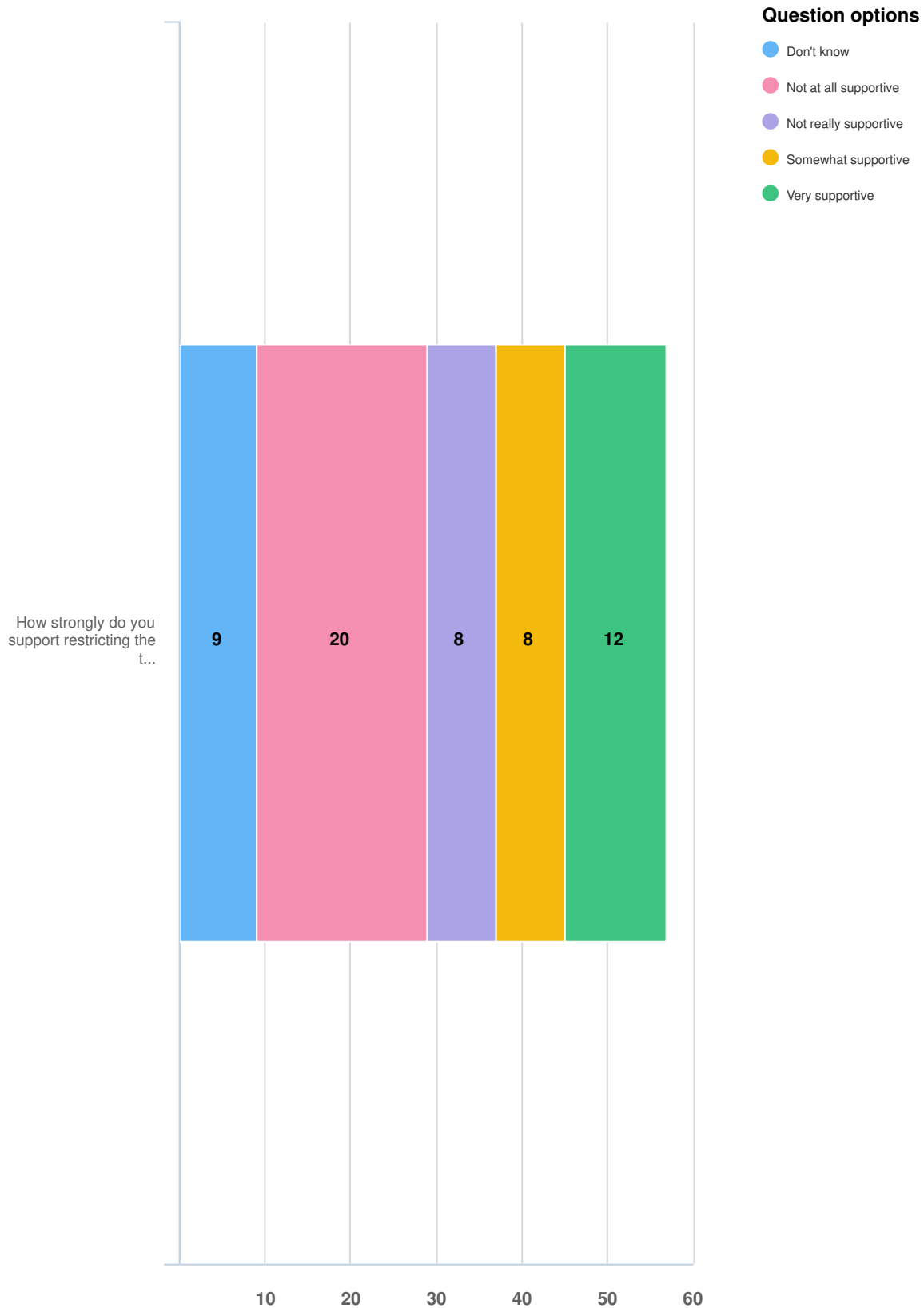
Filtering by: In which electoral area are you a resident or property owner? G

Q15 | A noise complaint is currently dealt with through a 24-hour phone line. A complaint about a Vacation Rental and land use in general is processed through a complaint form submitted by the person voicing the complaint. A file is then opened and inve...

The RDOS should be more proactive with tracking and enforcing Vacation Rentals



Q16 | Some municipalities distinguish between year-round short term rentals and occasional seasonal rentals. Currently a Temporary Use Permit (TUP) for Vacation Rental includes a restriction that the use can only take place between May 1st and October 31...



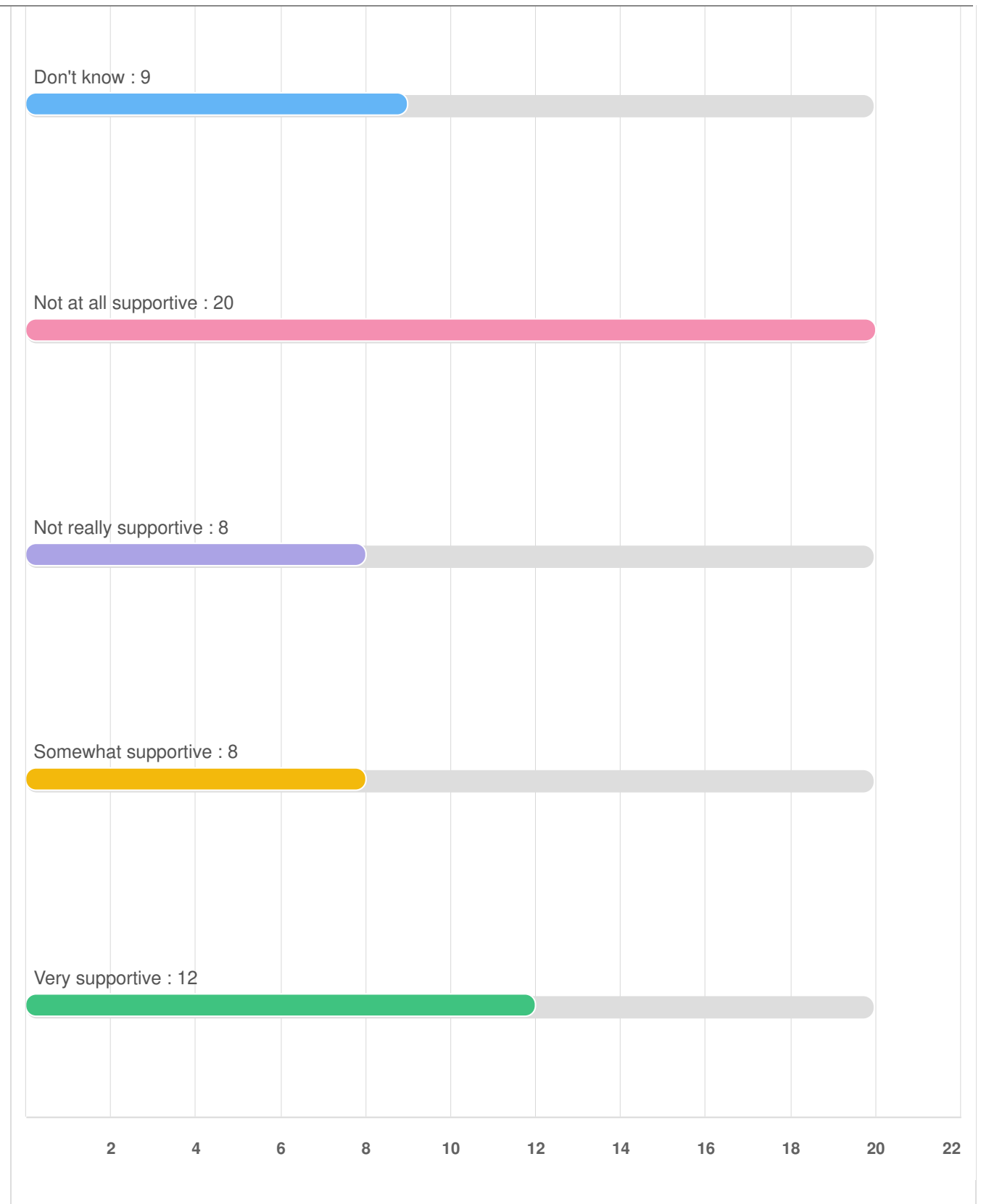
Optional question (57 response(s), 0 skipped)

Question type: Likert Question

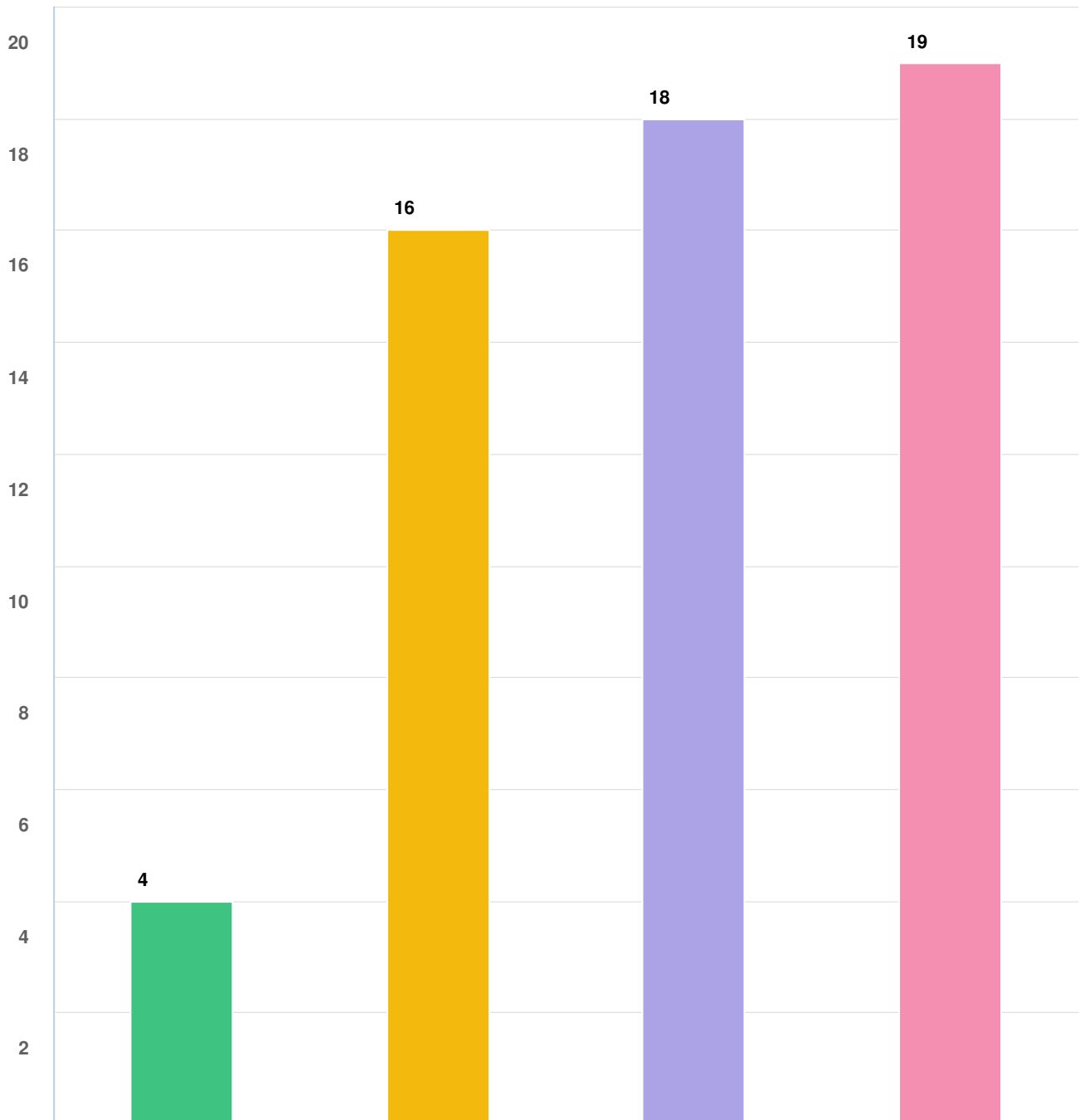
Filtering by: In which electoral area are you a resident or property owner? G

Q16 | Some municipalities distinguish between year-round short term rentals and occasional seasonal rentals. Currently a Temporary Use Permit (TUP) for Vacation Rental includes a restriction that the use can only take place between May 1st and October 31...

How strongly do you support restricting the timeframe of operating a Vacation Rental?



Q17 Under current RDOS bylaws a property owner may rent out their entire primary house, a secondary suite, or an accessory/secondary house (including a carriage house) as a Vacation Rental. Please indicate which of the following situations would be yo...



Question options

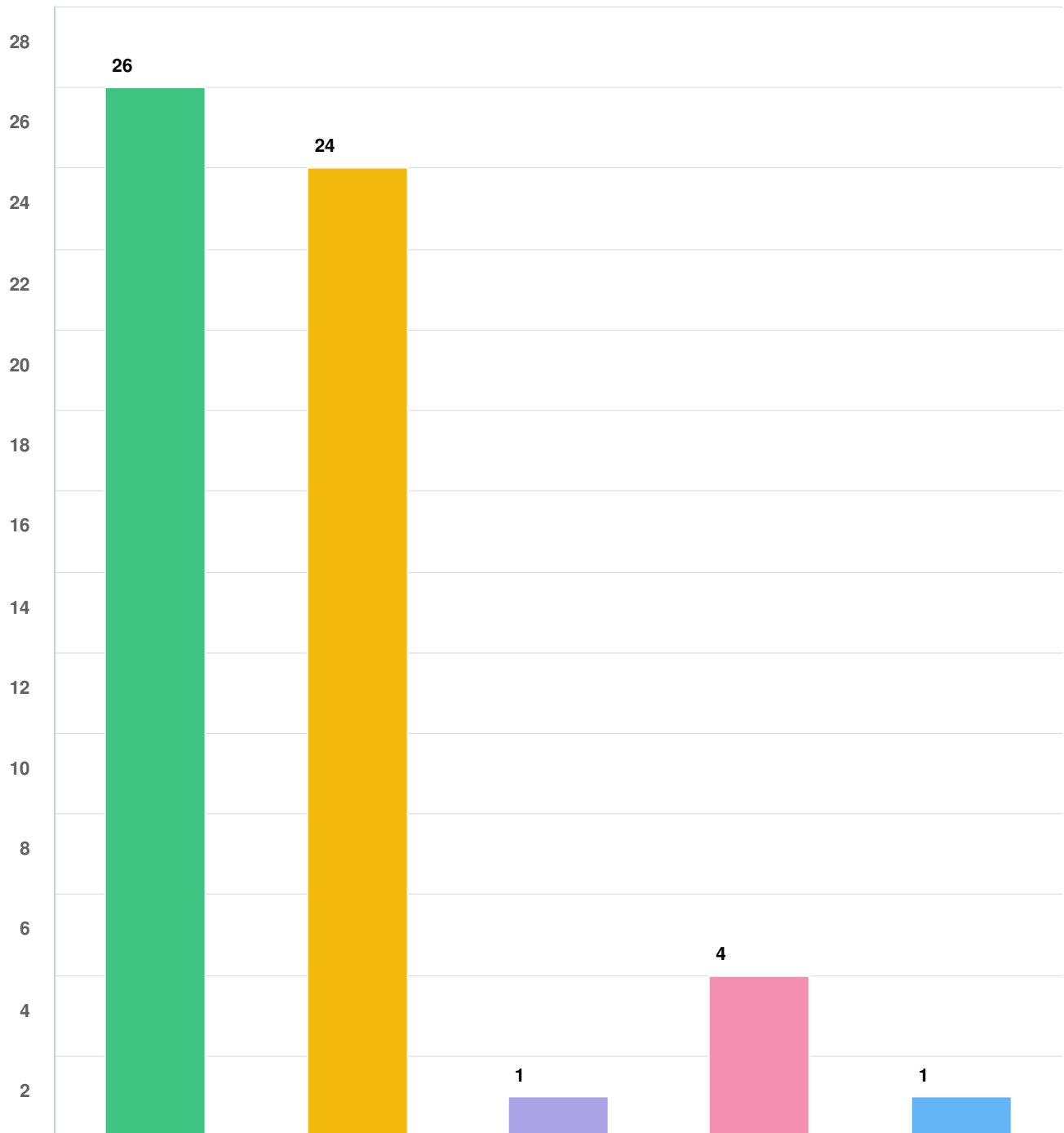
- Allow Vacation Rentals in the primary house OR a secondary suite OR accessory/secondary house ONLY
- Allow vacation Rentals in BOTH the primary house and a secondary suite or accessory/secondary house
- Restrict Vacation Rentals to a secondary suite or accessory/secondary house only
- Restrict Vacation Rentals to the primary house only

Optional question (56 response(s), 1 skipped)

Question type: Checkbox Question

Filtering by: In which electoral area are you a resident or property owner? G

Q18 Current RDOS bylaws permit up to ten persons, with an aggregate of two persons per bedroom in a Vacation Rental. Please indicate which of the following situations would be your preference should the RDOS amend bylaws applicable to Vacation Rentals.



Question options

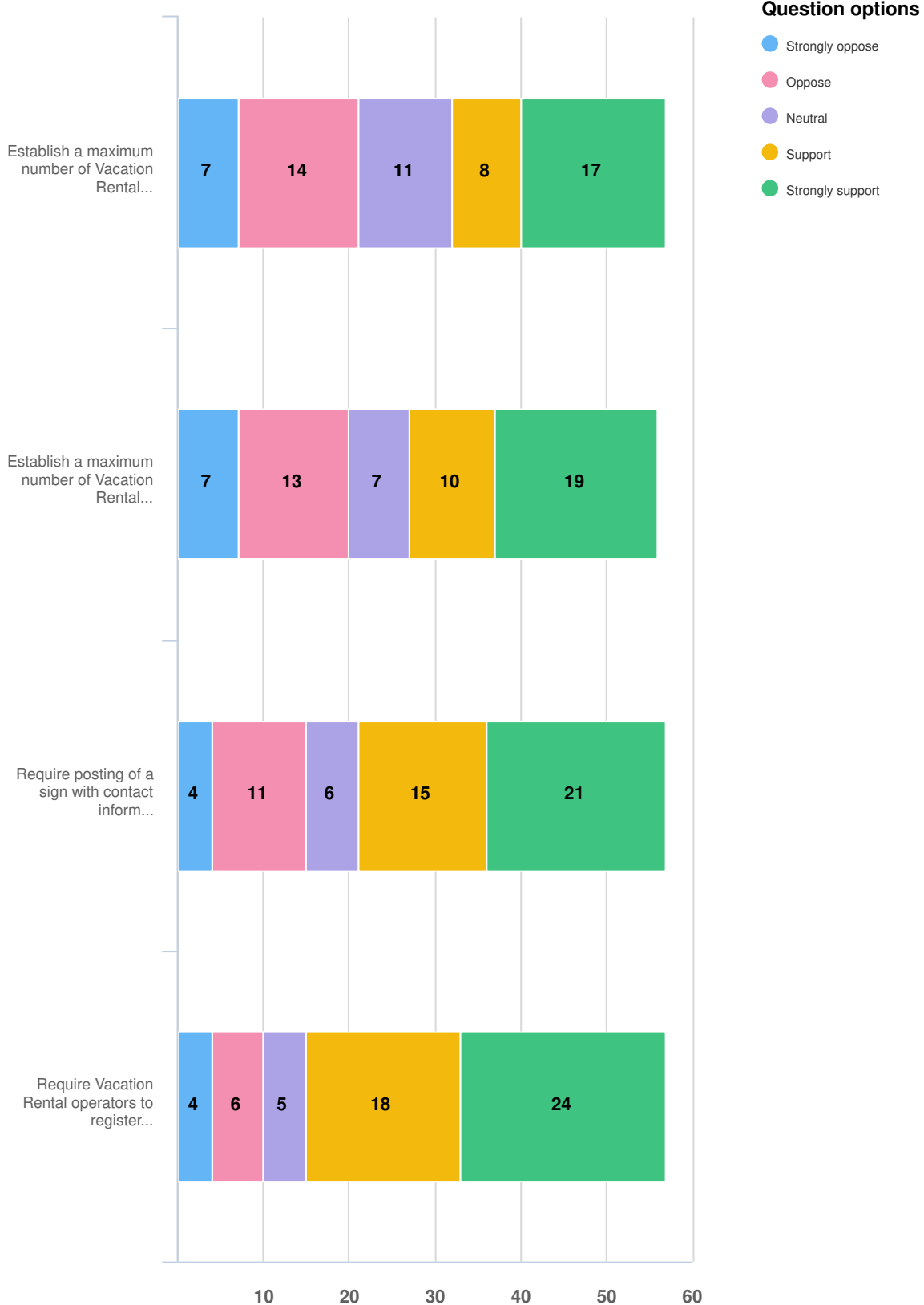
- Other (please specify)/comments:
- Remove the maximum cap on people permitted within a Vacation Rental
- Increase the maximum
- Lower the maximum
- Keep the current maximum of 10 people permitted within a Vacation Rental

Optional question (56 response(s), 1 skipped)

Question type: Checkbox Question

Filtering by: In which electoral area are you a resident or property owner? G

Q19 Below are a few ideas to reduce the possible impact of Vacation Rentals on residential neighbourhoods. Please indicate your level of support for the following:



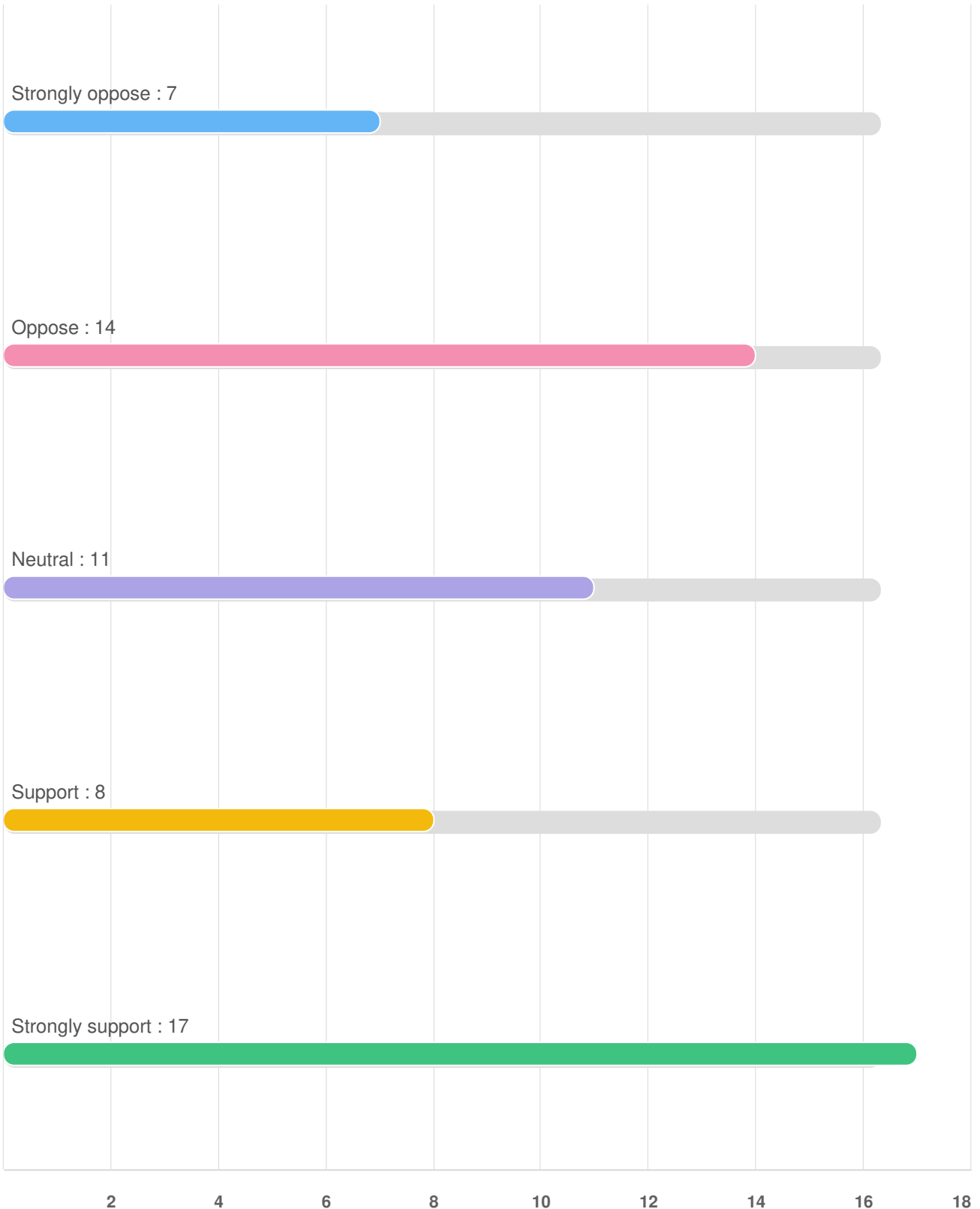
Optional question (57 response(s), 0 skipped)

Question type: Likert Question

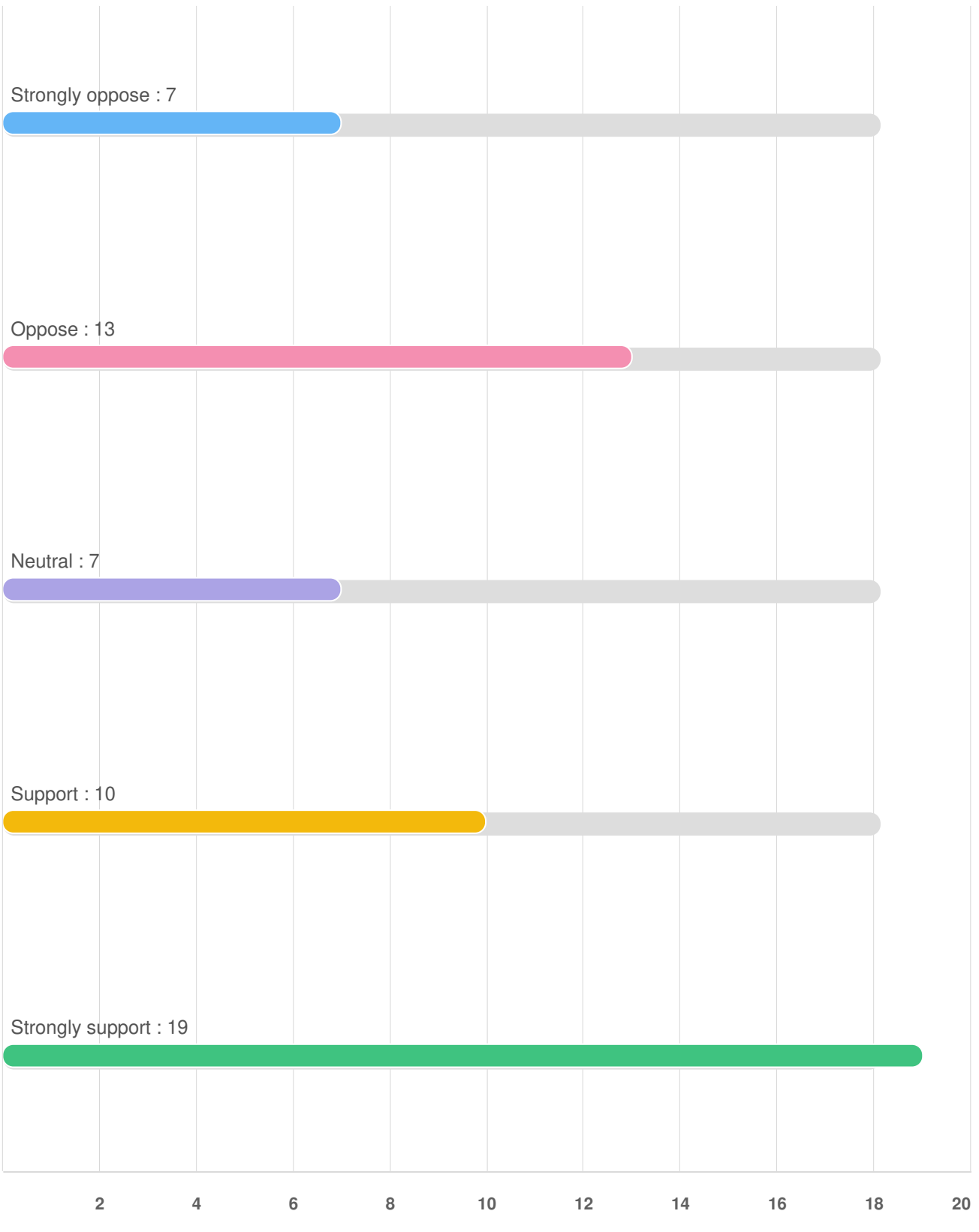
Filtering by: In which electoral area are you a resident or property owner? G

Q19 | Below are a few ideas to reduce the possible impact of Vacation Rentals on residential neighbourhoods. Please indicate your level of support for the following:

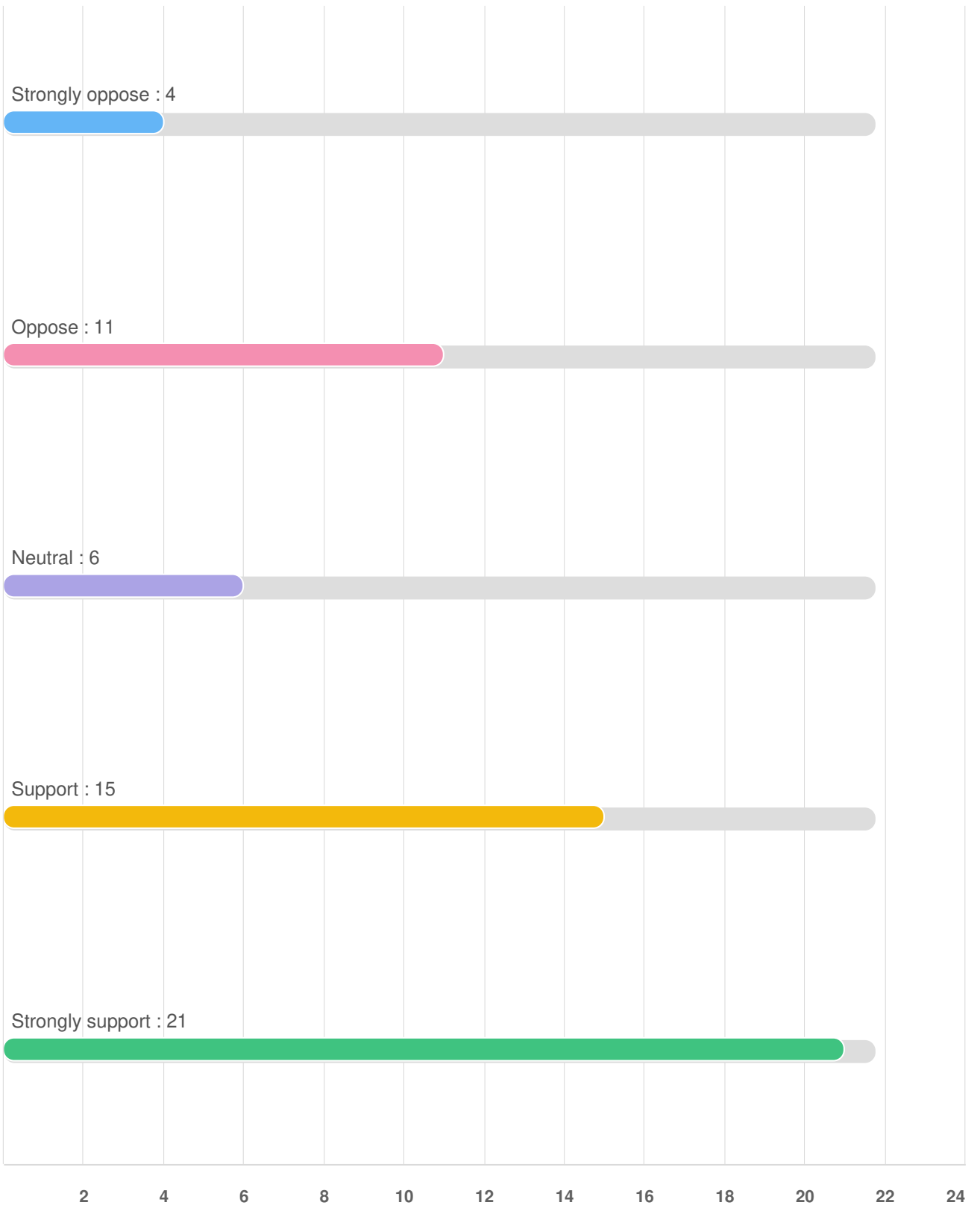
Establish a maximum number of Vacation Rentals allowed within an Electoral Area



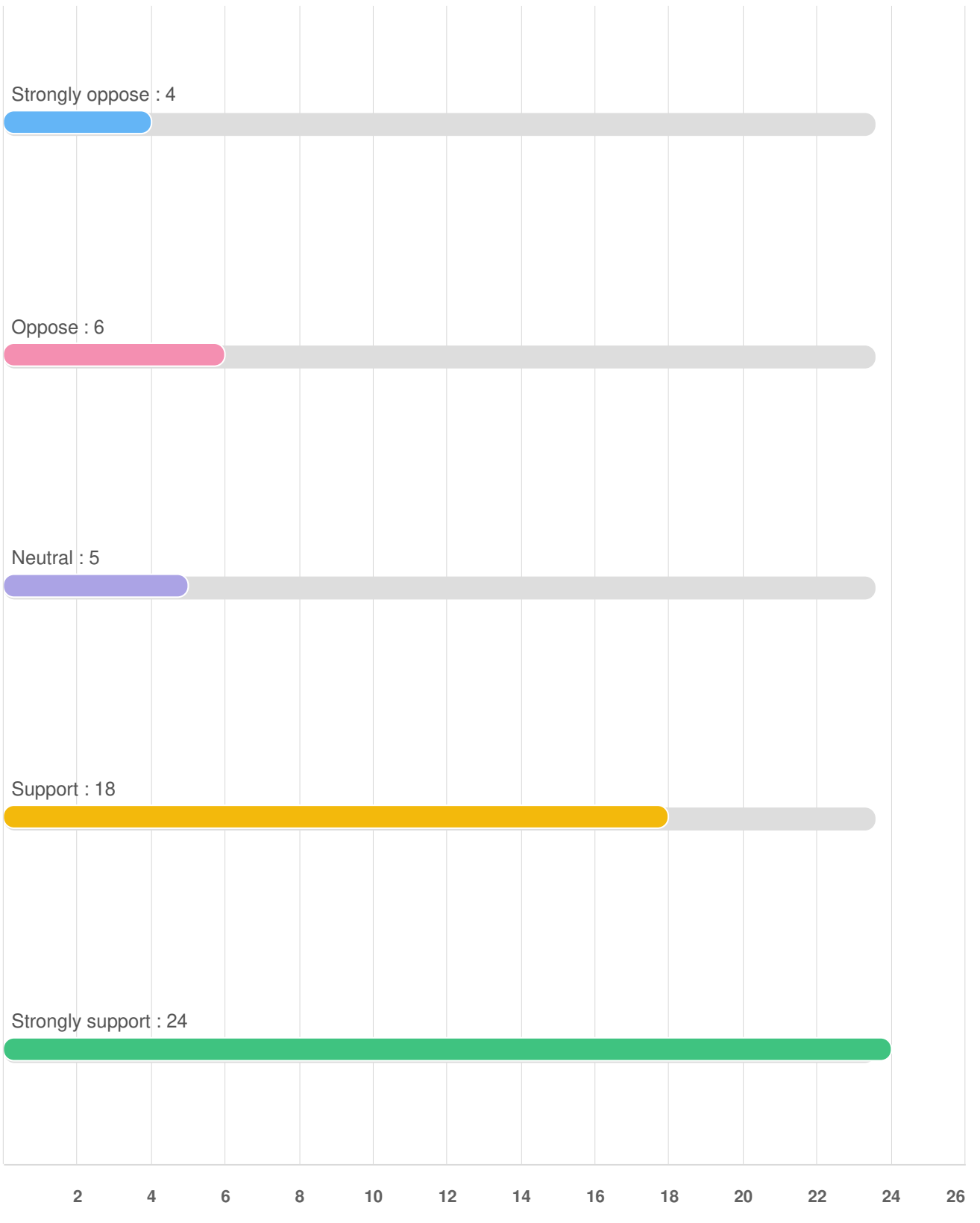
Establish a maximum number of Vacation Rentals allowed within a specific radius (e.g. 250 metres) of each other



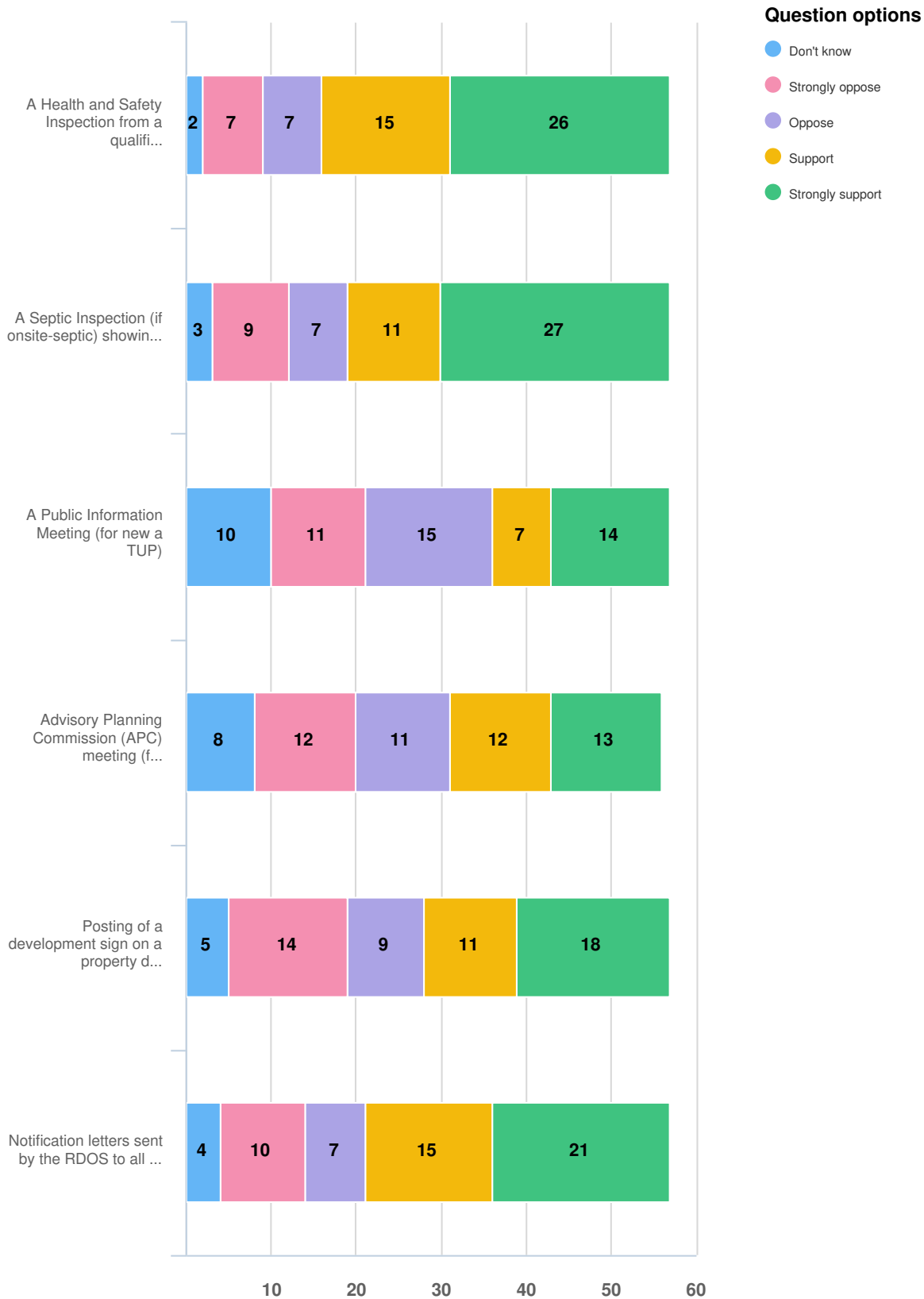
Require posting of a sign with contact information for the Vacation Rental operator that can be seen by neighbours



Require Vacation Rental operators to register on the RDOS website with current contact information for the Vacation Rental



Q20 | Currently RDOS staff require a number of items to be provided for review prior to Board consideration whether or not to approve a Vacation Rental Temporary Use Permit (TUP). Please indicate your level of support for the following current requiremen...



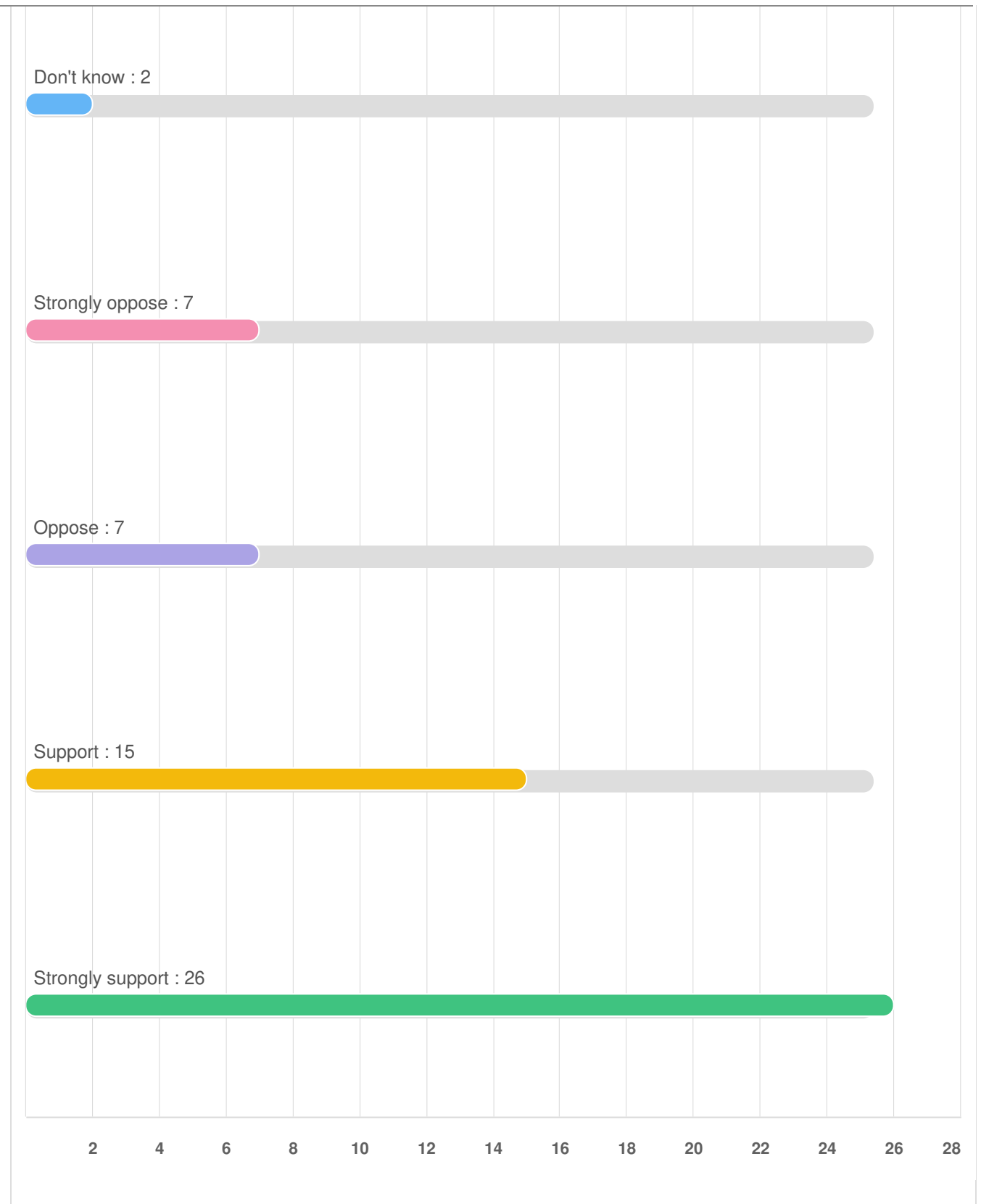
Optional question (57 response(s), 0 skipped)

Question type: Likert Question

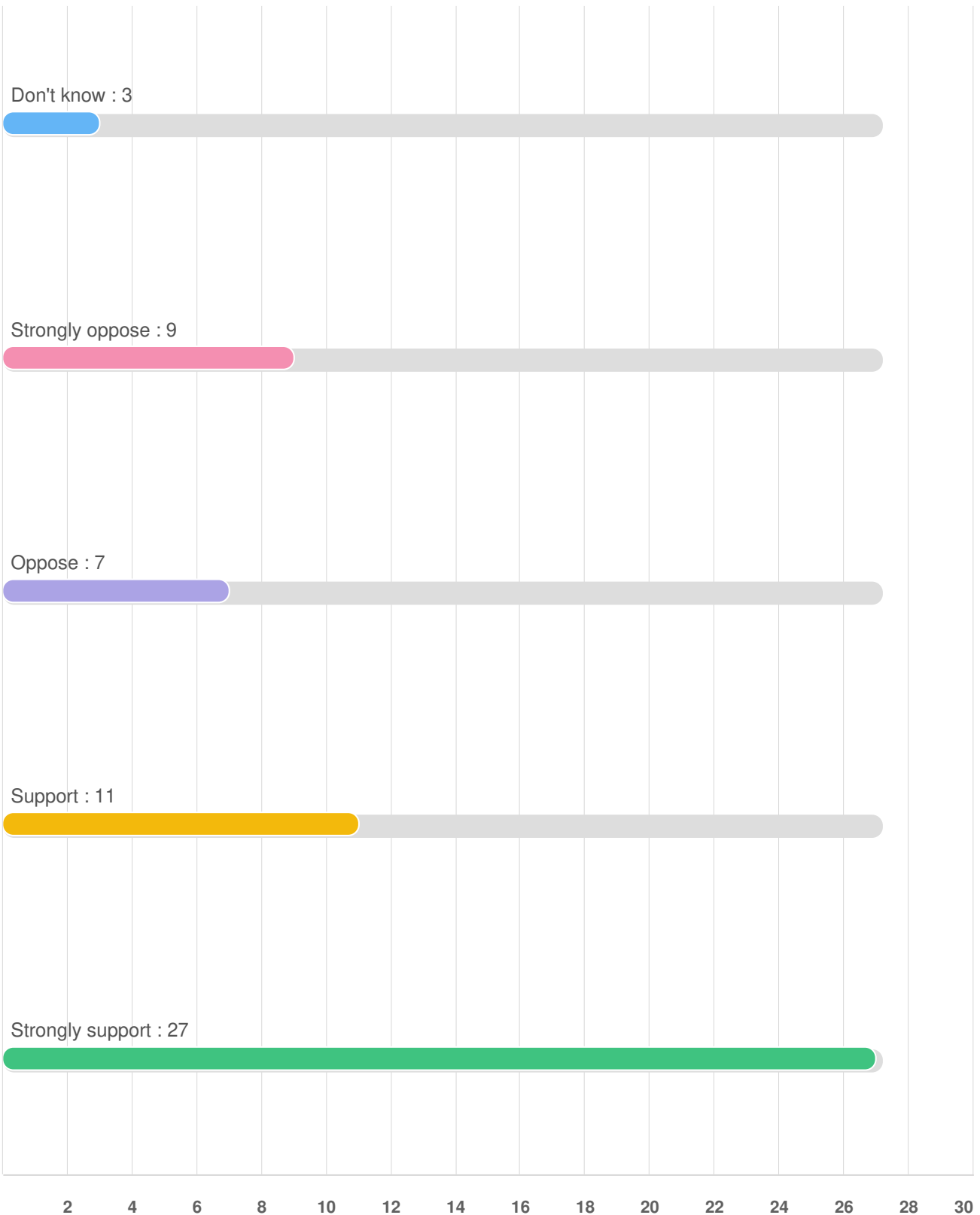
Filtering by: In which electoral area are you a resident or property owner? G

Q20 | Currently RDOS staff require a number of items to be provided for review prior to Board consideration whether or not to approve a Vacation Rental Temporary Use Permit (TUP). Please indicate your level of support for the following current requiremen...

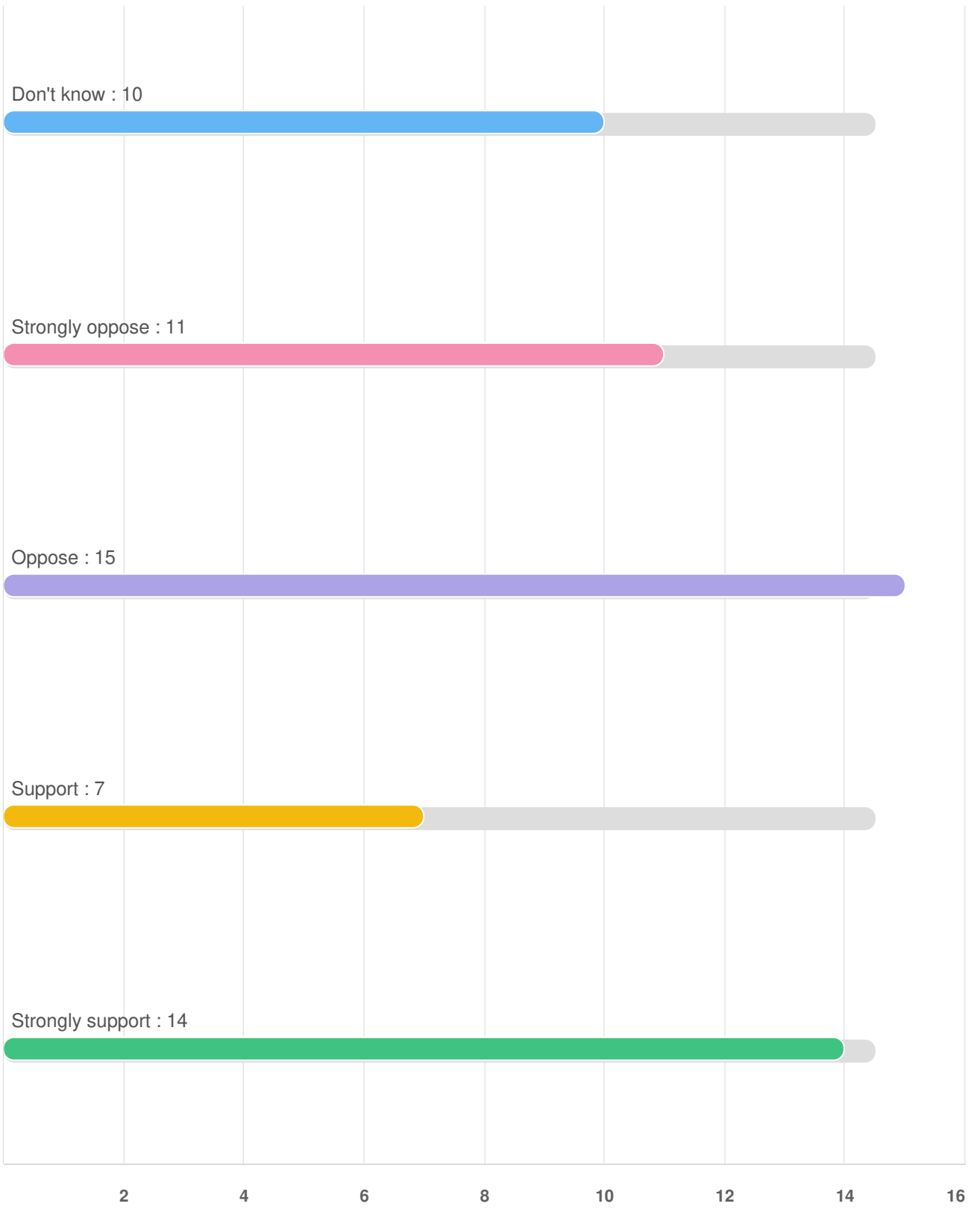
A Health and Safety Inspection from a qualified individual to ensure the building meets minimum safety standards

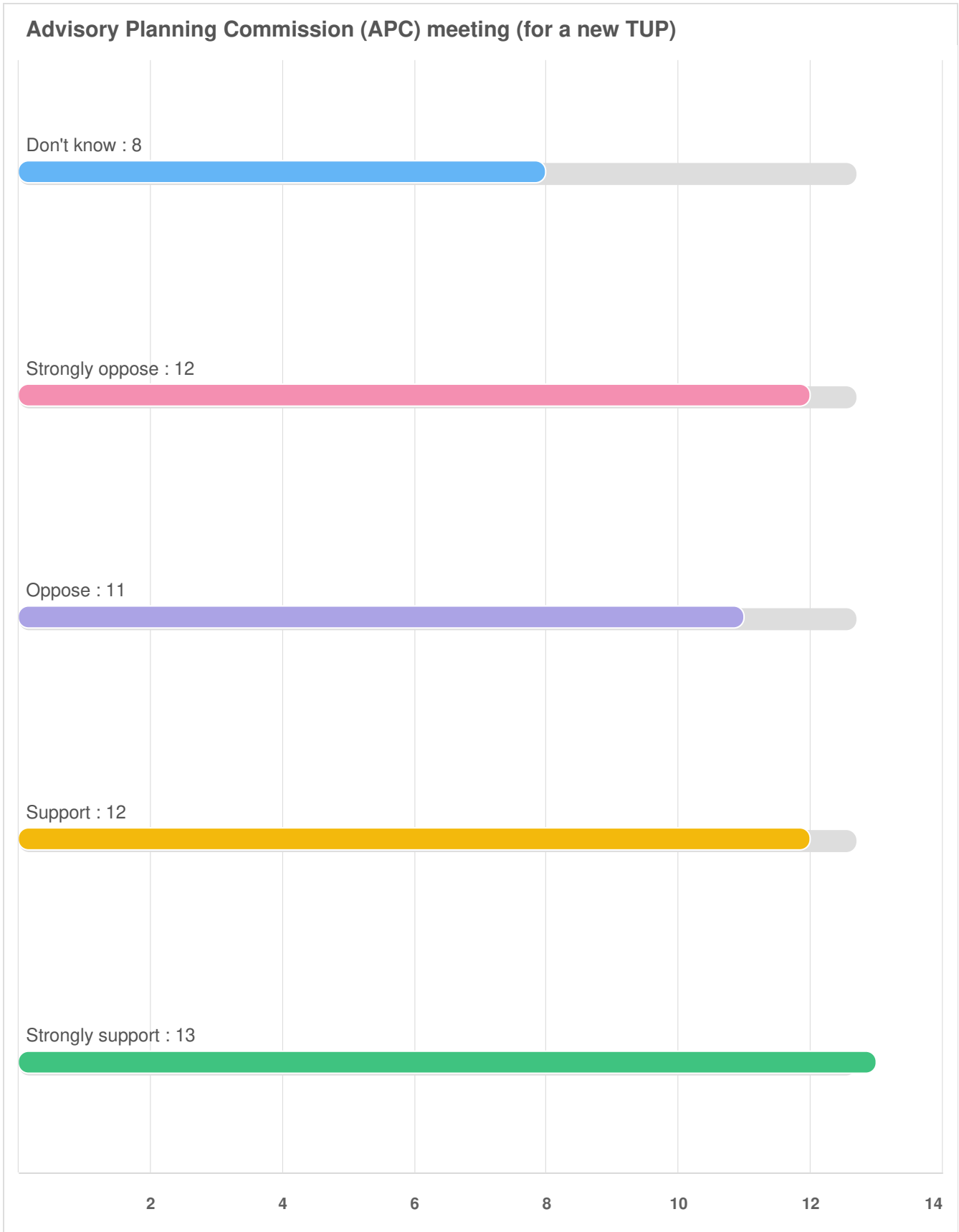


A Septic Inspection (if onsite-septic) showing the septic system is in good working order

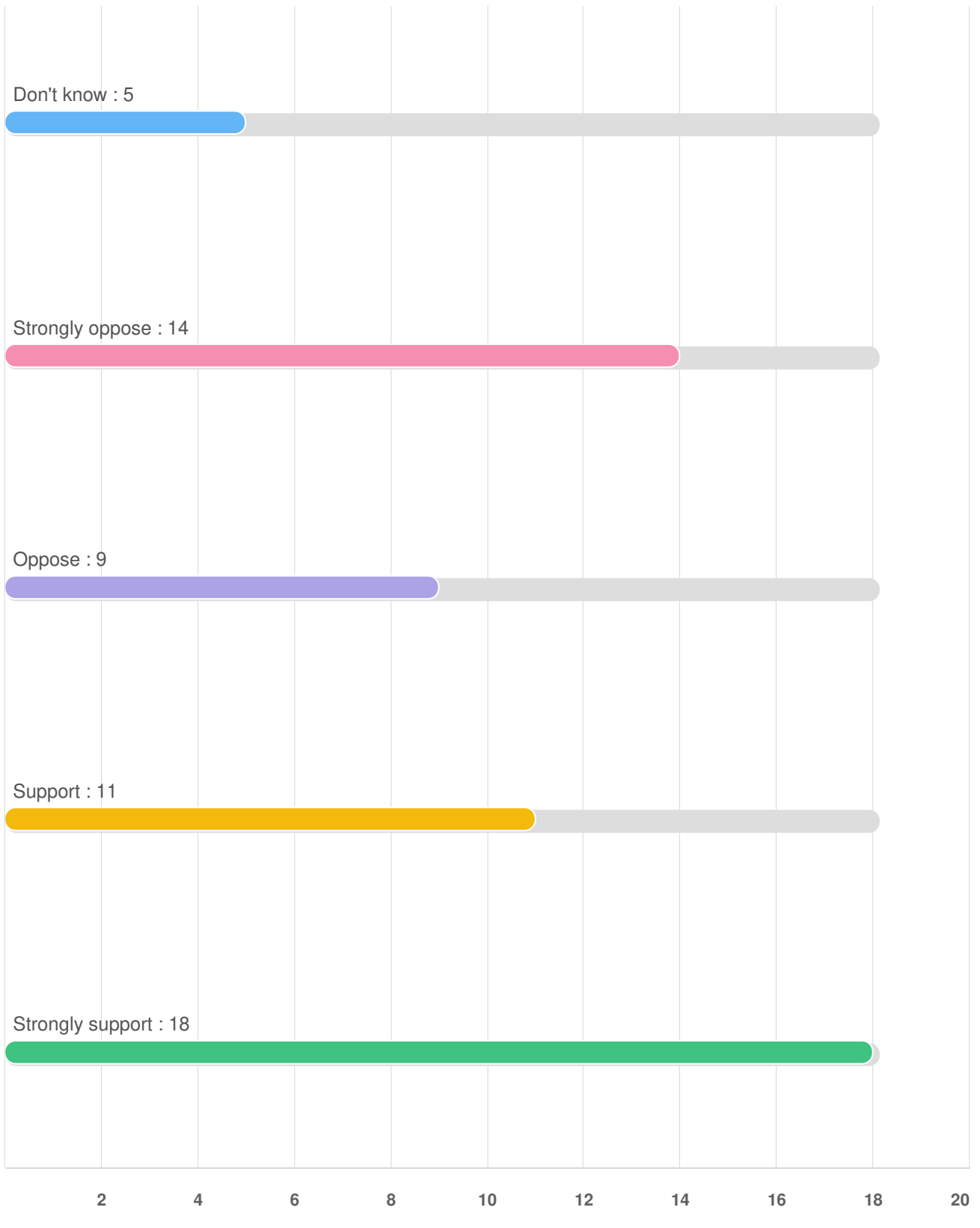


A Public Information Meeting (for new a TUP)

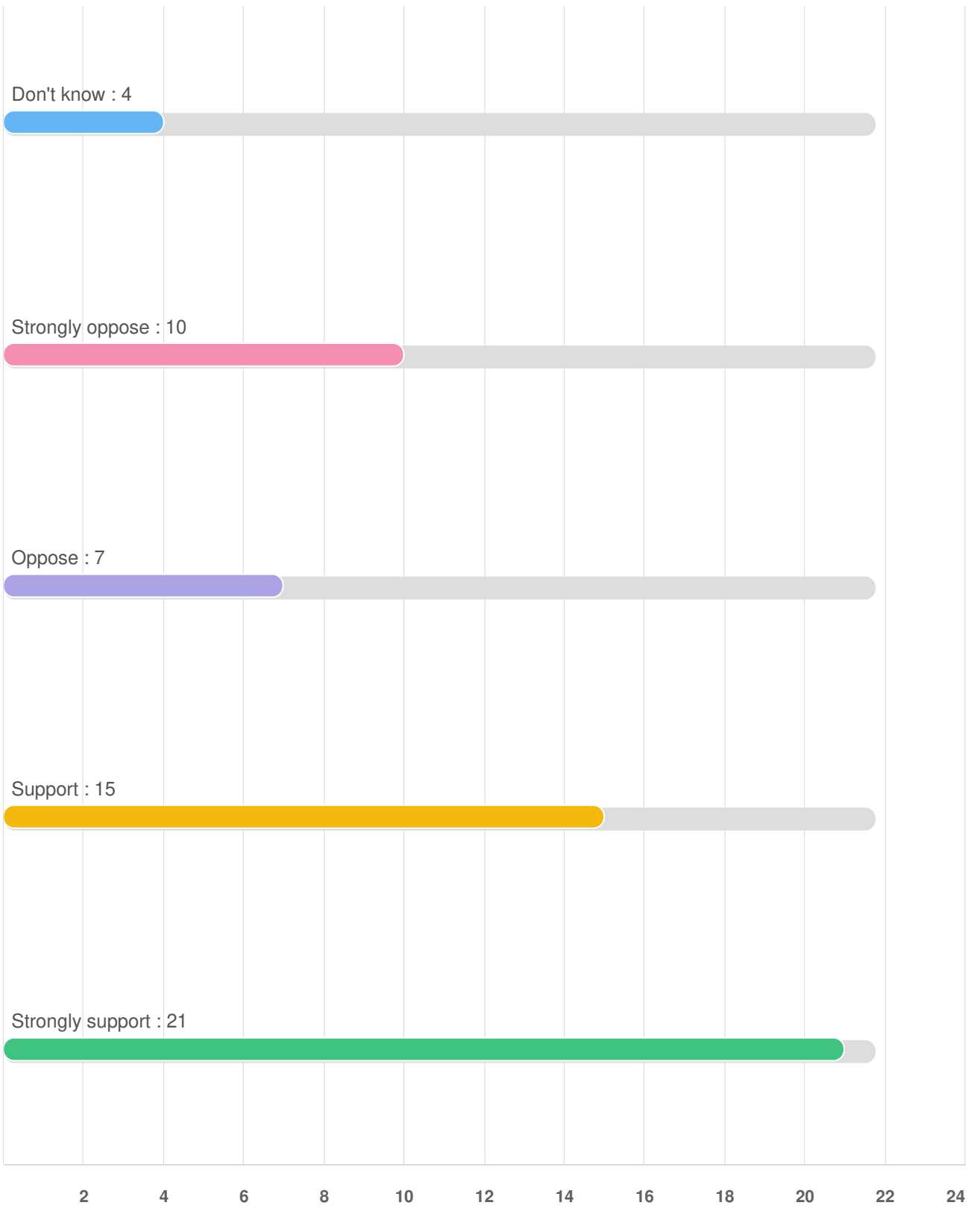




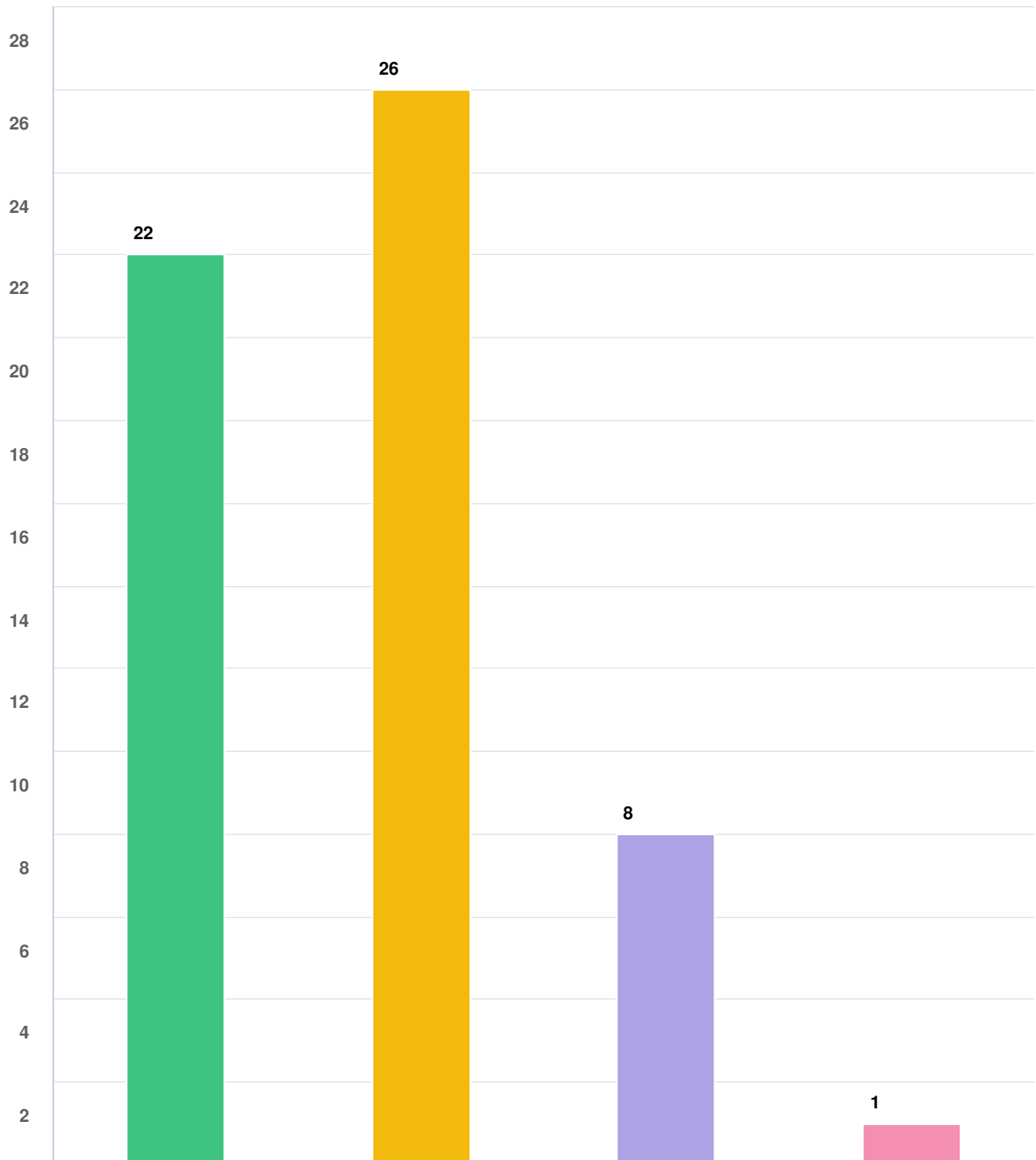
Posting of a development sign on a property during the application process



Notification letters sent by the RDOS to all property owners within 100 m radius of a proposed TUP



Q21 | Currently, a Vacation Rental must occur within a serviced dwelling unit. Should a Vacation Rental be allowed to occur elsewhere, such as a garage, workshop/studio, recreational vehicle or an un-serviced 'cabin'?



Question options

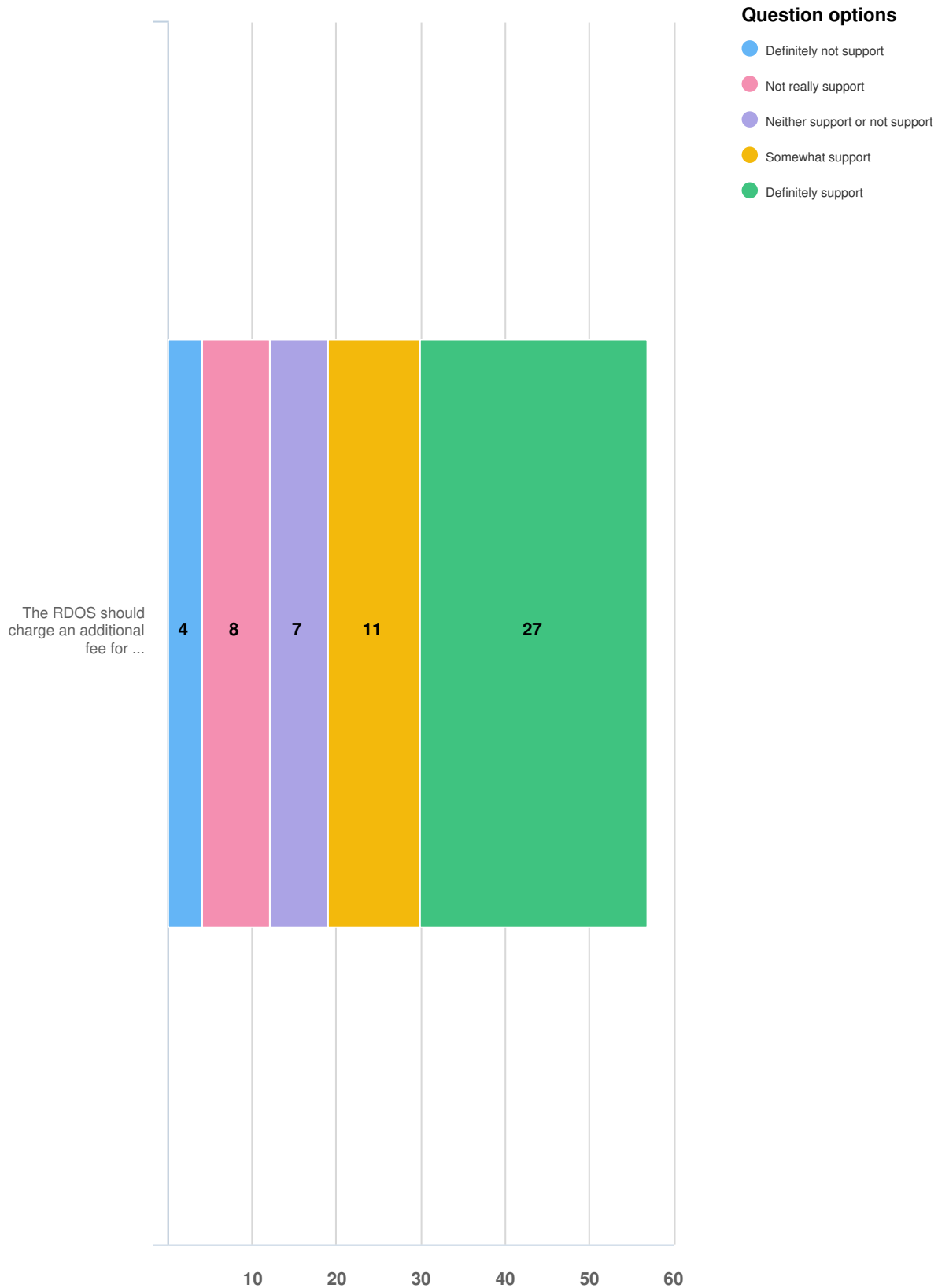
- Other (please specify)
- Don't know
- No
- Yes

Optional question (57 response(s), 0 skipped)

Question type: Checkbox Question

Filtering by: In which electoral area are you a resident or property owner? G

Q22 It has been noted that water usage tends to increase with a Vacation Rental. If a Vacation Rental is within a RDOS Community Water service area, how strongly do you support the idea of an additional water charge?

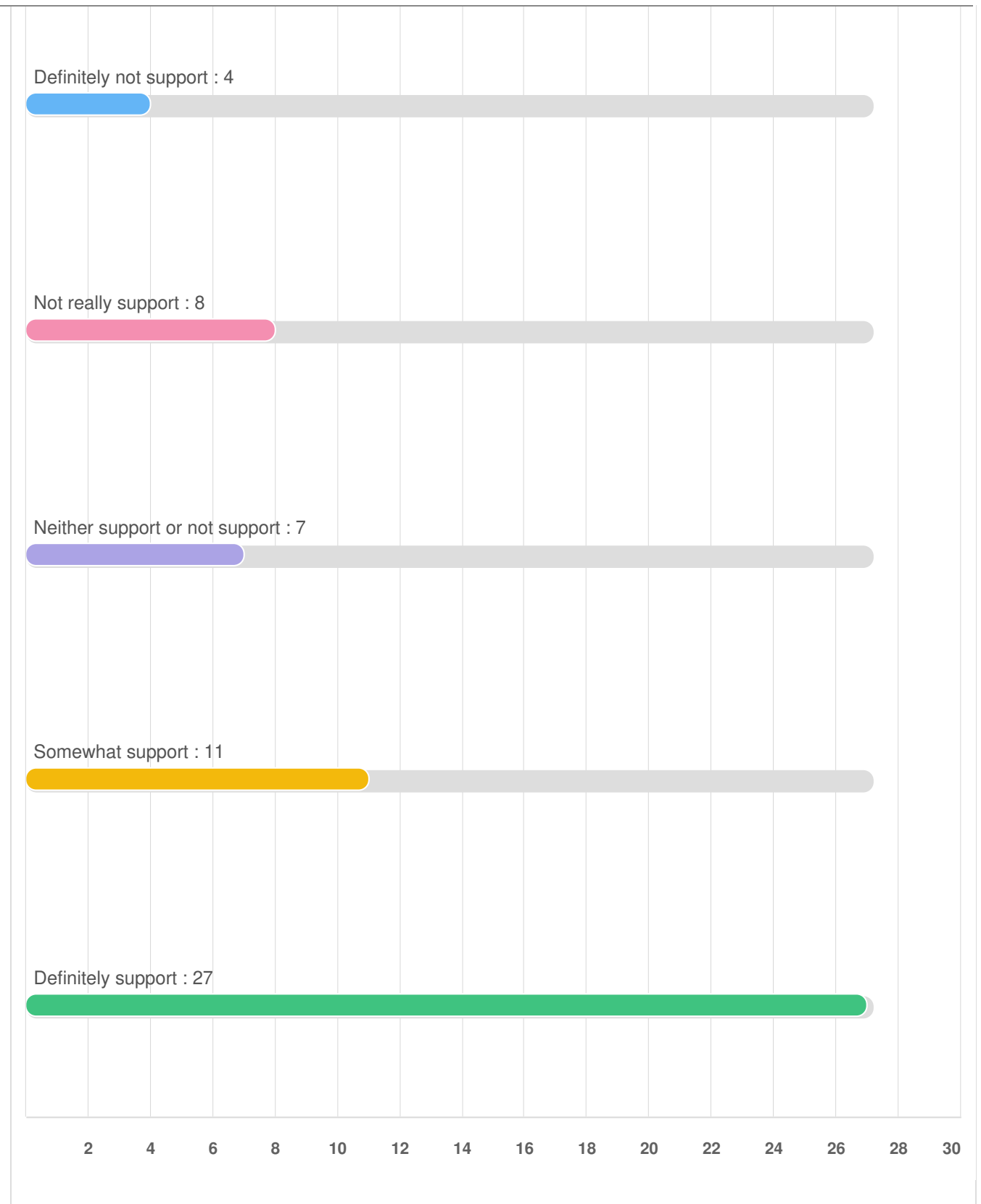


Optional question (57 response(s), 0 skipped)
Question type: Likert Question

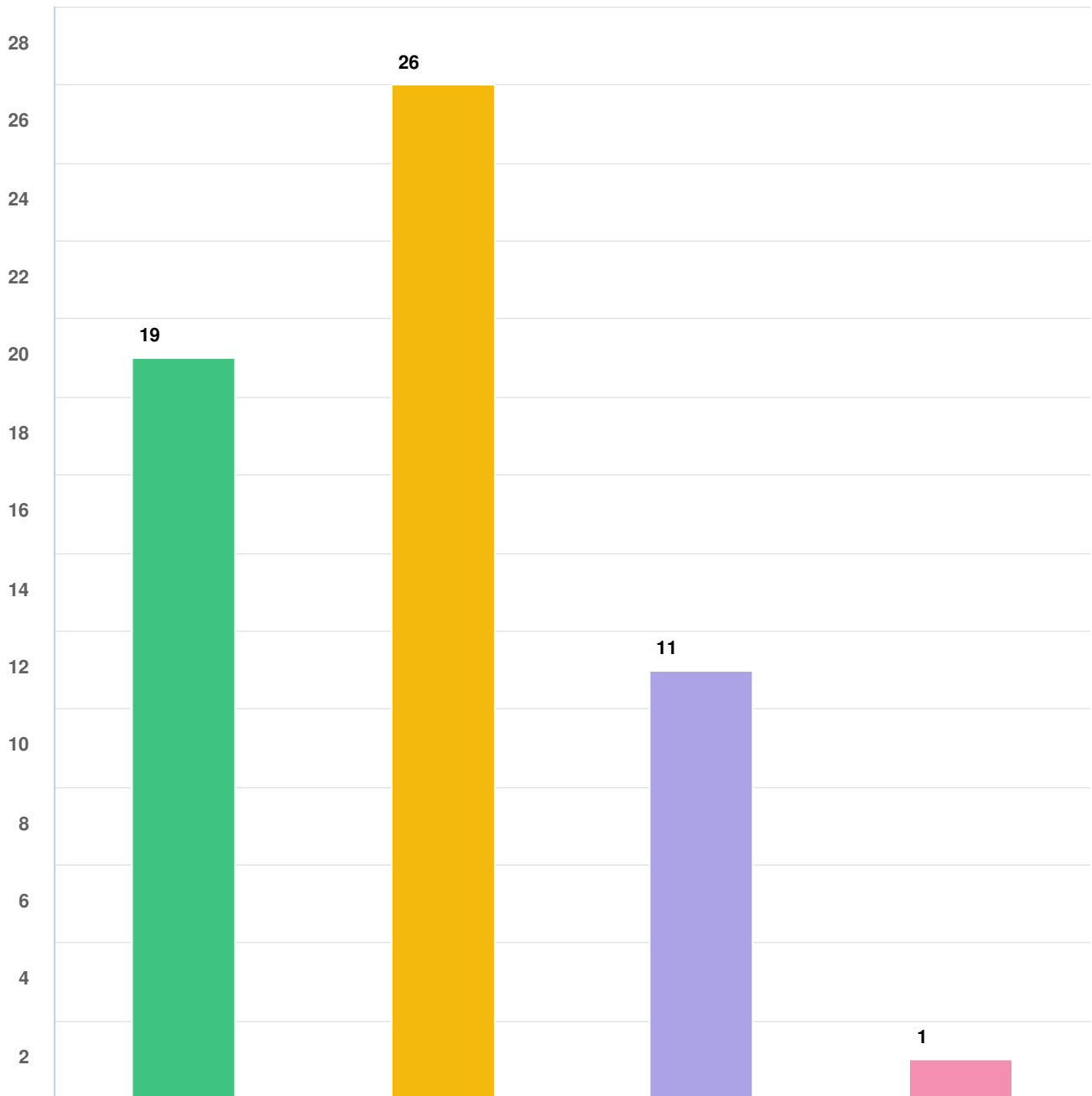
Filtering by: In which electoral area are you a resident or property owner? G

Q22 | It has been noted that water usage tends to increase with a Vacation Rental. If a Vacation Rental is within a RDOS Community Water service area, how strongly do you support the idea of an additional water charge?

The RDOS should charge an additional fee for water use for a Vacation Rental TUP



Q23 Some municipalities require a primary resident to reside on the property being rented as part of a short-term rental. A primary resident can be the owner or a long-term tenant. The primary residence is a dwelling that a person resides in most of t...



Question options

- Other (please specify)/comments:
- Do not require a permanent resident or caretaker to live on the property and do not require the posting of 24/7 contact information for a property manager
- Do not require a permanent resident or caretaker to live on the property, but require the posting of a 24 hour/ 7day a week contact information for a property manager
- Require a permanent resident such as the property owner, a long term tenant (as operator) or a caretaker to live on the property

Optional question (56 response(s), 1 skipped)

Question type: Checkbox Question

Filtering by: In which electoral area are you a resident or property owner? G

Q24 Thank you very much for sharing your thoughts! If there is anything you would like to add, please comment below.

Screen Name Redacted

1/12/2023 09:45 PM

I believe air bnb and short term rentals (not farm work housing) should be banned (not an option in this) or taxed at a higher bracket, taxes should be used to subsidize long term family / working class rentals and give hotels and motels a chance to survive, look at penticton if the hotels weren't constantly undercut by short term rentals, maybe they wouldn't of been turned in to homeless shelters, as a successful business would of survived and they were not given a chance to due to short term

Screen Name Redacted

1/18/2023 06:36 PM

This does not seem to take into account AirBnBs which typically allow a guest/visitor to have use of the entire house, and the owner is absent. As I live in Area G I realize that all this is moot

Screen Name Redacted

1/26/2023 04:54 PM

Many people are financially stretched with mortgages and vacation rentals help people make their mortgage payments. Further to that, vacation rentals can potentially help retired people buy groceries, as added income, in this over inflated economy, without the burden of having to have some one renting full time. It allows retired people to choose how much added work load they can handle, for example extra cleaning, or property maintenance. It also allows for people who have, despite doing their due diligence, have wound up with terrible tenants, a way to get said terrible tenants out. There are many things that having a "vacation rental" can help with. Some people who have retired still have mortgages; vacation rentals can potentially prevent them from losing their homes. Vacation rentals also provide tenants a temporary place, as they transition to more long term accommodations, without getting into a lease; for example, people purchasing a new house, but possession dates differ from the seller's purchase/possession dates; vacation rentals can be a solution.

Screen Name Redacted

1/31/2023 12:00 PM

Vacation rentals help build local economy by putting money into locals pockets that they then spend locally. This could include hiring someone to clean their vacation rental or to service it. Vacation goers often stay in the area for a bit even if a short stint and then will drop money at local coffee shops etc. I have personally never experienced an issue with any vacation rental properties. In general, the vacationers I have seen have been polite and respectful as they

understand it is someone else's property. Restricting timeframes for vacation rentals to just the summer is a huge issue for locals. Myself being on the end of having to find housing because of being kicked out of a vacation rental. It is better for the vacation rental to be year round so that even the locals can create a private deal with a vacation home rental to rent for longer term - eg over the winter etc. I imagine on the opposite side- it would be challenging for the vacation home owner to empty the home from the furnishings they have just to set it all up again a few months later. I do not approve of government overreach and telling property owners what they can and cannot do with their land or houses. They worked hard to earn money to purchase a home and should be allowed to do with it as they please. The government and the people (locals) should have no say in a private property. All vacation rental sites we have used to vacations for ourselves have surveys at the end of each stay for both vacationers and owners. The owners can rate the guests and the guests can rate the owners. This helps owners want to upkeep their property for guests who might rate them terribly. So having to have inspections doesn't really make sense to me at this point.

Screen Name Redacted

1/31/2023 04:40 PM

Short term rentals increase competition for hotels/motels/bnb, this is a positive outcome because it requires these businesses to "up their game" to maintain business. Short term rentals give tourists a local contact who has knowledge of local businesses to support. Local homeowners have the ability to earn an income, boosting our local economy.

Screen Name Redacted

2/01/2023 11:38 AM

A stipulation in the contract between the property owner and short term rentee that it is the responsibility of the rentee to adhere to the local bylaws and noise abatement rules and that they are subject to any fines since the rentee(s) are adults. The bylaws should be posted in the rented area and the rentee should sign upon time of booking that they are subject and responsible to abide by local laws.

Screen Name Redacted

2/01/2023 02:04 PM

Please don't over-react.

Screen Name Redacted

2/01/2023 06:14 PM

Please stop telling people what they can and cannot do with their own properties. We might not be in this situation if laws were more landlord friendly. No one wants to rent long-term anymore because of the hassle and damage brought on by renters. It can take up to 6 months to get a tenant out legally who is behind on rent. Address those issues and then more long term housing will be available.

Screen Name Redacted

Thank you for engaging and allowing me to print my answers.

2/08/2023 10:43 AM

Screen Name Redacted

Tax them to the fullest possible!!

2/08/2023 02:32 PM

Optional question (10 response(s), 47 skipped)

Question type: Essay Question

Filtering by: In which electoral area are you a resident or property owner? G