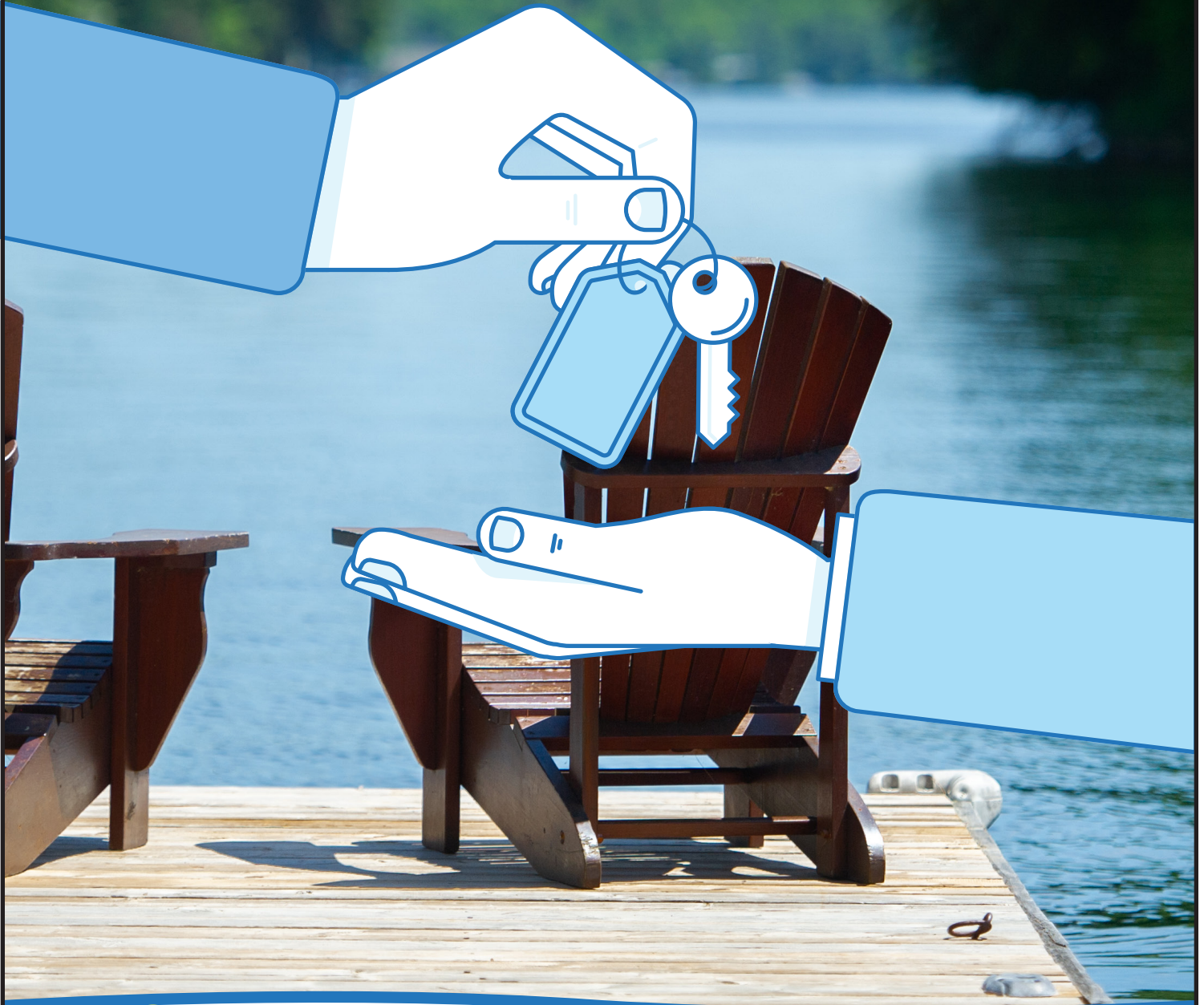


Regional District of East Kootenay

SHORT TERM RENTAL INTRODUCTORY SURVEY

1,493 RESPONDENTS



Survey summary

Over the last few years, the RDEK has heard an increase in public concern regarding short term rental accommodations (STRs).

STRs refers to the accommodation of paying guests in an entire single family dwelling, room(s) within a single family dwelling, secondary suite, apartment or condo for less than 30 days

The RDEK Board has recognized that pursuing

management options of STRs is desirable and as a result public consultation, issue identification and management options for STRs was identified as a 2021 strategic priority.

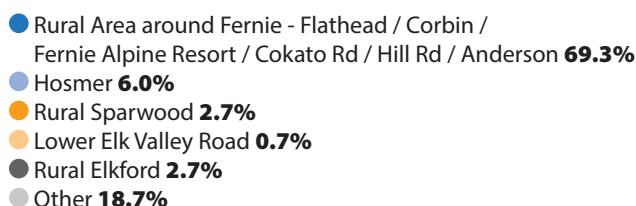
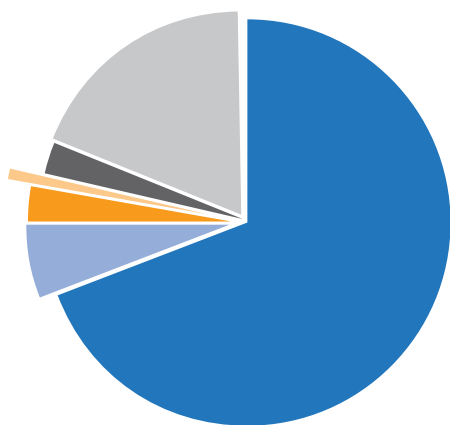
The goal of this planning process is to determine best management options to address STRs.

The Short Term Rentals Survey ran from June 28 – August 4, 2021 and received 1,493 responses.

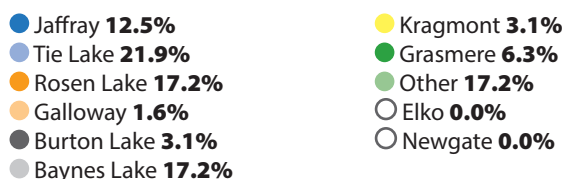
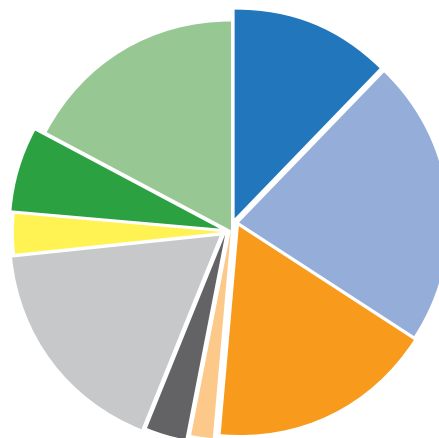
In which Electoral Area within the Regional District of East Kootenay (RDEK) do you own or rent property?



What best describes the area that you own property in Area A?



What best describes the area that you own property in Area B?



SHORT TERM RENTALS INTRODUCTORY SURVEY

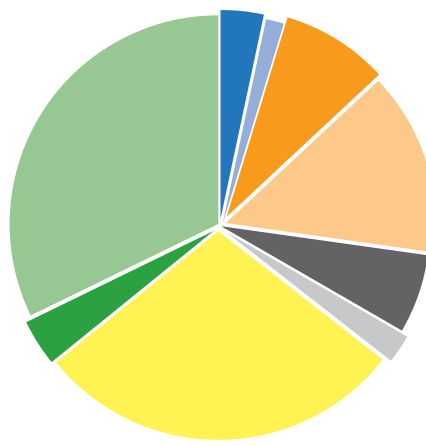
Results | 2021

What best describes the area that you own property in Area C?



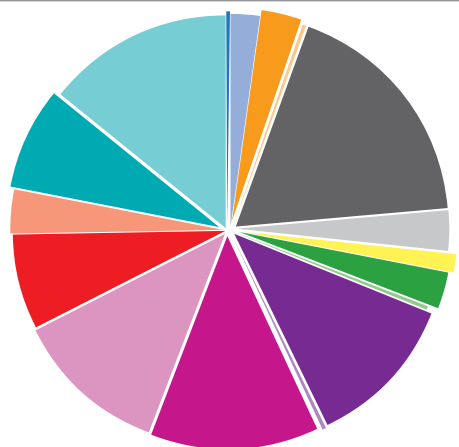
- Moyie **9.4%**
- Monroe Lake, Mineral Lake **4.3%**
- Silver Springs **3.4%**
- Jim Smith, New Lake **11.1%**
- Gold Creek, Hidden Valley **15.4%**
- Rural Cranbrook **18.8%**
- Wycliffe, Wilks / Kahn, Spruceland Estates **16.2%**
- Fort Steele, Bull River **2.6%**
- Mayook, HaHa Creek **1.7%**
- Wardner **11.1%**
- Other **6.0%**
- Westview / Twin Lake area **0.0%**

What best describes the area that you own property in Area E?



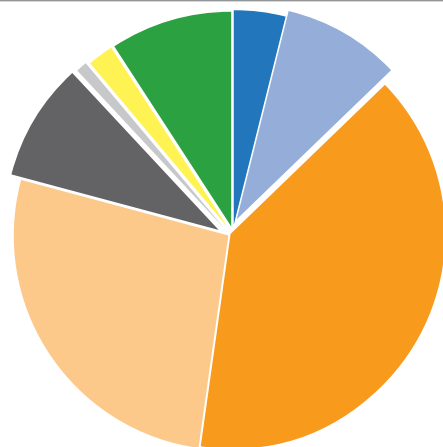
- Stirton Road / Porteous Road **3.6%**
- Wycliffe **1.2%**
- St. Mary Lake **8.3%**
- Meadowbrook **14.3%**
- Ta Ta Creek **6.0%**
- Premier Lake Area **2.4%**
- Wasa **28.6%**
- Lazy Lake **3.6%**
- Other **32.1%**
- Skookumchuck, Torrent Road **0.0%**

What best describes the area that you own property in Area F?



- Rural Canal Flats **0.2%**
- Columbia Ridge **2.2%**
- Dutch Creek **2.9%**
- Rushmere **0.4%**
- Fairmont **17.9%**
- Columere Park **3.3%**
- Akiskinook **1.2%**
- Baltac **2.9%**
- Pedley Heights **0.2%**
- Lakeview Meadows / Holland Creek **11.8%**
- Terravista **0.1%**
- Timber Ridge / Timber Heights **12.7%**
- Windermere **11.9%**
- Rural Invermere incl. Westside Road **7.2%**
- Toby Benches **3.3%**
- Panorama **7.7%**
- Other **14.0%**

What best describes the area that you own property in Area G?



- Dry Gulch **4.4%**
- Wilmer **8.9%**
- Rural Radium incl. Radium Resort **39.6%**
- Edgewater **26.7%**
- Spur Valley **8.9%**
- Brisco **1.0%**
- Spillimacheen **2.0%**
- Other **8.9%**

SHORT TERM RENTALS INTRODUCTORY SURVEY

Results | 2021

Select the category that best describes your residency on the property you own?



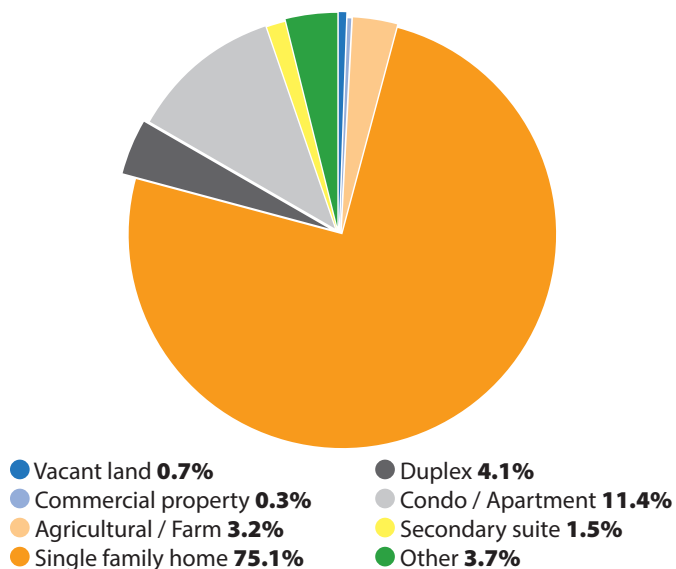
Do you live in a rental property in the RDEK?



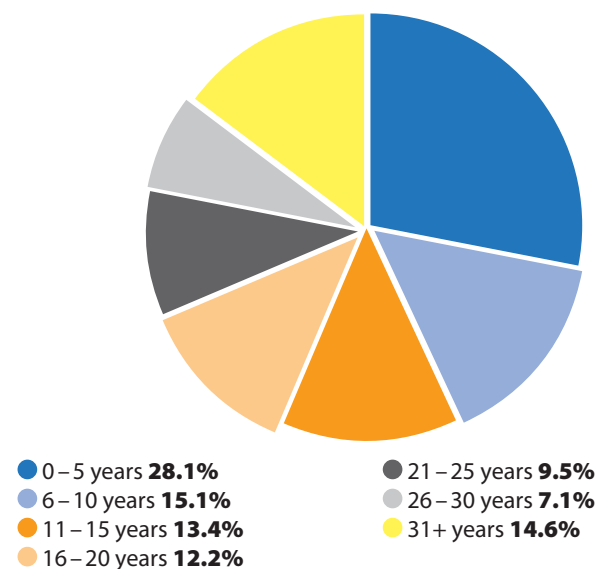
What Electoral Area within the RDEK is that property?



What type of property do you own or rent?

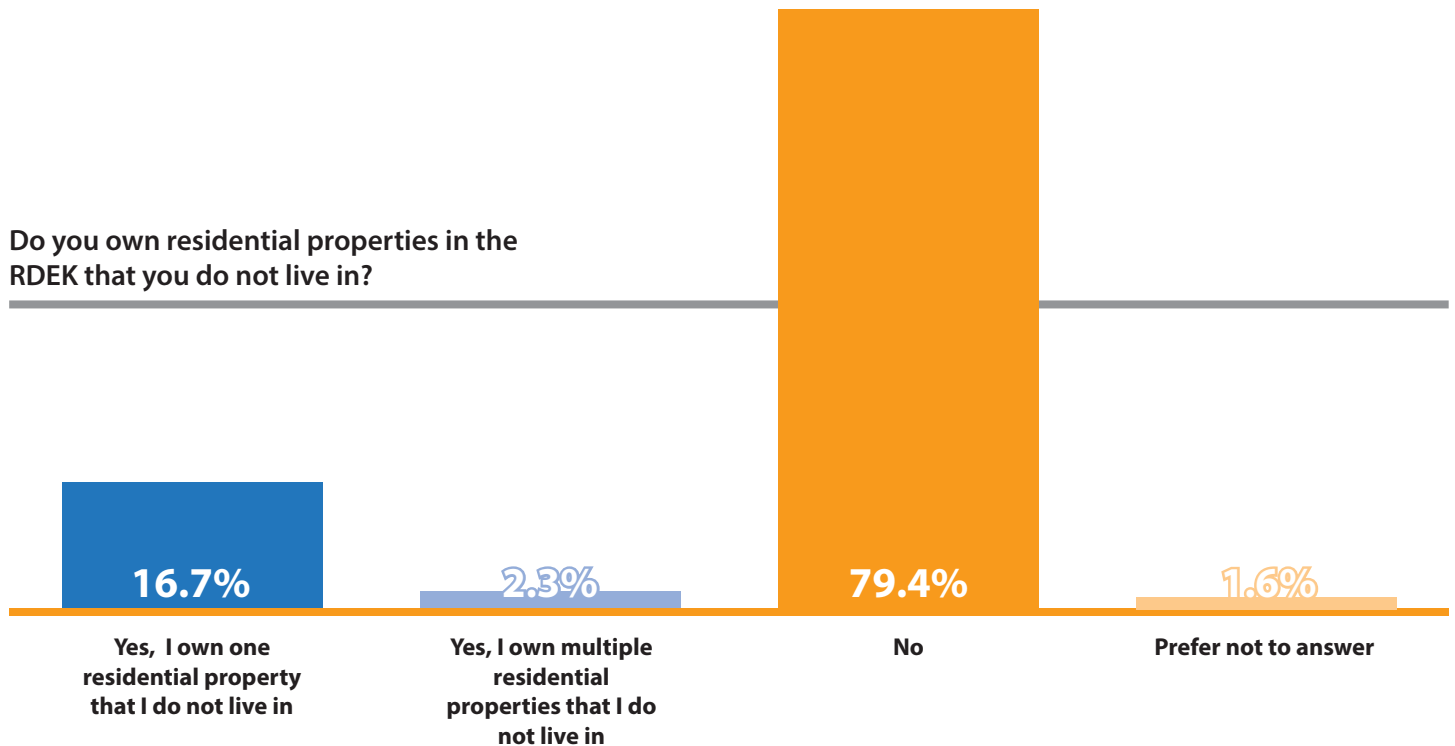


How long have you owned or rented the property in the RDEK?



**SHORT TERM RENTALS
INTRODUCTORY SURVEY***Results | 2021*

Do you own residential properties in the RDEK that you do not live in?



Have you stayed in a Short Term Rental outside of the RDEK?



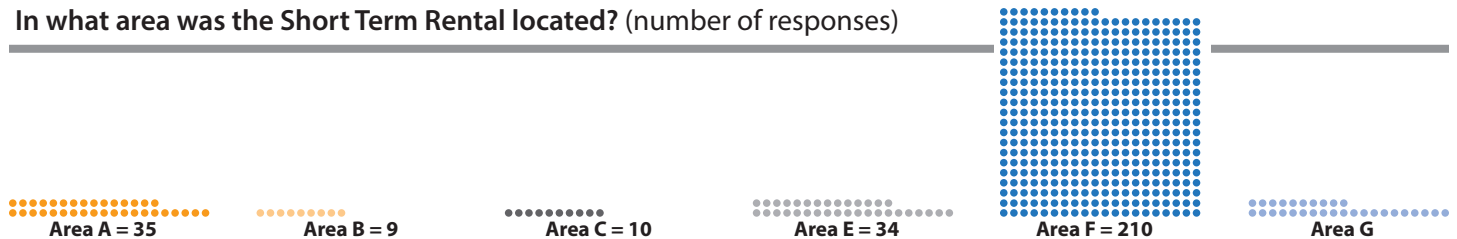
Have you stayed in a Short Term Rental within the RDEK?



SHORT TERM RENTALS INTRODUCTORY SURVEY

Results | 2021

In what area was the Short Term Rental located? (number of responses)



How was your experience?

88.8%

POSITIVE

3.1%

NEGATIVE

8.1%

INDIFFERENT

Have you listed your house, condo, room etc for a Short Term Rental in the last 12 months?

Yes 19.1%

No 80.9%

Prefer not to answer 1.2%

How was that listing made? (select all that apply)

Airbnb 83.0%

VRBO 35.6%

Kijiji 3.2%

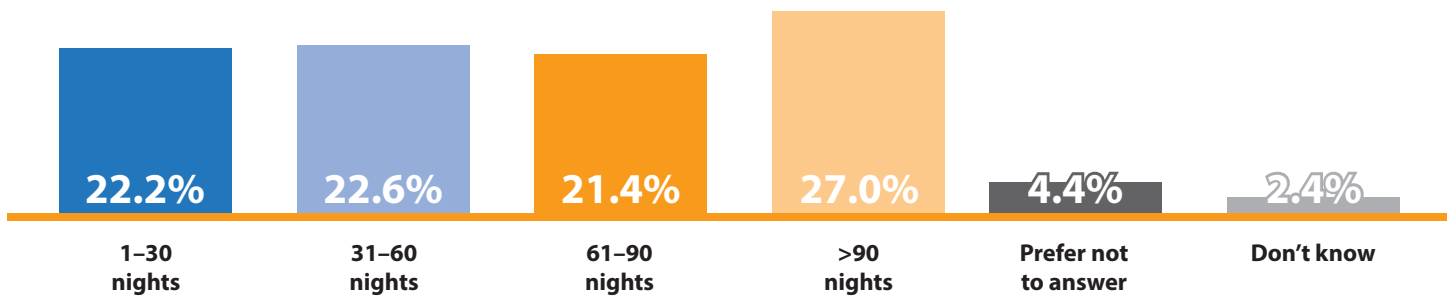
Other 14.6%

SHORT TERM RENTALS INTRODUCTORY SURVEY

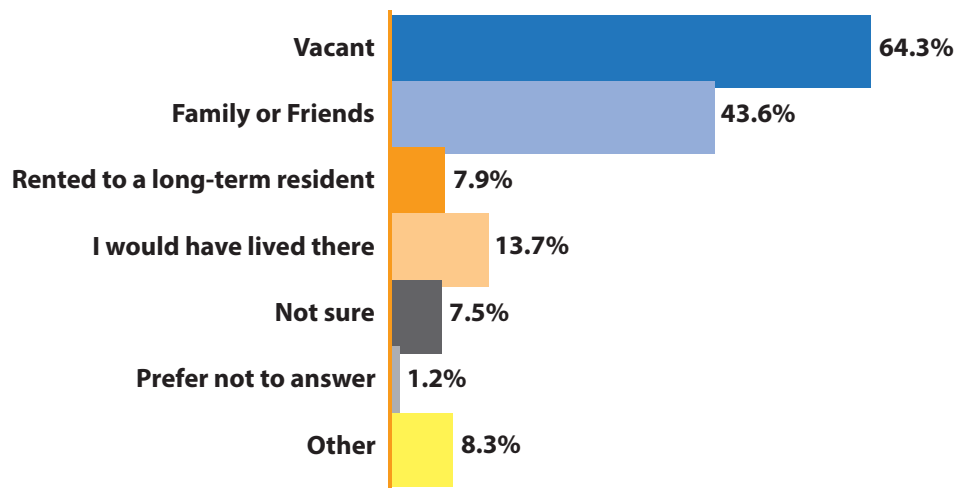
Results | 2021



How many nights in total over the last 12 months was your unit(s) rented out?



If you had NOT rented out your unit(s), how do you think that space would have been used?
(Please check all that apply)



Please describe your experience renting your property as a Short Term Rental.



SHORT TERM RENTALS INTRODUCTORY SURVEY

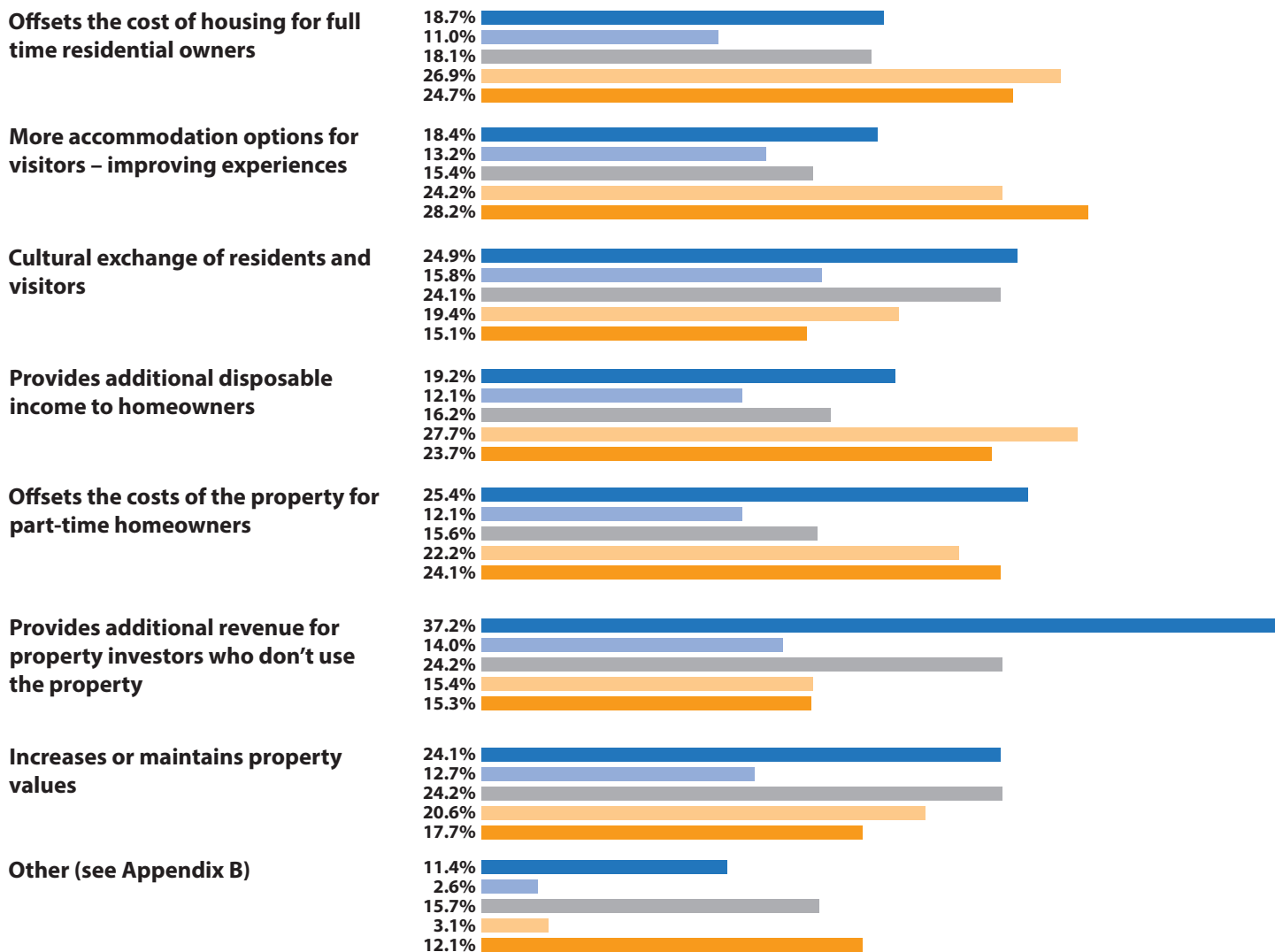
Results | 2021

Are Short Term Rentals a form of tourism accommodation that the public expects in your area?
For comments and clarification see Appendix A.



Below is a list of potential housing-related benefits of Short Term Rentals. Please rate them.

● Very Important ● Somewhat Important ● Neutral ● Not Very Important ● Not Important At All



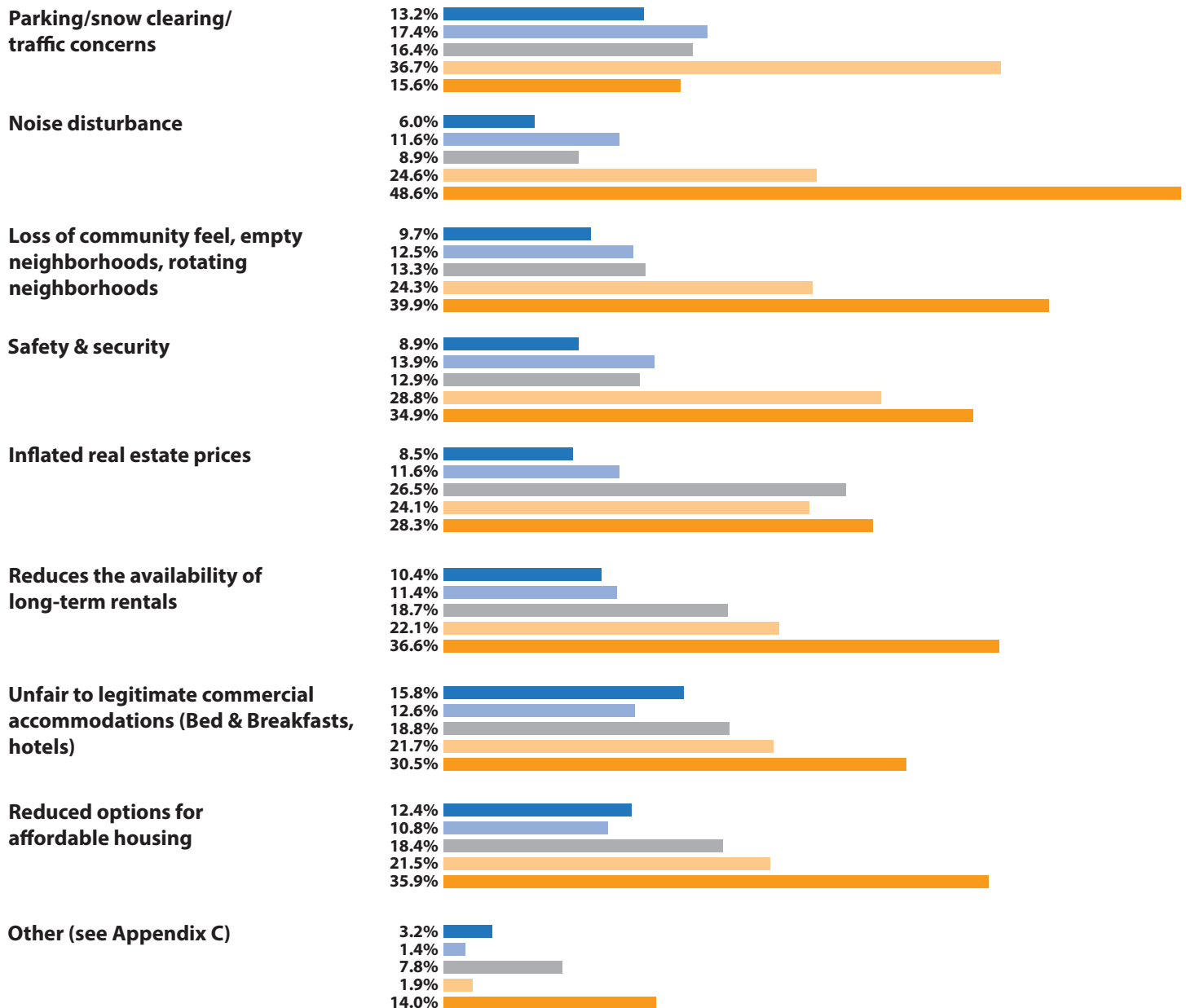
SHORT TERM RENTALS INTRODUCTORY SURVEY

Results | 2021



Below is a list of potential housing-related concerns of Short Term Rentals. Please rate your level of concern.

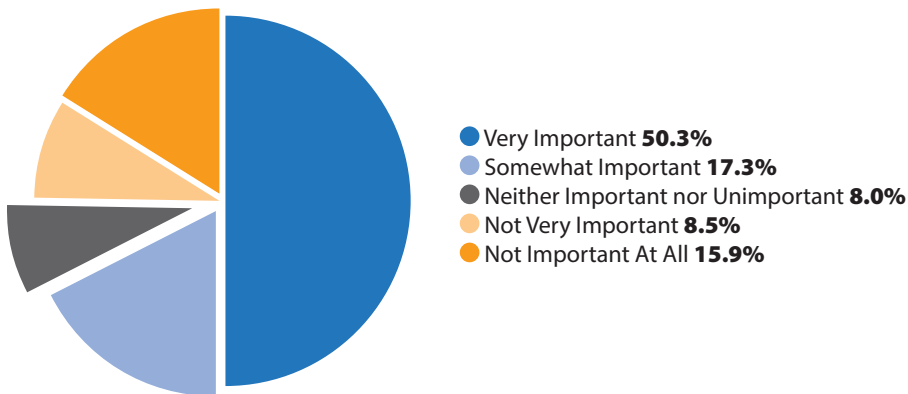
● Least Impact ● Not Very Much Impact ● Neutral ● Some Impact ● Most Impact



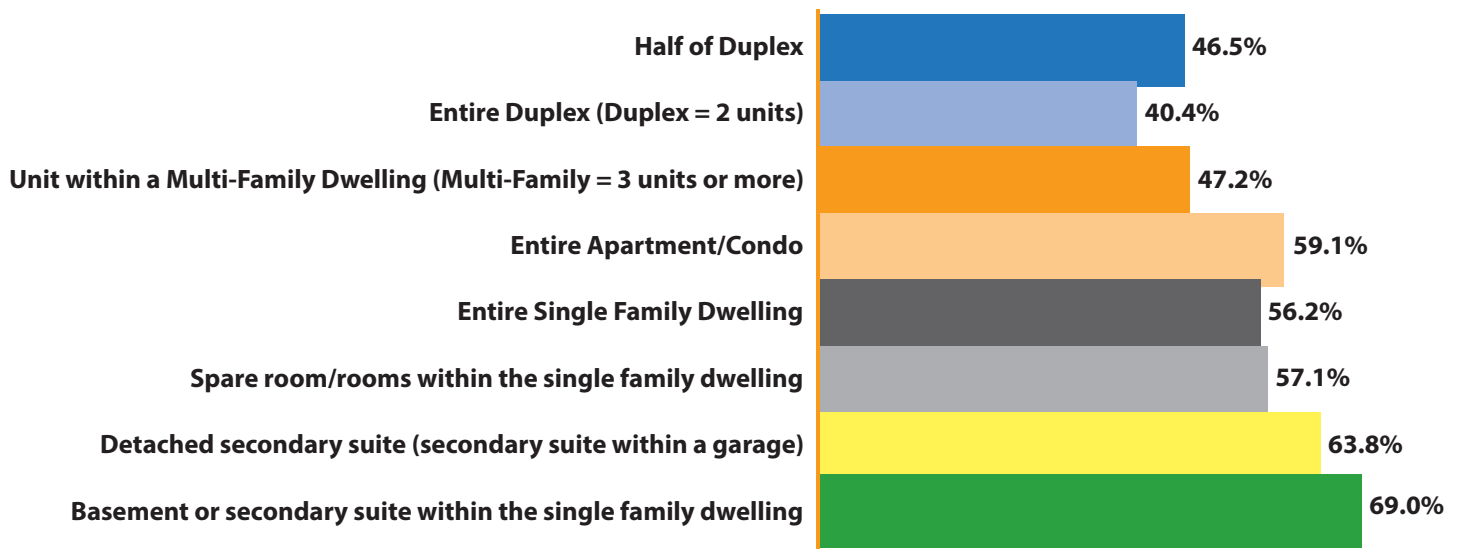
SHORT TERM RENTALS INTRODUCTORY SURVEY

Results | 2021

How important is it that the RDEK regulate Short Term Rentals?



If Short Term Rentals were regulated, what type of units do you think should be permitted to be rented for less than 30 days at a time? Please select all that apply.



What have we missed? Please provide any further comments you may have. (See Appendix D)



APPENDIX A

Are Short Term Rentals a form of tourism accommodation that the public expects in your area?



Q1 Please provide comments or clarification

Screen Name Redacted

7/04/2021 10:48 AM

Se one homes are commonly rented out a

Screen Name Redacted

7/04/2021 11:02 AM

Yes, but not to the exclusion of using all secondary homes/suites for short term rentals such that there is no long term housing available

Screen Name Redacted

7/04/2021 11:04 AM

I have seen listings on VRBO

Screen Name Redacted

7/04/2021 11:09 AM

As a family we greatly prefer rentals given multiple hotel rooms are completely unaffordable for a family of 5. We have used them across the planet, with generally excellent success (and some failures). They are now expected everywhere.

Screen Name Redacted

7/04/2021 11:10 AM

I believe that people's travel habits are changing and STR's give people an option where they can stay at a "home away from home" that can give more flexible options for families, larger groups, pets, etc to stay and be able to prepare some meals themselves, etc. rather than be split up in several hotel rooms.

Screen Name Redacted

7/04/2021 11:14 AM

There has been short term rentals in and near Fernie for a long time, primarily for the ski season, but increasing for the summer now.

Screen Name Redacted

7/04/2021 11:22 AM

STR 's have become a nicer version of holiday accommodation for families and seniors.

Screen Name Redacted

7/04/2021 11:23 AM

Lots of people looking for 1-2 week cabin rentals

Screen Name Redacted

7/04/2021 11:23 AM

Ski resort needs guests to function. However the resort should benefit from the rental income to maintain and improve the resort.

Screen Name Redacted

There are limited commercially available accommodations in the

7/04/2021 11:24 AM

area. Short term rentals are required in the area to accommodate guests.

Screen Name Redacted

7/04/2021 11:25 AM

They are required, but their presence in an area of homeowners who do not rent is contentious as there are always problems with STR.

Screen Name Redacted

7/04/2021 11:25 AM

You have not asked Are Short Term Rentals a form of tourism accommodation that owners expect in your area? The answer to this question for most homeowners is NO.

Screen Name Redacted

7/04/2021 11:31 AM

We had a rental property (4 bedroom home) & just sold it

Screen Name Redacted

7/04/2021 11:42 AM

People seek ski properties to rent. In recent years many owners have gone from traditional management groups to Airbnb to maximize profits from rentals Not sure of RDEK district, but Fernie ski hill.

Screen Name Redacted

7/04/2021 11:43 AM

If the RDEK values tourism, tourists need viable opportunities to stay here

Screen Name Redacted

7/04/2021 11:43 AM

There is too many STR in my area. RDEK should limit them and looks for more permanent residents

Screen Name Redacted

7/04/2021 11:47 AM

I think they are important to tourism, but I do understand the concerns raised in the accompanying document. They will be hard to regulate and monitor. As there are not permits or licensing it's up to the owners to pay taxes and keep their places quiet, and well maintained. Short Term in Kimberley as it's a tourism town is very important. In Cranbrook the accommodation is also important for transient workers in construction, and all other types of employment where the need is great.

Screen Name Redacted

7/04/2021 11:54 AM

Windermere Valley is a tourist area - provides options. There are no hotels on the lake.

Screen Name Redacted

7/04/2021 11:57 AM

The area has a lack of modern accommodation. Supply exceeds demand.

Screen Name Redacted

7/04/2021 11:58 AM

This is a tourist vacation destination. Fairmont cannot sustain itself without tourism.

Screen Name Redacted

7/04/2021 12:16 PM

Limited accommodation in the north part of the region other than camping sites.

Screen Name Redacted

7/04/2021 12:16 PM

It is important for enjoyment of the area that we don't get extremely restrictive about short term rentals

Screen Name Redacted

7/04/2021 12:17 PM

it is everywhere in the world

Screen Name Redacted

7/04/2021 12:17 PM

STR is a requirement for tourism to especially when all the hotels are full

Screen Name Redacted

7/04/2021 12:21 PM

Expects or desires but the excess is concerning

Screen Name Redacted

7/04/2021 12:21 PM

The public has only come to expect it as the homes have become available to them to rent short term. Owners have relied on lack of any by-laws preventing from doing these short term rentals to exploit this market.

Screen Name Redacted

7/04/2021 12:24 PM

Visitors are expected to rent accommodation when visiting the Fairmont Hot Springs area. (I am unsure of WHAT ELECTORAL AREA we are in ... but we have owned a family cabin in Fairmont for over 30 years). We do not rent it out ... but have family visit at various times of the year.

Screen Name Redacted

7/04/2021 12:24 PM

With the many condos and lodge I Don't see a need for str houses but I see a need for long term for staff

Screen Name Redacted

7/04/2021 12:30 PM

Since there are no motels between Radium and Golden, str provide a place for tourists who do not want to be in a busy area.

Screen Name Redacted

People look for accommodations close to bodies of water and

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

7/04/2021 12:31 PM

close to amenities. Would like to see food delivery services and ride sharing.

Screen Name Redacted

7/04/2021 12:39 PM

We have a 16 person Airbandb on our street.

Screen Name Redacted

7/04/2021 12:47 PM

All of our communities are widely regarded as vacation destinations, and this is very much an expected option for the public, plus a significant source of spin-off income for all business in the valley.

Screen Name Redacted

7/04/2021 12:47 PM

People who rent off air B and B etc, do not take care of the property's, the beach or marina bc they are only here for a short time. They disrespect the community - drive too fast and leave garbage in public areas. They do not respect the community.

Screen Name Redacted

7/04/2021 01:06 PM

Fairmont is a tourist destination. As such we understand that STR's are a part of the communities makeup. Guests bring money to support local business such as the pool, ski hill, restaurants and grocery stores. STR's also introducing people to the beauty of our community. Properly managed, they can be a benefit to the community and to the owners alike.

Screen Name Redacted

7/04/2021 01:11 PM

STRs are a normal and expected accommodation option in 2021.

Screen Name Redacted

7/04/2021 01:27 PM

The public expects it, yes, but that doesn't mean it's essential or necessary.

Screen Name Redacted

7/04/2021 01:28 PM

Baltac is free of strata and HOA "regulation", so owners are free to do as they wish with their property. It should stay that way!

Screen Name Redacted

7/04/2021 01:51 PM

There are B&B's already in the area

Screen Name Redacted

7/04/2021 01:53 PM

Many workers come to this area for employment and can not find affordable accommodations and have to leave to work elsewhere. Our son faced this issue, very sad.

Screen Name Redacted

7/04/2021 02:19 PM

People want to be right where they can go do the things they want.
And have multiple rooms available to them without killing their budget.

Screen Name Redacted

7/04/2021 02:35 PM

Short term rentals should be an accsptable use

Screen Name Redacted

7/04/2021 02:46 PM

Expectations from the public should not be the main concern.
Residential housing with permanent residents are NOT the place for STR's.

Screen Name Redacted

7/04/2021 03:24 PM

What nonsense for RDEK to be involved in. Nothing but bureaucratic over reach that is doomed to meet with legal challenges.

Screen Name Redacted

7/04/2021 03:29 PM

Lots of 2 home owners want extra income. I am not in favour and much prefer to see long-term rentals so that support workers etc. can work and live in the area.

Screen Name Redacted

7/04/2021 03:29 PM

We have several VRBO small houses ok but 6 bedrooms attract large loud groups and many cars

Screen Name Redacted

7/04/2021 04:04 PM

We own and live in our home on Koocanusa Lake. We have many neighbours that are seasonal which we have no problem with. However, when the seasonal neighbours rent their home/cottages it is a problem. The rental have little to no respect for other home owners,. Their pets and children are not monitored so their droppings and garbage are left for others to deal with. They do not abide by fire/fireworks restrictions. When advised on these restrictions they are less than polite. When the owners are advised on unruly renters, they say they have no way of managing renters. I would suggest that if owners are going to rent, they should have to pay a property manager in the area to deal with rental issues.

Screen Name Redacted

7/04/2021 04:08 PM

The public expects it everywhere now. We are no different.

Screen Name Redacted

7/04/2021 04:24 PM

I think this is an area where people go for vacation.

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

Screen Name Redacted

7/04/2021 04:27 PM

Proximity of golf, skiing, watersports, outdoor activities.

Screen Name Redacted

7/04/2021 04:35 PM

Short term rental properties should be regulated to ensure the safety and security of the community

Screen Name Redacted

7/04/2021 04:37 PM

Short-term rentals are everywhere

Screen Name Redacted

7/04/2021 05:24 PM

I've had people approach me about short term rental of a small cabin I have for storage and occasional family guest use

Screen Name Redacted

7/04/2021 05:25 PM

I would say that there is a definite percentage of the population that when going on holidays exclusively only looks at airbnb's etc.

Screen Name Redacted

7/04/2021 05:35 PM

Fairmont is a destination for tourists, with large numbers coming from Alberta.. Those coming to vacation in this area are wanting/hoping they can find short-term accommodation that represents great value for them....reasonable cost, flexibility, good quality, etc.

Screen Name Redacted

7/04/2021 05:43 PM

Visitors to the area are looking for accommodation other than camping.

Screen Name Redacted

7/04/2021 05:44 PM

This is a request in Trethewey Beach...for recreation

Screen Name Redacted

7/04/2021 05:58 PM

Panorama Village is a seasonal recreational area and requires more accommodation during winter period.

Screen Name Redacted

7/04/2021 06:08 PM

Short term rentals are now very common in the communities that I frequent.

Screen Name Redacted

7/04/2021 06:08 PM

Our area depends on tourists

Screen Name Redacted

7/04/2021 07:43 PM

People expect it for summer vacations, but I don't like having it around me.

Screen Name Redacted

7/04/2021 07:51 PM

Our area include Panorama Mountain Village. Many people visit for short periods of time and rent their accommodation.

Screen Name Redacted

7/04/2021 07:55 PM

STRs provide another option and flexibility to multigenerational families. Allowing for a true family getaway experience.

Screen Name Redacted

7/04/2021 08:30 PM

Renting a property is a source of income and should be allowed.

Screen Name Redacted

7/04/2021 09:01 PM

It's an area of natural beauty. Most clients come from Alberta to experience and explore the area

Screen Name Redacted

7/04/2021 09:19 PM

I know many short term renters and I have enquiries about my property.

Screen Name Redacted

7/04/2021 09:51 PM

Not everyone wants to stay in a hotel. Short term rentals give a variety to accommodations for people.

Screen Name Redacted

7/04/2021 10:41 PM

Please control the short term rentals. They are having a negative impact on our area.

Screen Name Redacted

7/05/2021 12:02 AM

Many private residents can do a better job than the hotels / motels / other rentals.

Screen Name Redacted

7/05/2021 12:44 AM

Often have tourists asking if there are Airbnb or bed and breakfast in area

Screen Name Redacted

7/05/2021 04:49 AM

Short term rentals add to the local economy in multiple ways.

Screen Name Redacted

7/05/2021 07:42 AM

There's an air b & b next door to my house. Rental is in the basement

Screen Name Redacted

7/05/2021 08:44 AM

We see many properties in Timber Ridge used as STR. These properties are also used by the owners.

Screen Name Redacted

7/05/2021 08:53 AM

Short Term Rentals are now a widely accepted and expected form of vacation travel now, for good or bad.

Screen Name Redacted

7/05/2021 08:57 AM

Panaorama is a vacation resort - all types of accommodations are expected

Screen Name Redacted

7/05/2021 09:03 AM

We live by Lake Lillian so for water access and bike trails this area is very desirable.

Screen Name Redacted

7/05/2021 09:53 AM

Re 11 ... Expects doesn't mean it has to remain in it's current form

Screen Name Redacted

7/05/2021 09:57 AM

Yes the public expects it but I'm not sure I want it. There needs to be much more clear signs for proper lake use if we are to have weekend warriors. Boating on Tie lake is quite busy and can be dangerous. Generally owners on the lake do not need the extra income as they are vacation properties and they should hopefully be able to afford it without having to supplement their income.

Screen Name Redacted

7/05/2021 10:02 AM

We reside at Panorama, short term rentals are clearly required / expected.

Screen Name Redacted

7/05/2021 10:39 AM

Of course STRs are something that people expect in our area! If you have to ask that question or answer no - you clearly have a serious disconnect on the our main economic driver!! If you don't believe that destination tourism is our main economic driver - please let me know what you think it is?? Manufacturing? IT? Agriculture? Etc...? What would our area look like without tourism??

Screen Name Redacted

7/05/2021 10:49 AM

People do look for str in Timber Ridge. STRs put an increased burden on our shared facilities and common area as well as all the problems indicated in the potential issues identified

Screen Name Redacted

7/05/2021 11:09 AM

People often prefer STR's over hotels

Screen Name Redacted

Teck Contractors can't find places to stay when hotels are full. Not

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

7/05/2021 11:10 AM

enough rental housing for new Teck employees who are looking to buy or build a home.

Screen Name Redacted

7/05/2021 11:12 AM

Renting a single family dwelling is a nice option for people to rent (cook meals, watch TV, play outside, etc).

Screen Name Redacted

7/05/2021 11:27 AM

I get asked by friends of friends to rent from me; I decline

Screen Name Redacted

7/05/2021 12:19 PM

Timeshare Vacation Villas

Screen Name Redacted

7/05/2021 12:48 PM

Short Term Rentals have become commonplace and I believe that most tourists have come to expect them. I do not believe that they are good for a community because they lessen the number of long-term rentals on the market. This prevent people from moving to the area full time.

Screen Name Redacted

7/05/2021 01:31 PM

No comment

Screen Name Redacted

7/05/2021 02:04 PM

People want accommodations large enough for a family including cooking facilities and outdoor space (decks/yards) which they can't get in a hotel or a bed and breakfast

Screen Name Redacted

7/05/2021 02:08 PM

I love looking for that Cabin feeling and you can't get that from a hotel or complex. I want to be away from all that sometimes.

Screen Name Redacted

7/05/2021 02:10 PM

The latest trend with Air B&B is becoming the norm. HOWEVER, if those same people visiting want clerks in the stores and waiters in the restaurants, they will have to stay in hotels like in the rest of the world so that our low income earners can afford to live here and do the jobs that they're needed for. It's bad enough that they're not paid adequately, but having to worry about housing is ridiculous. I speak from experience. I waited tables in the Valley for over 20 years, never having enough money to rent during the winter/put rent on credit card/was further in debt every year. Such a terrible way to try to survive.

Screen Name Redacted

My area has lake access. Very few places do.

7/05/2021 02:12 PM

Screen Name Redacted

7/05/2021 03:27 PM

Currently the two hotels in this area are amazing, Fairmont Hot Springs and the vacation villas, however they do not cater to the needs of larger groups. Our specific home is for a family of ten. We support local businesses and resorts and try and support them anyway we can by encouraging guests to shop and dine local and use hotel amenities such as golf courses, the pools and spa.

Screen Name Redacted

7/05/2021 03:52 PM

Lots of places are second homes that people like to use when they can. Having a long term renter would make that impossible. So many people offer them as a short term rental because it works perfectly.

Screen Name Redacted

7/05/2021 05:18 PM

As a consumer, I want the choice.

Screen Name Redacted

7/05/2021 06:28 PM

People like renting in the area, particularly because it is expensive to buy and many do not want the work of a second residence,

Screen Name Redacted

7/05/2021 06:36 PM

Of course, the Columbia Valley is a huge tourist destination but we need more long term rentals for workers.

Screen Name Redacted

7/05/2021 06:51 PM

Fairmont Hot Springs is a vacation area, the local area benefits a lot from the people visiting the area. Guests spend their money at the local restaurants, pubs, golf courses etc and boosts the local tourism.

Screen Name Redacted

7/05/2021 07:00 PM

You would have to be from another planet to believe that most of the public seek short term rentals for vacations. They offer far more than traditional hotels.

Screen Name Redacted

7/05/2021 07:05 PM

These str's fulfill a need not filled by hotels. Grandparents, parents and small children are able to stay together in one home, often with a pet. They are eager to spend a lot of money at local restaurants, ski hills, boat rentals and boutiques.

Screen Name Redacted

7/05/2021 07:29 PM

Our potential rental is not accommodation you could live full time in. One room seasonal with outdoor kitchen, outhouse/outdoor

shower.

Screen Name Redacted

7/05/2021 07:31 PM

We live where people vacation. Invermere.

Screen Name Redacted

7/05/2021 07:35 PM

The STR's appear to be especially appealing to large groups looking for affordability, space, a yard etc. that they cannot get in a motel or hotel or B&B. Unfortunately some (a minority) of these groups are party-oriented groups bringing noise, mess, fire-risk etc.

Screen Name Redacted

7/05/2021 07:44 PM

Rental platforms are not going away and serve a need. They should not skim the profits though at expense of local infrastructure providers and public spaces.

Screen Name Redacted

7/05/2021 08:25 PM

At peak times , I would travel to allow those in need a place

Screen Name Redacted

7/05/2021 08:27 PM

Short term rentals seem to exist wherever tourism is an important part of the local economy.

Screen Name Redacted

7/05/2021 08:56 PM

People want to stay in homes however there are a lot of hotels in the area accommodations are not a problem getting

Screen Name Redacted

7/05/2021 09:04 PM

Friends from Calgary want to come stay here to go to the lake, or go skiing. Short term rentals would be their only option other than staying at my place.

Screen Name Redacted

7/05/2021 09:31 PM

Windemere, promoted for boaters and luxury stays. Owever I dont find Short term renters tend to mix in the community.

Screen Name Redacted

7/06/2021 12:58 AM

Definetely an expected and desired form of tourism accomodation

Screen Name Redacted

7/06/2021 05:49 AM

Question 11 - people expect to find STR's everywhere.

Screen Name Redacted

7/06/2021 05:50 AM

Wasa Lake people like STRs. In Ta Ta Creek not as much.

Screen Name Redacted

7/06/2021 06:14 AM

We depend on it to survive

Screen Name Redacted

7/06/2021 06:21 AM

In speaking with friends, they more frequently choose a short term rental as a way to be in community and get familiar with an area in a more home-like setting. We are currently setting up a short term rental of our former home of 20 years as a way of keeping this beautiful property for future generations of our family and introducing guests to this amazing valley.

Screen Name Redacted

7/06/2021 07:04 AM

Short term rentals are great experience and alternative to hotel stays. It gives personalized tourist experience and creates income opportunity for locals. Invermere and area is tourist destination and both local public and tourists should have free choice of variety of stays in the area.

Screen Name Redacted

7/06/2021 07:23 AM

Being an owner on a resort, the public expects that there is rental accommodation available

Screen Name Redacted

7/06/2021 07:39 AM

It has the best recreational activities around and people are looking for places to rent

Screen Name Redacted

7/06/2021 07:54 AM

Expected but not wanted

Screen Name Redacted

7/06/2021 08:23 AM

Panorama needs short term rentals! And many owners there need the income to afford their condos!

Screen Name Redacted

7/06/2021 08:43 AM

Lots of people want to come to the valley on vacation

Screen Name Redacted

7/06/2021 08:43 AM

Panorama is a tourist destination

Screen Name Redacted

7/06/2021 09:02 AM

Radium is very much a Tourist town relying on tourist dollars to survive. It's an excellent base for touring the Kootenays weather we have visitors for golf, hot-springs, or winter sports etc. People love STR because they feel like they are getting a home away from home experience, more local culture, and more privacy.

Screen Name Redacted

7/06/2021 09:33 AM

The region balloons in the tourist season and there is absolutely no way the hotel accommodations can meet that demand. STR's offer a reasonable extension of the region's hospitality.

Screen Name Redacted

7/06/2021 09:53 AM

There's have been ads looking for summer rentals at Wasa Lake as well as year round.

Screen Name Redacted

7/06/2021 11:24 AM

Family tourists would prefer to stay in a cabin with the family rather than book a resort or hotel room.

Screen Name Redacted

7/06/2021 12:27 PM

Many people would like to visit the area but do not have the money or desire to own a property. Hotels do not meet the needs of families. Tourists are a great revenue source, because they support local businesses without requiring infrastructure like schools and long term health care.

Screen Name Redacted

7/06/2021 02:09 PM

Not everyone wants to stay in a hotel or motel. We've travelled the world and stayed in Airbnb type properties. It allows us to experience different areas while having an home away from Home feel.

Screen Name Redacted

7/06/2021 02:36 PM

Huge demand in panorama for large single family homes

Screen Name Redacted

7/06/2021 02:44 PM

We have multiple hotels in our area, but they all cater to the needs of smaller groups and families. Our home was specifically meant for larger family gatherings. As a family, we often travel with extended family, however staying in a hotel room gets difficult when the kids need to go to bed. In a single family home kids can be put to bed while adults can still visit in a common area close to the kids.

Screen Name Redacted

7/06/2021 02:55 PM

I DO NOT WANT ANY SHIRT TERM RENTALS TO BE ALLOWED IN COLUMERE PARK

Screen Name Redacted

7/06/2021 03:35 PM

Its a tourist / resort. There are hotels and timeshares and condo pools. Airbnb and VRBO are a natural fit.

Screen Name Redacted

7/06/2021 04:14 PM

I think this brings a huge amount of tourism to the area and money for our resort

Screen Name Redacted

7/06/2021 06:50 PM

Yes they are over taking our area

Screen Name Redacted

7/06/2021 07:40 PM

Tourist desination

Screen Name Redacted

7/06/2021 07:55 PM

People want / need accommodations that are different from hotels & B&B's.

Screen Name Redacted

7/06/2021 08:06 PM

People like to support small business and home owners rather than Chian run organization.

Screen Name Redacted

7/06/2021 08:20 PM

They exist and are used. I do not think they are necessary as there are lots of timeshare type accommodations that could be utilized.

Screen Name Redacted

7/06/2021 09:56 PM

Absolutely Supports tourism, helps families pay taxes hydro insurance increases. Helps pay their bills they could not afford living here. People I speak with love them stay at them Enjoy with their families. Many relocate here. Buy their own place.

Screen Name Redacted

7/07/2021 01:12 AM

Tourism is the number 1 driver in our area, 60 to 80% is out of province owned homes, many rent to tourist, get with the times, this drives tourism and dollars to the communities.

Screen Name Redacted

7/07/2021 06:04 AM

It allows for a great "locals" experience when traveling.

Screen Name Redacted

7/07/2021 06:18 AM

It is a seasonal mountain resort, not a standard community. Short term rentals facilitate many people to visit the area who wouldn't otherwise be able to make it.

Screen Name Redacted

7/07/2021 06:45 AM

It's not forbidden in the area and many residents rent their properties

Screen Name Redacted

7/07/2021 06:55 AM

Most resort areas have listings with Airbnb or VRBO -good alternative for family groups, or people that would like more amenities than a hotel room offers. ie kitchen, yard space, multiple bedrooms

Screen Name Redacted

7/07/2021 08:05 AM

Windermere has a serious lack of accommodations, we appreciate the local community we also know that the economy of invermere has always relied on tourism.

Screen Name Redacted

7/07/2021 09:25 AM

The town of invermere and windermere heavily rely on tourism to help boost their community.

Screen Name Redacted

7/07/2021 11:51 AM

Our house would be vacant without STR's when we're not using it. By renting it we bring families to Panorama to spend in the local economy. We've had plenty of feedback that the affordability of our rental brings families who otherwise couldn't afford a vacation to Panorama.

Screen Name Redacted

7/07/2021 12:36 PM

Tourists are looking for accommodations that are amenable for families or groups of friends, with kitchens and living rooms. STRs are much more convenient and cost effective than hotels. STRs also allow separation from other groups of people, i.e. reduces risk for flu or viruses (COVID).

Screen Name Redacted

7/07/2021 01:44 PM

In the peak visitor season, traditional accommodations are often fully booked and unable to accommodate any further stays. STR's provide an overflow capacity that would otherwise not be able to visit the area. Plus, STR's provide spaces that can more appropriately accommodate various different user types, budgets and experiences.

Screen Name Redacted

7/08/2021 06:34 AM

Private short term rentals are in my experience are well managed and a positive for the community. Properties are owned by responsible people who contribute to society. They write rule books, pay their taxes and are responsible for their guests. When I travel I always prefer to stay at an airbnb. I like to feel at home when I travel. Airbnbs are cleaner, better managed, and a more interesting way to stay. I like to experience the community when I travel.

Screen Name Redacted

7/08/2021 08:20 AM

I'm sure they are important but I believe they must be regulated for the peace and safety of the people that live here full time.

Screen Name Redacted

7/08/2021 11:20 AM

They work for multiple families travelling together that have young children or travellers that want to have kitchen facilities.

Screen Name Redacted

7/08/2021 12:40 PM

I offer pet friendly accomodations which are hard to find for travellers.

Screen Name Redacted

7/08/2021 01:31 PM

Fairmont Hot Springs is a popular get-away destination for a multitude of good reasons. There are many condo/ private home owners in the area that provide STRs to satisfy the general public's high need/ demand for this type of service.

Screen Name Redacted

7/08/2021 03:02 PM

We consistently have interest in people wanting to rent our house for a weekend or a week at a time.

Screen Name Redacted

7/08/2021 05:39 PM

We have a large home that caters to multi generational families specifically. There aren't too many properties in the valley to cater to this group

Screen Name Redacted

7/08/2021 07:14 PM

I think a tourist area like Fernie is expected to have short term rental spaces. The issue is to keep them from disturbing residential areas.

Screen Name Redacted

7/09/2021 12:26 AM

Of course Fairmont is a resort community and a tourist attraction.. Hoodoos you hike, mountains to bike ride, rivers to kayak, birds to sightsee, wildlife all around, not to mention the man made attractions golf courses, ski hill, hot springs, little fun parks.. you name it fairmont has a lot to offer and STR being alot of EXTRA people to the area... that otherwise would go stay in Invermere or other area or maybe would not come to our valley at all! Larger families are so grateful to find larger homes that can accommodate their whole crew.. grandparents parents and kids to create memories in this beautiful area.. the resort and even the timeshare can not offer this, so the few homes in fairmont that Airbnb or privately rent can offer this and therefore benefit the area and boosts tourism and \$\$\$ roles in because of our homes!

Screen Name Redacted

7/09/2021 07:06 AM

Absolutely! We know many people who Come to Fairmont, only because they have their favourite Airbnb property. These same people have stayed at the hotel In the past, but now are able to stay longer for the same amount of In an Airbnb. They visit/use all the local restaurants, golf, skiing etc.

Screen Name Redacted

7/09/2021 07:28 AM

For several years we accommodated guests in our home and the experience was very beneficial for us and for our guests. It enabled them to become more acquainted with and more in love with our beautiful valley and all that it has to offer. We no longer do this because it was not possible with Covid, and now, in our late 70's we no longer feel able for it. We are very thankful that we were able to do it.

Screen Name Redacted

7/09/2021 08:14 AM

Short term rentals enable families to experience the valley and have the amenities of a house (kitchen, privacy, etc) for a more comfortable stay than a hotel.

Screen Name Redacted

7/09/2021 08:55 AM

This is a tourism town close to Alberta. Especially with the restrictions and closed border to the south this is where Alberta is coming to spend their money and enjoy themselves. Of course short term rentals is what they are looking for. Often several families are coming together a house is much more desirable than getting a couple hotel rooms.

Screen Name Redacted

7/09/2021 10:00 AM

Lake front properties are in demand for vacations

Screen Name Redacted

7/09/2021 10:04 AM

Visitors to the area would search for housing on short term rental websites and expect to find a good selection of houses.

Screen Name Redacted

7/09/2021 12:17 PM

These types of rentals are ubiquitous these days. Although the public may expect them, they are not necessarily good for the local economy or for the social health of the community

Screen Name Redacted

7/09/2021 02:53 PM

Fernie is known to ba a tourism city

Screen Name Redacted

7/09/2021 05:36 PM

We need short term rentals to help our town thrive.

Screen Name Redacted

7/09/2021 09:18 PM

STR are more friendly and more like your own home

Screen Name Redacted

7/10/2021 09:04 AM

Our property is lakefront so there is an expectation that the property will be for vacation use, either by owner or short term rental. Owner is unaware of any long term rental of lakefront properties in the area. To restrict property to long term rental would likely remove property from the rental pool altogether as it reduces the flexibility to owners to use the property between rentals.

Screen Name Redacted

7/10/2021 04:05 PM

Our returning guests use the Airbnb platform to book. They know what they are getting when they arrive.

Screen Name Redacted

7/10/2021 04:56 PM

Fernie is an area that doesn't have enough accommodation for everyone that comes here for work or leisure

Screen Name Redacted

7/10/2021 08:29 PM

Fairmont is well known for timeshare and condo vacation rentals.

Screen Name Redacted

7/10/2021 11:16 PM

Panorama is a ski resort and it requires STR rentals to meet the demands of total accommodation requirements in the winter and summer months.

Screen Name Redacted

7/11/2021 07:23 AM

It's a tourist area

Screen Name Redacted

7/11/2021 07:23 AM

Some people prefer short term rental to other types of accommodation

Screen Name Redacted

7/11/2021 08:27 AM

Area has always bin a tourist area. Fairmont was the first Time share in Canada.

Screen Name Redacted

7/11/2021 09:10 AM

Panorama does not have very many traditional vacation accommodations (hotels etc). Short term rentals are critical to the economy

Screen Name Redacted

STRs provide a valuable alternative for people preferring not to

7/11/2021 10:48 AM

stay in hotels.

Screen Name Redacted

7/11/2021 03:23 PM

AS a tourist destination, it is only reasonable for visitors to be able rent accommodation.

Screen Name Redacted

7/11/2021 06:10 PM

Air bnb is everywhere

Screen Name Redacted

7/11/2021 06:40 PM

Many people I speak to do not want to pay the nightly rate at FHSR as they feel the rates are too high for what they get. They prefer to book a home where they are more comfortable getting more 'bang for their buck'.

Screen Name Redacted

7/11/2021 07:32 PM

It is often a much greater experience to have a short term rental in a home rather than a hotel. Nicer, bigger, less expensive

Screen Name Redacted

7/11/2021 08:59 PM

There are only a few hotels in Invermere therefore STRs are the alternative to stay at the lake or skying at Panorama.

Screen Name Redacted

7/11/2021 09:36 PM

The Lake Windermere area attracts many tourists. These visitors require accommodation. Short term rentals fill that need and are essential to the tourist trade in the area.

Screen Name Redacted

7/12/2021 05:59 AM

People look for the best deals available, and often this is provided by short term rentals.

Screen Name Redacted

7/12/2021 07:38 AM

Good for tourism and the landowner.

Screen Name Redacted

7/12/2021 07:48 AM

It's important to bring families to the area.

Screen Name Redacted

7/12/2021 07:54 AM

Ski resort with a lot of tourism non covid

Screen Name Redacted

7/12/2021 08:03 AM

Very few true hotels in Kimberley. Most tourists rent privately owned condos on the hill for accommodation.

Screen Name Redacted

7/12/2021 08:14 AM

Families want to rent homes. Not hotel units.

Screen Name Redacted

7/12/2021 08:25 AM

It happens most everywhere so why not here

Screen Name Redacted

7/12/2021 08:41 AM

There has been an increase in people looking for STR in my area.

Screen Name Redacted

7/12/2021 08:46 AM

We need short term rentals in the jaffray area to accommodate the influx of tourists. If we can provide our own short term rentals, we keep our tourists in and spending money in our town instead of sending them to fernie or cranbrook for accommodation.

Screen Name Redacted

7/12/2021 08:46 AM

Kimberley is a vacation/tourist town in need of STR's that feel like home.

Screen Name Redacted

7/12/2021 08:47 AM

In our immediate area there are few choices of tourism accommodations so we are helping to fill that gap.

Screen Name Redacted

7/12/2021 09:01 AM

People love air BNB now

Screen Name Redacted

7/12/2021 09:24 AM

Yes, it is my expectation buying in this area that there will be a wide variety of rental options available both to use and recommend to visitors to the valley. I sincerely believe they bring quality and important variety to the region and provide families, owners, and adjacent businesses opportunity for success.

Screen Name Redacted

7/12/2021 10:16 AM

It's ridiculous that we service tourists over our own residents.

Screen Name Redacted

7/12/2021 10:20 AM

There has been a huge increase in our condo complex of air b n b renters, etc. I hate it.

Screen Name Redacted

7/12/2021 10:24 AM

I have friends/family from outside the area ask about air BNBs often. Which ones are nice and which ones to avoid etc.

Screen Name Redacted

7/12/2021 10:32 AM

Lakefront is desired

Screen Name Redacted

7/12/2021 12:57 PM

Toby Benches is a unique area which has many wonderful local attractions/outdoor activities, for both summer and winter visitors and caters to those who want a more local experience than town condo style accommodations,

Screen Name Redacted

7/12/2021 10:49 AM

As a former operator of a b&b I hosted many visitors over 15 yrs. Not everyone is willing to or can afford to pay some of the prices. Years ago pir base was specifically looking for the interaction & social aspect. Now adays it's just "cheap". We don't "need the money" so we've shut down. Living in the same house as our guests makes a huge difference! No parties, loud music, illegal fires! We too have no use for the "party house" situations.

Screen Name Redacted

7/12/2021 11:10 AM

Rules for These properties must be established and enforced.

Screen Name Redacted

7/12/2021 12:42 PM

Fernie relies on tourism and many visitors expect they may use short term rental accommodations as an option when they stay here.

Screen Name Redacted

7/12/2021 01:25 PM

Important part of tourism is short term housing

Screen Name Redacted

7/12/2021 01:30 PM

A positive experience in a short-term rental is very important if you would like to develop tourism in the area

Screen Name Redacted

7/12/2021 01:41 PM

My community aims at far too many short term tentals (via Airbnb or the like, while refusing to do anything adequate for long term residents.

Screen Name Redacted

7/12/2021 02:12 PM

Ex: Silverrock Condo's. People buy them to rent out. Parties, animals in hallways, misuse of pool, hot tub, steam room. Graffiti, vandalism and theft.

Screen Name Redacted

7/12/2021 03:12 PM

NA

Screen Name Redacted

7/12/2021 03:21 PM

All guests that we have so far received are here to sight see, hike, escape from the city, see BC, try mountain biking etc....no one has been here for business. All guests leave during the day and participate in something local, spending money in local establishments (mini golf, golf, restaurants, canoe tours etc....) Most have noted that they the two larger hotels in the area are full, and that they struggled to find accomodation options online. Others noted that they enjoyed the privacy or rural feeling, and especially during Covid, did not want to be in a larger accomodation with many shared facilities with members outside of their travel bubble.

Screen Name Redacted

7/12/2021 04:35 PM

Most travelers start looking for accommodation on sites like airbnb, they want to stay in the community not in some expensive hotel

Screen Name Redacted

7/12/2021 04:52 PM

As landlords of multiple properties, we have been asked about short term rentals on our acreage by snowmobilers mostly.

Screen Name Redacted

7/12/2021 04:59 PM

We rented through AirBnB for years before buying ourselves. Friends of ours have been renting for over a decade for a holiday each summer. When you have a family, you can't compare the experience of renting a home in a community to renting a hotel room. It makes travel so much more convenient, practical and immersive. You go to the grocery store and market in addition to restaurants. You rent bikes Or boats for a week rather than a day because you have somewhere to store them.

Screen Name Redacted

7/12/2021 05:44 PM

Living in a recreational area that has a lot of tourist accommodation

Screen Name Redacted

7/12/2021 06:27 PM

We have a home in the Timberlanding area of RCR Fernie.

Screen Name Redacted

7/12/2021 08:37 PM

Absolutely — the public seems to view things like online STRs as a right, and it's generally assumed anywhere tourist-y will have a great assortment of options

Screen Name Redacted

7/12/2021 09:16 PM

Divided opinions with the community

Screen Name Redacted

It is becoming more expected that there are STR options in tourism

7/13/2021 06:28 AM

locations; it allows people to experience a 'local' atmosphere rather than a commercial hotel and allows people to stay for longer, prepare their own meals etc. and occupy a full home rather than a single room. It also allows the individual to be more immersive in the local retail/culture

Screen Name Redacted

7/13/2021 06:50 AM

STRs provide another accommodation choice and are very popular world wide, available through various STR sites such as AirBnB, VRBO, Trip Advisor, Home Away, etc.

Screen Name Redacted

7/13/2021 09:58 AM

As the valley is a vacation destination it is assumed that there will be short term rentals. The competition created by short term rentals help keep hotel prices and quality in check.

Screen Name Redacted

7/13/2021 12:05 PM

It's my house let me do what I want with it.

Screen Name Redacted

7/13/2021 12:09 PM

Tourists like to Airbnb in Fernie. It democratizes the housing options and provides local residents flexible and additional income on their properties

Screen Name Redacted

7/13/2021 12:20 PM

They are everywhere

Screen Name Redacted

7/13/2021 12:26 PM

My Condo is on the Ski hill of Fernie and accommodation for tourism is very much needed, as well and people who are working in the area for a month or so.

Screen Name Redacted

7/13/2021 12:30 PM

Helps us make extra income

Screen Name Redacted

7/13/2021 12:51 PM

People who are now 30 or younger strongly look to airbnbs before hotels. It is a staple of modern travel

Screen Name Redacted

7/13/2021 12:56 PM

I think a lot of tourists are moving towards Airbnb etc.

Screen Name Redacted

7/13/2021 01:16 PM

Many families, people with dogs, individuals looking for a more personal experience or to have amenities similar to home are keen

on short term rentals.

Screen Name Redacted

7/13/2021 02:42 PM

Yes. We have changed the way we travel. People like to have a homey experience

Screen Name Redacted

7/13/2021 03:15 PM

I am constantly asked by friends and visitors where to stay.

Screen Name Redacted

7/13/2021 03:29 PM

People expect STR's in resort towns.

Screen Name Redacted

7/13/2021 06:48 PM

I do believe there aren't enough hotels to provide enough accommodation and STR provide a necessary service . Also it allows single seniors to stay in their homes if they are allowed to make some extra money to bolster their incomes.

Screen Name Redacted

7/13/2021 07:29 PM

Windermere is essentially a vacation town

Screen Name Redacted

7/13/2021 08:17 PM

Fernie is a popular tourist area, and like any other town with a large tourism industry the public expects (or hopes anyway) there will be short term accommodations available for them to stay on a trip.

Screen Name Redacted

7/13/2021 08:22 PM

Its a seasonal vacation town. People come to visit Fernie and require a suitable and appropriate range of accommodation

Screen Name Redacted

7/13/2021 08:50 PM

Short term Rentals should be expected in a tourism town as the busy season everything is booked

Screen Name Redacted

7/13/2021 09:45 PM

Lots of short term rentals in area

Screen Name Redacted

7/13/2021 09:49 PM

As a tourism area, it is expected that there will be short-term visitors to area F. Short-term rentals offer more affordable accommodations than the resorts.

Screen Name Redacted

7/14/2021 06:35 AM

I prefer short term rentals when I travel as I have a large family hotels can't accommodate. We need to get tourism back up and

going.

Screen Name Redacted

7/14/2021 09:36 AM

STR seem to be expected every where.

Screen Name Redacted

7/14/2021 09:54 AM

Utility drives demand, and as such there is a expectation for services readily available in other regions.

Screen Name Redacted

7/14/2021 10:37 AM

You may as well close the ski hill if you're not going to allow short-term rentals

Screen Name Redacted

7/14/2021 12:07 PM

Visitors to FAR require STR

Screen Name Redacted

7/14/2021 02:23 PM

We prefer not to stay in commercial accommodation, such as a hotel/motel, for the privacy, amenities, variety, personalization and pet considerations.

Screen Name Redacted

7/14/2021 04:10 PM

I am a Realtor and my husband is a Builder and we both are constantly in contact with clients that are looking for safe, "home like" accommodations or looking to offer the same experiences to others in order to share this beautiful area we live in.

Screen Name Redacted

7/14/2021 05:18 PM

People want to use air bnb over hotels these days for the amenities and leisure of own space.

Screen Name Redacted

7/14/2021 06:17 PM

We have guests from all over the world (pre-pandemic) and from nearby (during pandemic) when we provided our place for short-term workers.

Screen Name Redacted

7/14/2021 06:39 PM

I've stated all above.

Screen Name Redacted

7/14/2021 07:21 PM

Short term rentals like Airbnb have allowed our guests to live like locals regardless of where they come from. Connecting personally with our guests has created a sense of intimacy and customization that can not be matched through larger management companies. It has also allowed us to provide recommendations to our favourite businesses and excursions.

Screen Name Redacted

7/14/2021 07:23 PM

Fully expect properties at FAR to be short term rentals

Screen Name Redacted

7/14/2021 09:44 PM

Fernie is a year round tourism area. Visitors may seek varying options for accomodations to meet their needs.

Screen Name Redacted

7/14/2021 10:41 PM

With growing numbers of tourists coming to the Columbia Valley or travelling through BC, the current accommodation providers in our area may not have the capacity nor popular accommodation types (apartments with kitchens/laundry/privacy etc) that tourists are looking for. STR's can provide additional unique staying experiences that traditional accommodation providers may lack.

Screen Name Redacted

7/15/2021 06:56 AM

We live in a ski resort area

Screen Name Redacted

7/15/2021 07:50 AM

We need to bring more people in to Columere so allowing short term rentals would do this.

Screen Name Redacted

7/15/2021 07:50 AM

The number of short term rentals in our immediate area has exploded in the last 4 years!

Screen Name Redacted

7/15/2021 08:56 AM

Condo is on a golf course in Fairmont that is a tourism destination and is set up for short term rentals mostly segregated from full time residents. Strata rules allow Board to regulate landlords.

Screen Name Redacted

7/15/2021 09:51 AM

STR are extremely common in all tourist driven destinations. I would consider Panorama and Invermere/Windermere a tourist driven destination.

Screen Name Redacted

7/15/2021 09:57 AM

Tourists coming expect to have unlimited places to stay at with no regard for whether locals have anywhere to live

Screen Name Redacted

7/15/2021 10:51 AM

believe STR will be a value add to the area and should be part of the RDK

Screen Name Redacted

7/15/2021 11:29 AM

It brings people to the area to use services, businesses, supports the economy, and people have made investments based on the availability of STRs

Screen Name Redacted

7/15/2021 11:42 AM

I think short term rentals are expected as has become the norm however I think if it were not an option or a limited amount of them allowed (say a rental pool for fairness to owners) then hotels and campgrounds would be full and our long term renters could also find homes to live in.

Screen Name Redacted

7/15/2021 12:08 PM

The public expects STRs but that doesn't mean they should have offer them, or offer so many. They come at a social and societal cost and that cost is not borne by tourists.

Screen Name Redacted

7/15/2021 01:29 PM

Everyone wants to visit the valley!

Screen Name Redacted

7/15/2021 02:13 PM

The area is dependant on tourists for income and economic viability

Screen Name Redacted

7/15/2021 05:23 PM

It supports families to access comfortable and convenient acomodation, supports the local business who would struggle to survive without STR and the tourism.

Screen Name Redacted

7/15/2021 06:08 PM

I think the rdek should keep its nose out of private peoples decisions if they want to do a short term rental or not. It's none of their business as long as they get the property tax money they shouldn't be concerned.

Screen Name Redacted

7/15/2021 07:14 PM

Fairmont is small community and they expect majority of their revenue to come from tourism.

Screen Name Redacted

7/15/2021 07:54 PM

This is a playground for many tourist, there is so much to do and there is not enough affordable hotels/resorts! I could not afford to stay at the Fairmont Hot Springs Resort!!!!

Screen Name Redacted

7/16/2021 09:34 AM

Many people that come to visit find the hotels too expensive or crappy, so they look for short term rentals.

Screen Name Redacted

7/16/2021 09:48 AM

n/a

Screen Name Redacted

7/16/2021 11:19 AM

I expect that property owners can lease or rent their privately owned properties. It is up to the owner to choose how to monetize their assets.

Screen Name Redacted

7/16/2021 11:23 AM

Seasonal owners who may want to rent their properties and for renters value accommodations

Screen Name Redacted

7/16/2021 01:20 PM

Question is not clear. Which public do you mean? The public visiting the area or the public living in the area? I'm sure people visiting Fernie probably expect to find some places on Airbnb.

Screen Name Redacted

7/16/2021 04:07 PM

Rentals have been available in our area for mss as my years.. the area is under used so rentals are a way for owners to recipe money

Screen Name Redacted

7/16/2021 04:14 PM

Fernie area is promoted as a tourist town.

Screen Name Redacted

7/16/2021 04:19 PM

People like to visit here. Young people like to come here to party. Much if their behaviour is unacceptable.

Screen Name Redacted

7/16/2021 06:40 PM

Tourist town, not a lot of hotels. Beautiful location. People want to be here.

Screen Name Redacted

7/16/2021 07:31 PM

It's not because it's expected that it should be provided.

Screen Name Redacted

7/17/2021 04:32 AM

Panorama is a vacation resort community. There are very few fulltime residents. While some properties are rented to individuals who work in the resort, the large majority of properties are used by owners on an infrequent basis for personal vacation or are used for vacation rental purposes. Many owners who own a condominium property participate in a rental pool system which is managed by the resort. There are no hotels in Panorama so any vacation rentals available are through the rental pool system managed by

the resort or are short term rental accommodations available through VRBO or Air B&B, etc.

Screen Name Redacted

7/17/2021 07:33 AM

People want to come here on vacation and rent. Some properties are conducive to this (condos, townhouse properties) for others (single family homes) it changes the landscape of the community and is not appreciated by the non-rental property owners.

Screen Name Redacted

7/17/2021 07:51 AM

Historically STR have been available, so expectation is there.

Screen Name Redacted

7/17/2021 12:13 PM

Cabins have been for rent since High Country Properties started. People have been renting to friends and some have secondary suites for as long as I can remember.

Screen Name Redacted

7/17/2021 01:32 PM

I think Bed & Breakfasts and Air BnB offer different experiences than hotels/motels/camping facilities

Screen Name Redacted

7/17/2021 03:58 PM

Allows for alternate accommodations rather than typical hotels in the area

Screen Name Redacted

7/17/2021 05:34 PM

Short term rentals should be available to support tourism, but not to the detriment of paying community members who pay a lot of money to be in a stable community that isn't perpetually surrounded by transient tourists.

Screen Name Redacted

7/17/2021 06:02 PM

I support short term rentals.

Screen Name Redacted

7/18/2021 08:30 AM

I live in Fernie, a town that relies heavily on tourism

Screen Name Redacted

7/18/2021 10:28 AM

visitors like rural setting for vacation

Screen Name Redacted

7/19/2021 01:35 AM

I live full time in Invermere, and all of the properties that I own are currently long term rentals.

Screen Name Redacted

7/19/2021 07:39 AM

We live on the ski hill and rentals are obviously an important part of the community

Screen Name Redacted

7/19/2021 09:10 AM

Of course STRs are expected. I rent STRs where ever I travel. I prefer it much more than hotels.

Screen Name Redacted

7/19/2021 09:30 AM

With large groups or families, there is more accommodation with short-term rentals than hotels, being able to stay in a fully equipped home makes stays of any length more affordable and we can spend more time and money in the local area.

Screen Name Redacted

7/19/2021 12:45 PM

The Columbia Valley is a popular backyard getaway for Albertans and British Columbians and a refreshing retreat for a growing number of people from all over the world. Many can't afford the room rates of hotels and motels and the short term rental allows for whole families to vacation together in an affordable fashion.

Screen Name Redacted

7/19/2021 12:48 PM

The East Kooteney's does a great job understanding that this area is all about tourism. People come from all over to stay in this beautiful place and there are so many amazing hotels. However, there are situations where families do you like to come together and there aren't any options to cater to those individuals. As someone that enjoys Vacating with our extended family, now that our parents are older, having a larger home to stay in is needed for all of us. A hotel room or a small house just could not suffice.

Screen Name Redacted

7/19/2021 02:48 PM

I think we should have some accommodation for tourists and not just workers in the area

Screen Name Redacted

7/19/2021 02:53 PM

Panorama is a ski and golf resort that attracts short term overnight guests.

Screen Name Redacted

7/19/2021 02:57 PM

There are a number of companies that provide the service. Many of the STRs are listed in multiple places. It is a town that relies heavily on revenue generated from tourism in the summer months.

Screen Name Redacted

7/19/2021 03:01 PM

Yes. Many visitors prefer to stay in a short term rental tailored to their needs or location, rather than a hotel.

Screen Name Redacted

7/19/2021 03:05 PM

Resort areas require a significant inventory of str's.

Screen Name Redacted

7/19/2021 03:09 PM

To be competitive - we have to offer this type of accommodation - it is the preferred way for many tourists to visit.

Screen Name Redacted

7/19/2021 03:13 PM

There are a number of STR on our street. The people who rent their homes see no issue since they are not here full time!

Screen Name Redacted

7/19/2021 03:38 PM

panorama is a year round resort, people come from all over the world to visit

Screen Name Redacted

7/19/2021 04:03 PM

Public expect STR in any area that relies on tourism. Doesn't mean they should be allowed to go on unchecked.

Screen Name Redacted

7/19/2021 04:59 PM

Traditional B&B filled a small niche for a subgroup of travelers and tourists.

Screen Name Redacted

7/19/2021 04:59 PM

I live on the hill, so yes, it's expected

Screen Name Redacted

7/19/2021 05:12 PM

Short-term rentals associated with ski resorts, golf courses, camp grounds, etc are expected and should be built. However, short-term rentals in residential neighbourhoods should not be built or made possible through converting housing intended for owners to occupy or to rent out long-term. Secondary suites should be encouraged, but only permitted to be leased long-term (3-6 months or more, not for less than one month.

Screen Name Redacted

7/19/2021 07:04 PM

People often look for vacation rental along the lake.

Screen Name Redacted

7/19/2021 07:17 PM

Travelling professionals who require stays of 2-6 weeks do not want to stay in hotels and STR provide a suitable alternative.

Screen Name Redacted

7/19/2021 07:24 PM

Wasa lake is obviously a big draw for tourism. Our home through short term rentals, offers an opportunity for families outside of the area to enjoy the benefit of Wasa lake

Screen Name Redacted

7/19/2021 08:46 PM

I can see different people in local area often- and am aware of neighbours offering STR Air BnB.

Screen Name Redacted

7/19/2021 09:50 PM

There are so many visitors coming here and no where near enough hotel rooms. The number of people are clearly increasing every year.

Screen Name Redacted

7/20/2021 01:17 AM

As a recreational lake, I often get asked about rentals / camping in the area.

Screen Name Redacted

7/20/2021 05:15 AM

Fernie area

Screen Name Redacted

7/20/2021 06:27 AM

More community less commercial experience

Screen Name Redacted

7/20/2021 06:42 AM

For any area that draws tourists, there is an expectation that there will be STR's.

Screen Name Redacted

7/20/2021 07:36 AM

They are everywhere, so people just expect them now.

Screen Name Redacted

7/20/2021 08:06 AM

Short term rentals seem to be much more popular in Windermere over the past few years

Screen Name Redacted

7/20/2021 08:22 AM

There is no other option for staying independently e.g. hotels or hostels.

Screen Name Redacted

7/20/2021 08:52 AM

Tourists come to take part in the large variety of activities in the area -- skiing, mountain biking, golfing, hiking, fishing, etc.

Screen Name Redacted

7/20/2021 08:54 AM

In Black Forest Heights people use a rental pool such as High Country Properties

Screen Name Redacted

7/20/2021 12:20 PM

I think that due to COVID, families are hesitant to stay in close quarters and accommodations like hotels. They like the space, the

homelike feel and the fact they can cook or have access to large deck space.

Screen Name Redacted

7/20/2021 12:42 PM

Short term rentals are good for the area

Screen Name Redacted

7/20/2021 02:48 PM

STR accommodations are expected and common on the Kimberley ski hill.

Screen Name Redacted

7/20/2021 07:11 PM

The public may expect it but they are not needed. There are plenty of hotels and motels.

Screen Name Redacted

7/20/2021 08:05 PM

There are lots of Air BNBs in Fairmont

Screen Name Redacted

7/20/2021 08:48 PM

Yes next door is a rental property

Screen Name Redacted

7/21/2021 08:09 AM

tourist need options for affordable and different places to visit outside the normal hospitality industry

Screen Name Redacted

7/21/2021 08:49 AM

VRBO's exist within Timber Ridge and are popular with renters

Screen Name Redacted

7/21/2021 11:33 AM

People enjoy the feeling of having their own space and to be able to enjoy an area as 'a local'.

Screen Name Redacted

7/21/2021 04:23 PM

Renting homes and condos is more desirable to most vacationers.

Screen Name Redacted

7/21/2021 05:23 PM

I believe that as recreation grows in Jim Smith area there is an increasing demand for short term rentals during both the summer months (swimming, mountain biking, paddle board, kayak, fishing) as well as the winter months (cross-country skiing, ice fishing, skating, fat biking).

Screen Name Redacted

7/21/2021 08:56 PM

I believe there is demand in our area for STR.

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

Screen Name Redacted

7/22/2021 07:27 AM

The valley is a tourist attraction. Short term rentals are a direct result

Screen Name Redacted

7/22/2021 08:45 AM

I think Short Term rentals are necessary in our area for diversity and choice however they must be regulated. Owners must have a business licence and pay proper taxes and abide to local regulations.

Screen Name Redacted

7/22/2021 10:32 AM

On a small lake

Screen Name Redacted

7/22/2021 11:01 AM

Some residence have rental use in their property and we're aware of rentals here.

Screen Name Redacted

7/22/2021 12:46 PM

Whole owner at Bighorn Meadows

Screen Name Redacted

7/22/2021 01:10 PM

The area is popular with tourists

Screen Name Redacted

7/22/2021 03:33 PM

We live in a tourist area

Screen Name Redacted

7/22/2021 04:19 PM

Had a beautiful condo downtown fernie and rented long term for 3 years. Had 6 different renter, 4 of which caused damage, threw parties or refused to leave. Forced us to get out of long term rentals. There is no security or benefits of being a long term landlord.

Screen Name Redacted

7/22/2021 05:30 PM

It appears that many people from out of province are using short term rental accommodation as a means to stay in this area and treat it as their playground rather than behave as responsible tourists

Screen Name Redacted

7/22/2021 05:31 PM

nowadays people expect a variety of different types of tourist / visitor accommodation at any location and that should include short term rentals

Screen Name Redacted

Short term rentals increase the amount of people and support local

7/22/2021 05:52 PM

business. There has been an increase in restaurants and other shops as more people have come to the area

Screen Name Redacted

7/22/2021 06:30 PM

Area F is a tourist destination primarily for Albertans due to its proximity to Calgary and other areas in that Province. In addition, over 70% of residents in the LWOCP area are second homeowners. As a result of this situation STRs are a significant issue which needs to be addressed through regulation/licensing and effective enforcement (the latter is non-existent with only one compliance officer in the entire RDEK)

Screen Name Redacted

7/22/2021 08:30 PM

Invermere is a popular tourist destination, primarily for Albertans. Tourists have a variety of accommodation requirements that traditional hotels/motels cannot provide. For example: Some STR's can provide direct beach access.

Screen Name Redacted

7/22/2021 08:32 PM

I think that the sharing economy is growing not going away

Screen Name Redacted

7/23/2021 03:34 AM

Keeping the home occupied helps in keeping breaking to a minimum

Screen Name Redacted

7/23/2021 08:46 AM

They may expect it, but it should be provided commercially.

Screen Name Redacted

7/23/2021 09:10 AM

Accommodation needed due to high tourist volume

Screen Name Redacted

7/23/2021 09:34 AM

Resort destinations require rental options beyond hotel rooms for family groups and pets for meaningful holidays.

Screen Name Redacted

7/23/2021 01:26 PM

The amount of Air BNB's and similar have sky rocketed in the last 10 years.

Screen Name Redacted

7/23/2021 04:38 PM

The public expects it but it is not appropriate in our area.

Screen Name Redacted

7/23/2021 05:58 PM

STR are definitely getting more popular and I'm sure tourists will use what's available, but it will be to the detriment of people and

families looking for full time residency

Screen Name Redacted

7/24/2021 06:46 AM

Air B and B is a common form of short term housing in 2021.

Screen Name Redacted

7/24/2021 07:07 AM

We are a vacation destination for Albertans

Screen Name Redacted

7/24/2021 07:07 AM

Should be restricted to Hotels or Motels

Screen Name Redacted

7/24/2021 07:12 AM

Our rental attracts wonderful, quality tenants from across Canada.

Screen Name Redacted

7/24/2021 09:57 AM

When the property was purchased and the plans were developed it was all with the intent of using as a short term rental just like when I was growing up in the 90's and my parents a generation previous would do in effort to spend quality time together during the beautiful Canadian summers

Screen Name Redacted

7/24/2021 02:10 PM

It is unfair, for many reasons, when the rentals are in residential neighbourhoods. Zoning laws are needed.

Screen Name Redacted

7/25/2021 10:17 AM

There aren't many hotels in Kimberley. And accommodation is expensive in the winter. Airbnbs are more affordable, have better bike storage, and locations are varied.

Screen Name Redacted

7/25/2021 04:42 PM

We have had guests from as far away as France. We have Airbnb check ID before a guest can book and they must be over 25. We also have a phone number where we can reach our guest to discuss any matters that may come up. We do NOT allow "local residents" access to our property as they are usually booking to have a party away from their own home or use our property for their business.

Screen Name Redacted

7/25/2021 08:06 PM

The world is accustomed to the VBRO style of rental now. Banning it is impractical.

Screen Name Redacted

It is essential factor in Radium for tourists to have a variety of

7/26/2021 07:57 AM

places to stay. No more then ever more space places with decks/ yards due to the virus and cooking options. Also allowing for pets.

Screen Name Redacted

7/26/2021 11:25 AM

I think the world expects it, but the world is seeing the negative impacts. I think we have plenty of available, legitimate accommodations in the valley at the resorts, b+bs, hotels/motels. Or we should at least have some regulating rules that ensure short-term rentals are the principle residence of the owners renting them out. We need diversity in our population here, not just wealthy middle age plus residence or retirees.

Screen Name Redacted

7/26/2021 01:01 PM

Our area is a tourist destination and rentals are expected.

Screen Name Redacted

7/26/2021 02:31 PM

Fernie is growing town where in visitors and abroad tourists are willing to spend time to recharge. By allowing short term rental it will ensure growth of the community with improvement in life for locals.

Screen Name Redacted

7/26/2021 08:57 PM

Short term rentals are expected since this is mainly a tourist area.

Screen Name Redacted

7/26/2021 11:28 PM

They have BECOME expected, however I don't agree with them due to to the unfairness regulation wise compared with local hotels. This has become more and more evident year after year.

Screen Name Redacted

7/27/2021 07:42 AM

Yes. If I did not have a place in Invermere, I would look at short term rental

Screen Name Redacted

7/27/2021 09:12 AM

Our home is located in Meadowbrook close to Kimberley

Screen Name Redacted

7/27/2021 10:28 AM

Many people come to Fairmont and short term rentals are a more affordable means to vacation in.

Screen Name Redacted

7/27/2021 08:43 PM

I think STRs are great, especially for smaller towns where the hotel/motel accommodations are more limited or don't exist. But I feel that controls are needed.

Screen Name Redacted

7/28/2021 07:32 AM

Short term rentals should be by the week...not just a weekend...I rented apartments all over Europe and all were for 1 week or longer...less apt to get the 3 day party goers... They should be managed by a local firm, with a phone number that you can call if the rental seems to be going bad! When the one local company was renting properties, they gave us numbers to call and they warned the people in the rental. There should be rules stating quiet hours and reminders that outside noise carries in the mountains.

Screen Name Redacted

7/28/2021 10:16 AM

We are a small community and the short term rentals are bringing too many people to our area.

Screen Name Redacted

7/28/2021 11:52 AM

Panorama resort is a world class resort. We have many visitors and guests coming at different times of the year and many of them requiring accommodations. We are fortunate to be able to provide accommodations and experiences for a lot of them as they would not be able to come and see our Paradise as there is a shortage of hotel rooms and STR'S in Panorama resort. We are driven by tourism and Panorama resort is driven by tourism. Without the tourism we cannot survive. We are proud to be able to do our part and help accommodate some of the tourists in our area and encourage them to go and support our local friends and fellow business's owners as well.

Screen Name Redacted

7/28/2021 01:36 PM

Renting a cabin is a completely different experience from staying in a hotel or motel and much more family-friendly.

Screen Name Redacted

7/28/2021 07:35 PM

Allows for different experience for guests

Screen Name Redacted

7/29/2021 08:38 AM

House is in Fernie Alpine Resort, a winter ski resort / summer biking & hiking resort.

Screen Name Redacted

7/29/2021 01:38 PM

Fernie isa tourist destination, especially FAR.

Screen Name Redacted

7/29/2021 01:51 PM

I own a rental property outside the city of Fernie (i.e. RDEK). The extra accommodation offered by short term rentals is necessary to bring extra business to the ski hill and other local businesses (e.g. bars, restaurants, and retail stores).

Screen Name Redacted

7/29/2021 02:19 PM

We own our primary residence in Invermere and 2 houses in Radium we rent for staff accommodation for a business we own.

Screen Name Redacted

7/29/2021 02:58 PM

Yes but not necessarily Airbnb. Hotels, motels, regular B&B,s inns etc

Screen Name Redacted

7/30/2021 08:55 AM

Due to high volume of tourism and the diversity of tourism I believe visitors to the region like the option of short term rentals

Screen Name Redacted

7/30/2021 09:41 AM

I live in a community which has common facilities that community members enjoy. Most of the community members purchased homes in the area with the understanding that the facilities were for homeowners and not short-term tenants. My view is that communities can establish most of the policies themselves, but it will be an encumber upon RDEK to recognize that different policies in different areas will encourage different types of behavior. My recommendation would be to align policies where possible.

Screen Name Redacted

7/30/2021 12:18 PM

I prefer STR's are in single family residences and not in multi-family buildings.

Screen Name Redacted

7/30/2021 01:19 PM

Short term rentals or anything of the current culture. Everyone knows now and understands that they are everywhere..

Screen Name Redacted

7/30/2021 01:25 PM

There are very few nightly rental doors in terms of hotel/nightly. In fact many of the hotels in nearby Radium close for the fall and winter reducing those doors further. STR's provide a buffer so that tourism dollars continue to flow even when hotel row in Radium shuts down for the season.

Screen Name Redacted

7/30/2021 03:27 PM

World is changing. People like options. People staying in str are not a motel hotel person anyway.

Screen Name Redacted

7/30/2021 04:24 PM

I do not support STRs for less than 14 days.

Screen Name Redacted

7/30/2021 05:54 PM

the ones that exist in our area are well used. obviously there is a demand.

Screen Name Redacted

7/30/2021 06:52 PM

people enjoy renting out homes where they have all of the amenities they need for families vacations, group trips etc.

Screen Name Redacted

7/30/2021 07:06 PM

The area is a touristy area and I assume people will look for other accommodations besides hotels. Rentals with kitchens etc

Screen Name Redacted

7/30/2021 07:30 PM

Even though we live in a residential neighbourhood, with access to the lake as a benefit, many owners see short term rentals as a way of offsetting their costs or in some cases making profit. As short term rental use has grown, families or groups of people are looking for accommodations where they all can stay together.

Screen Name Redacted

7/30/2021 07:37 PM

We only rent to close friends

Screen Name Redacted

7/30/2021 08:29 PM

Short term rentals are so common everyone expects them to be available now.

Screen Name Redacted

7/30/2021 08:57 PM

There is a limited supply of hotel motel rooms to meet the demand.

Screen Name Redacted

7/31/2021 09:40 AM

several homes in this and nearby neighborhoods are used for short term rental

Screen Name Redacted

7/31/2021 09:51 AM

I am asked all the time if STR are available in our complex.

Screen Name Redacted

7/31/2021 04:40 PM

I believe if we travel and use short-term accommodations in other jurisdictions then we should have it available here as well. Plus, it helps increase the options available to people visiting the area and maybe helps with the "No Vacancy" situation for people that need to rent long-term.

Screen Name Redacted

7/31/2021 08:13 PM

STRs should be available but only in appropriately zoned areas

Screen Name Redacted

As long as that community and area is Zoned for short term rentals

8/01/2021 08:49 AM

Screen Name Redacted

8/01/2021 09:24 AM

We are surrounded by short-term rentals and they are regularly occupied by guests from outside of the RDEK, so I infer that the broader public expects STRs to be available in this area.

Screen Name Redacted

8/01/2021 10:45 AM

rentals for skiing and golf

Screen Name Redacted

8/01/2021 11:05 AM

Guests are looking for private, self contained places, off the beaten track, Quiet and away from other tourists and have all the amenities they are used to at home

Screen Name Redacted

8/01/2021 11:36 AM

Not in Lakeview Meadows.

Screen Name Redacted

8/01/2021 02:28 PM

In a resort, tourism based region, there is high demand for AFFORDABLE vacation rental opportunities. The pluses are significant for everyone including those who would have only negative comments to offer and the negatives are minimal even to that same group.

Screen Name Redacted

8/01/2021 04:55 PM

its a commonly accepted for of tourist accommodation

Screen Name Redacted

8/02/2021 07:00 AM

Timeshares are prolific, as is the resort.

Screen Name Redacted

8/02/2021 08:56 AM

Tourism drives the valley. I grew in in Invermere and there was nothing when I was a teenager. It was hard to find summer jobs. But now there are plenty of opportunities because of the growth of tourism

Screen Name Redacted

8/02/2021 09:56 AM

I think it is expected but i don't believe it is desirable or positive for the community et al at large. Convenient but not desirable for the health of the community and building a neighbourhood etc.

Screen Name Redacted

8/02/2021 11:11 AM

There is a need for dog friendly cabins.

Screen Name Redacted 8/02/2021 01:36 PM	just because the public experts expect it does not mean we have to provide it.
Screen Name Redacted 8/02/2021 03:31 PM	If I stay in my condo for the summer months I visit some tourist spots. If I rent my condo out for the 8 weeks in the summer 8 different groups explore and spend money in the valley.
Screen Name Redacted 8/02/2021 03:52 PM	STR's have been an element within the RDEK and the larger communities within it for many years. However, more recently there appears to be significant growth in their numbers throughout the Columbia Valley.
Screen Name Redacted 8/02/2021 08:02 PM	Better Family accommodations that produce tax revenues and local businesses incomes
Screen Name Redacted 8/03/2021 08:55 AM	To many str are a problem and unfair to the people that own a vacation home myself and DONOT rent it out.
Screen Name Redacted 8/03/2021 09:40 AM	Around the Invermere/Windermere/Panorama area many people want to travel here for all seasonal activities and being able to rent a place is how they are able to do that with a limited amount of hotels as options.
Screen Name Redacted 8/03/2021 09:56 AM	Invermere is a tourism area so the public need accommodation. But hotels and motels could meet the need.
Screen Name Redacted 8/03/2021 12:48 PM	our home and property is surrounded by short term rentals and these are fully rented for a good percentage of the year. We are disappointed this influx of renters has become the way of life for residents in our community. Only the home owners are benefitting and long term local residents are suffering a loss of community.
Screen Name Redacted 8/03/2021 01:12 PM	Use of local residences has become an expectation and a 'right' many out of province vacationers expect
Screen Name Redacted 8/03/2021 01:25 PM	Our town and surrounding area is a tourist destination with hi demand and new experiences for short term rentals

Screen Name Redacted

8/03/2021 01:33 PM

It's a tourist area so accommodation outside the hotels are needed and appreciated.

Screen Name Redacted

8/03/2021 01:36 PM

Without short term rentals there is a terrible shortage of accommodations in invermere and the Columbia valley we would end up hurting the economy

Screen Name Redacted

8/03/2021 01:42 PM

Without short term rentals the ski hill would suffer - nobody wants to stay in a hotel for a ski trip!!

Screen Name Redacted

8/03/2021 01:45 PM

There is a huge demand for air b n b as the public want to travel to our community and we do not have many hotels

Screen Name Redacted

8/03/2021 01:46 PM

The resort needs short term rental options.

Screen Name Redacted

8/03/2021 01:46 PM

People travelling want the conveniences of home, nice living room furniture, kitchen to cook in

Screen Name Redacted

8/03/2021 01:48 PM

The Akiskinook strata is over 90% vacation properties with only a few permanent residents. Many units have shared ownership, friends / family using them and rented to assist with the carrying cost and improve usage.

Screen Name Redacted

8/03/2021 01:48 PM

Yes, I don't think there's a lot of hotels in our area and many of the people who rent our home are larger families and like that we have enough room for the entire family

Screen Name Redacted

8/03/2021 01:49 PM

Needed for tourists

Screen Name Redacted

8/03/2021 01:53 PM

Short term rentals are a standard in today's economy. They allow part time residents to own property while not living in the area full time and provide additional investment in the local economy

Screen Name Redacted

8/03/2021 01:54 PM

It is needed without it there would not be many options for accommodations

Screen Name Redacted

8/03/2021 01:59 PM

How would the economy look without short term rentals ?

Screen Name Redacted

8/03/2021 02:00 PM

Radium Hot Springs is a very desirable location for short term recreational accommodation for all types of visitors.

Screen Name Redacted

8/03/2021 02:03 PM

We have lots of requests for short term stays

Screen Name Redacted

8/03/2021 02:04 PM

How would tourists visit the area without them? We don't have hotels to accommodate.

Screen Name Redacted

8/03/2021 02:04 PM

Such an open-ended question. Elements of the public expect / desire entire house accommodation so they can have 10-20 guys show up for partying.

Screen Name Redacted

8/03/2021 02:05 PM

We have a short tourism season I would suggest most short term rentals in our area would not be used for long term due to location

Screen Name Redacted

8/03/2021 02:09 PM

There is massive shortage of places to stay will be way worst if all housing is vacant rather than used for short term

Screen Name Redacted

8/03/2021 02:17 PM

Barely any hotels located in Invermere. People for holidays prefer a full house / condo for the convenience (cooking meals inside vs a hotel which has no kitchen)

Screen Name Redacted

8/03/2021 02:22 PM

tourists love this area and are looking for unique accommodations

Screen Name Redacted

8/03/2021 02:22 PM

More and more travelers are looking to short-term rentals for their stay because it offers them the same amenities as their home. Majority of my nights are individuals staying multiple weeks in the area.

Screen Name Redacted

8/03/2021 02:24 PM

Short term rentals provides needed accommodation for tourism in mountain towns. Hotels and resort condos are often booked out and Airbnb and similar provides more accommodation for visitors

who generate income to local businesses.

Screen Name Redacted

8/03/2021 02:27 PM

I know many co-workers, friends and families who will only use this type of accommodation. If it doesn't exist they will simply go somewhere else that it does.

Screen Name Redacted

8/03/2021 02:27 PM

tourist are more and more looking for unique experiences and unique places to stay

Screen Name Redacted

8/03/2021 02:32 PM

I offer the ability for people to stay in a great spot that has all the amenities of home .

Screen Name Redacted

8/03/2021 02:41 PM

For many families with young children or larger families that wish to stay together this is their only affordable option. People with young children do not want to be prisoners in their hotel rooms after 7pm bed time and large families of 5 or more cannot afford multiple hotel rooms a lot of the time. we also are wheelchair accessible which is a HUGE benefit to those less fortunate.

Screen Name Redacted

8/03/2021 02:47 PM

Properties in the Invermere area continue to go up so in order to own a property for our use when we retire and to pay the mortgage it is imperative for us to rent it both long term and short term.

Screen Name Redacted

8/03/2021 02:48 PM

Panorama Resort is a popular resort destination and homes have been available for short-term rental for decades.

Screen Name Redacted

8/03/2021 02:55 PM

Hotels are over priced & often want guests to spend their money at the hotel; I support local business by recommending soooo many different services that many local businesses offer.

Screen Name Redacted

8/03/2021 03:00 PM

The public may expect to find short-term rentals but that's not the same as saying there should be some.

Screen Name Redacted

8/03/2021 03:07 PM

People choose to stay in AirBnbs for a multitude of reasons, and act as a tourist attraction in itself. If they are removed we may lose needed tourists in the area.

Screen Name Redacted

8/03/2021 03:11 PM

There are a dozen 24-36 unit small room motel units that are competing with short term Airbnb rentals. They are too small and spacious enough, have no kitchens no laundry or balconies.

Screen Name Redacted

8/03/2021 03:13 PM

SRT offer a very good experience for large families that can share one house with multiple bedrooms

Screen Name Redacted

8/03/2021 03:30 PM

We don't have enough hotels or motels to accommodate the tourist seasons

Screen Name Redacted

8/03/2021 03:36 PM

Invermere is a very desirable vacation spot for families. Short term rentals would be a positive opportunity for tourists. However there are a lot of issues that come with short term rentals that I do not want experience.

Screen Name Redacted

8/03/2021 03:37 PM

Short term is a certain niche that are different than hotels and we are not in competition with them. Short term offer an idea place where friend and family can gather safely.

Screen Name Redacted

8/03/2021 03:51 PM

We have had unsolicited requests to rent out our condo.

Screen Name Redacted

8/03/2021 03:57 PM

The name of the town has Resort in it. All businesses that are in the area NEED tourism to exist. Many of the residents will not actively support the businesses in the area on a regular basis. For example if it wasn't for Tourists the Fun Park could not survive, nor could the River Tube rentals, fairmont zip line, or the Escape Room. During Covid with the reduction of Tourism, all the businesses in the area suffered because Locals cannot and many do not support these businesses full time.

Screen Name Redacted

8/03/2021 04:18 PM

There should be accessible short term availability for larger groups to come together with a kitchen for a holiday and not simply be in hotels.

Screen Name Redacted

8/03/2021 04:50 PM

Radium has always been a tourism attraction, pivoting around the Radium Hot Springs, Radium and area has been an attraction for people for many generations. We have many retired guests looking to rent our accommodations bringing their family to Radium because they had many positive memories as children in the area.

We would like to continue to provide such experiences for generations to come. Many of these families rent our accommodation because they can fit their entire family under one roof. We have many other guests from many areas staying for various reasons. Tourism accommodation is crucial to the tourism economy.

Screen Name Redacted

8/03/2021 05:00 PM

Because of the lake access and the pool in the complex.

Screen Name Redacted

8/03/2021 05:02 PM

Baynes Lake is becoming a very desirable area to stay in, and there is a shortage of accommodations there, other than campgrounds

Screen Name Redacted

8/03/2021 05:02 PM

Short term rentals offer more amenities than hotels or motels. There are not enough (any?) quality hotels in the Invermere district.

Screen Name Redacted

8/03/2021 05:09 PM

We live in a lake town

Screen Name Redacted

8/03/2021 05:38 PM

Almost all the renters I've talked to prefer short term rental vs hotel accommodations.

Screen Name Redacted

8/03/2021 06:50 PM

We have clients from all over the world (when there isn't a pandemic!) seek out our accommodations.

Screen Name Redacted

8/03/2021 07:10 PM

Many people don't want hotels, and with so many other options, it draws a lot of different families to the area

Screen Name Redacted

8/03/2021 07:13 PM

I only stay at Airbnb when I travel

Screen Name Redacted

8/03/2021 07:32 PM

Panorama resort can not accommodate the number of guests or large groups that want to stay in one location. This is where short term rentals are important for the viability of the resort

Screen Name Redacted

With covid and the inadequate cleaning practices of hotels or the

8/03/2021 07:33 PM

like. Short term rental is the only option for our fsmily

Screen Name Redacted

8/03/2021 07:35 PM

We have return families that have come every year since 4 years ago, enjoying all the local amenities and providing economic advantages to local business

Screen Name Redacted

8/03/2021 07:53 PM

We are a tourist destination and that is the basis of our economy.

Screen Name Redacted

8/03/2021 08:01 PM

Calgary residence expect and have spent their vacation time in the valley. They have provided revenue for local businesses for decades

Screen Name Redacted

8/03/2021 08:18 PM

All of our rentals have loved the amenities offered by our complex and the "home" feeling our condo provides. I believe they would go elsewhere if short therm rentals are not allowed.

Screen Name Redacted

8/03/2021 08:26 PM

Hotels are in short supply and would be thousands of dollars without them it's supply and demand.

Screen Name Redacted

8/03/2021 08:35 PM

The majority of the owners here rent their condos.

Screen Name Redacted

8/03/2021 08:52 PM

So many people come to the lake in the summer and to ski in the winter , the local economy relies on the tourism

Screen Name Redacted

8/03/2021 09:17 PM

It's a continuous conversation with our renters that they wished we had more in this area. In saying that, community standards for noise, quality of life should be taken into account. That's why I would like to be apart of this process. Cheers [REDACTED]

Screen Name Redacted

8/03/2021 09:26 PM

Tourists want to be able to rent self contained units for their family vacations. They want to have more than just a room in a Hotel, especially during ski season. Renting someone's home like ours enables a warm and comfortable experience.

Screen Name Redacted

8/03/2021 09:28 PM

Airbnb brings many people. A 2 bedroom condo can accomodate a family, or 2 small families, often for less than a hotel room.

Screen Name Redacted

8/03/2021 09:39 PM

People want to have a choice of the kind of accommodation they have access to and don't want to be limited to one model or style of rental infrastructure. People would likely seek the most authentic experience possible.

Screen Name Redacted

8/03/2021 09:41 PM

Visitors have been vacationing in the Columbia Valley for generations. Here, we have world class scenery and activities that drive people to want to come, stay and play in the area. The hospitality industry has evolved and visitors no longer want just a hotel room, they expect to be able to rent private homes to accommodate group and multi family gatherings with the comforts of home. Facilities such as kitchens, yards, wifi are expected amenities.

Screen Name Redacted

8/03/2021 10:05 PM

We rent to families as our home sleeps 13. It makes a much vacation affordable and brings people together in one space.

Screen Name Redacted

8/03/2021 10:10 PM

These accommodations are needed fir all the tourists that come to this area

Screen Name Redacted

8/03/2021 10:36 PM

The control on seasonal rentals has not been controlled properly eg overcrowding of trailers and campers on small parcels of land without proper water and sewage

Screen Name Redacted

8/03/2021 11:05 PM

Allows families to travel, cook, and stay together. STRs are needed to help sustain the tourism industry in our area. STR guests don't see motels or hotels as an alternative - it's a different demographic looking for a different type of experience.

Screen Name Redacted

8/04/2021 05:21 AM

Airbnb provides a different service than a hotel. I choose hotels when I want a hotel and an Airbnb when I want an Airbnb. Airbnb allows for more genuine guest interaction that you just don't get at a hotel. Plus you get a more homely feel in an Airbnb hosts often out their own charm into their property. I'm proud of my condo and my guests that rent it I treat like friends and their reviews show that it's very well received.

Screen Name Redacted

8/04/2021 05:34 AM

Locals also rent the house

Screen Name Redacted

8/04/2021 05:49 AM

Airbnb provides a different service than a hotel. I choose hotels when I want a hotel and an Airbnb when I want an Airbnb. Airbnb allows for more genuine guest interaction that you just don't get at a hotel. Plus you get a more homely feel in an Airbnb hosts often put their own charm into their property. I'm proud of my condo and my guests that rent it I treat like friends and their reviews show that it's very well received.

Screen Name Redacted

8/04/2021 06:02 AM

As a long time traveller it would be a great deferment to the tourism in the area to limit the short term rentals. People want authentic experiences and so renting a cabin in the woods, a lakeside condo or a ski hill home adds to their experience.

Screen Name Redacted

8/04/2021 06:11 AM

As homeowners, we see it everywhere. Do we like it? No. but we are coming to expect short term rentals in EVERY neighbourhood in our area.

Screen Name Redacted

8/04/2021 06:55 AM

Many who rent here have family or friends in the area with homes or cottages. They stay here because as one guest told me "I love my family but I'm not sleeping with six of them in a bedroom."

Screen Name Redacted

8/04/2021 07:00 AM

There are very few accommodations available other than short term rentals in the Windermere area. If there are no short term rentals the tourists would not come to this area.

Screen Name Redacted

8/04/2021 07:07 AM

there is no where else to stay

Screen Name Redacted

8/04/2021 07:31 AM

We are a tourist area and it is expected that short term rentals are available in such areas.

Screen Name Redacted

8/04/2021 08:01 AM

I think any time you live in a resort town, you have to expect short term rentals to be available.

Screen Name Redacted

8/04/2021 08:40 AM

Family cottage for three generations. Not considered part of the for sale category. Not available for long term rental as the extended family uses extensively. Local agencies hires to maintain the property with revenue from rentals.

Screen Name Redacted

8/04/2021 08:52 AM

People from all parts of the world are interested in visiting and eventually perhaps even retiring the Columbia Valley. Case in point...One of our neighbors came for a short term visit at our home two years ago and decided to retire here in Spur Valley.

Screen Name Redacted

8/04/2021 09:13 AM

Area is marketed as a tourist destination , without enough accommodation, short term rentals have been available for years through management firm, and only more exposure through Airbnb and VRBO. We have had people staying from Germany and China. With only local management that would not be possible. Our development is registered in land titles for short term rentals, so it was the Developer Intent to make the development a short term destination resort.

Screen Name Redacted

8/04/2021 09:34 AM

If we don't stay in our condo it is most of the days rented

Screen Name Redacted

8/04/2021 10:05 AM

Very hard to find a place to stay in the area without short term accommodations

Screen Name Redacted

8/04/2021 10:12 AM

People are always looking for short term rentals in our area for lake recreation in the summer and winter sport recreation (skiing, fat tire biking, etc) in the winter

Screen Name Redacted

8/04/2021 11:17 AM

A lot of families would rather rent an Airbnb to have multiple bedrooms and a kitchen to use during their stay.

Screen Name Redacted

8/04/2021 11:45 AM

After hosting tourists from outside of the area for over 3 years now we have unanimously received feedback that people absolutely love being able to stay at a short term rental, they love that they can have their own space, cook meals, gather together and bring multiple families together under one roof. People want unique experiences, and staying at hotels and B&B's is no longer unique, to eliminate or regulate short term rentals to the area would be a detrimental blow to the tourism industry in numbers and overall quality of stay.

Screen Name Redacted

8/04/2021 12:14 PM

Fernie is a resort town

Screen Name Redacted

8/04/2021 12:41 PM

We live in a tourist town, to provide beautiful accommodations for those not wanting a hotel, it is the perfect thing to do. If we didn't rent it for the 2 months of the summer it would sit vacant as we move out of our permanent home for the summer holidays.

Screen Name Redacted

8/04/2021 12:56 PM

We are a vacation area that relies on tourism to support all business

Screen Name Redacted

8/04/2021 01:16 PM

Families in particular but groups that visit need housing amenities that hotels, motels etc. do not provide.

Screen Name Redacted

8/04/2021 02:02 PM

It is essentially important for attracting tourism, growing the economy of Invermere area and supporting the local businesses especially after COVID-19 outbreak.

Screen Name Redacted

8/04/2021 03:14 PM

We are a tourist area

Screen Name Redacted

8/04/2021 03:30 PM

Yes, people who work here in seasonal tourism need housing that's affordable. What we need more than anything is long term pet friendly rentals for permanent residents who cannot afford to buy a house in this town.

Screen Name Redacted

8/04/2021 04:04 PM

People like to go to the lake for a week.

Screen Name Redacted

8/04/2021 04:15 PM

Mostly tourism in Fernie.

Screen Name Redacted

8/04/2021 04:27 PM

People expect options other than a hotel/motel

Screen Name Redacted

8/04/2021 05:43 PM

STR are not going away. The best option is to regulate and tax them. Keep them as an option but regulate for safety etc and take a piece of the pie.

Screen Name Redacted

8/04/2021 09:53 PM

It is everywhere in the world and we have been renting "cabins" forever everywhere now we just do it with a app.

Screen Name Redacted

8/04/2021 10:27 PM

There are no hotels with direct access to Lake Kooacanusa.

Screen Name Redacted

8/04/2021 10:37 PM

Yes they would expect it in the Fairmont area

Optional question (518 response(s), 973 skipped)

Question type: Essay Question

APPENDIX B

Below is a list of potential housing-related benefits of Short Term Rentals.
Please rate them.



Q1 | If you answered "Other", please specify:

Screen Name Redacted

7/03/2021 09:13 AM

Low income supports if rental rates are capped or related to income of an applicant

Screen Name Redacted

7/04/2021 10:49 AM

More options for owners

Screen Name Redacted

7/04/2021 11:00 AM

The proposed benefits are selfish for home owners and everyone else in community suffers. Increases risks and costs in community with only homeowner benefitting.

Screen Name Redacted

7/04/2021 11:02 AM

Allowing aging family members a place to stay with younger family

Screen Name Redacted

7/04/2021 11:04 AM

Brings additional revenue to community

Screen Name Redacted

7/04/2021 11:05 AM

Shouldn't have short term rentals

Screen Name Redacted

7/04/2021 11:09 AM

Allows property owners to find alternative income in the face of BC's appallingly one sided tenancy laws.

Screen Name Redacted

7/04/2021 11:11 AM

Clicked other by accident

Screen Name Redacted

7/04/2021 11:13 AM

Ummmm... pretty sure if someone has a second home or vacation property... they're not hurting for money.

Screen Name Redacted

7/04/2021 11:20 AM

When we live in R1 zoned properties with covenants that disallow rentals, there are NO BENEFITS that can be considered

Screen Name Redacted

7/04/2021 11:21 AM

Properties are not left vacant which can encourage vandalism

Screen Name Redacted

Can bring property value down if you have the wrong people

7/04/2021 11:23 AM

Screen Name Redacted

7/04/2021 11:24 AM

STR decrease value for permanent or seasonal residents in terms of noise, parking and enjoyment of our property.

Screen Name Redacted

7/04/2021 11:43 AM

Long term rental landlords have minimal to no rights under the residential tenancy act and as such the risk of financial loss is too significant.

Screen Name Redacted

7/04/2021 11:43 AM

I am against STR at large scale

Screen Name Redacted

7/04/2021 11:59 AM

STR produce local disruption due to their lack of community connection

Screen Name Redacted

7/04/2021 12:05 PM

did not read

Screen Name Redacted

7/04/2021 12:17 PM

Provides a play to stay when hotels are full

Screen Name Redacted

7/04/2021 12:21 PM

Having short term rentals within residential areas reduces the value of every other property in the vicinity. The social, environmental and legal issues they bring to a community are a detriment to every other owner in the community.

Screen Name Redacted

7/04/2021 12:24 PM

I have not answered the above questions as the question did not ask if I was to answer them as important to ME! (or my level of concern) These are all benefits to some people... but since we don't rent our home, it is not of importance to us.

Screen Name Redacted

7/04/2021 12:24 PM

If you can't afford your home sell it and downsize, if you can't afford your vacation property sell it offsetting the costs at the expense of the fulltime neighbour's is hardly fair

Screen Name Redacted

7/04/2021 12:25 PM

As full time residents STR's are not appropriate as they are not monitored and there is no enforcement.

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

Screen Name Redacted

7/04/2021 12:30 PM

None

Screen Name Redacted

7/04/2021 12:34 PM

Prefer no str

Screen Name Redacted

7/04/2021 12:38 PM

Properties in our subdivision were purchased with restrictions on short term rentals. That's what we we paid for and that is what should remain in force.

Screen Name Redacted

7/04/2021 12:39 PM

It is difficult to establish a community core when you have transient people coming and going.

Screen Name Redacted

7/04/2021 12:44 PM

Many want to be able to live there for the retirement years....that is the purpose of having a second home.

Screen Name Redacted

7/04/2021 12:47 PM

no benefits to community only the property owner

Screen Name Redacted

7/04/2021 01:03 PM

Many property owners are pensioners on fixed incomes. Having the opportunity to rent out all or part of their homes over the short term can be an important source of income.

Screen Name Redacted

7/04/2021 01:06 PM

STR's provide tourist dollars to local businesses and the community. A vacant property does nothing for the community.

Screen Name Redacted

7/04/2021 01:27 PM

I completely recognize the economical benefits from tourism within the RDEK that short term rentals brings, but without any regulations/bylaws/rules, the impact on community, full time residents and businesses far out ways the benefits. For far too many years there is a major shortage of long term rentals and affordable housing leaving even further frustration to local businesses with lack of staff and an overwhelming amount of tourists. There needs to be a permit fee for all short term rentals and clear, public rules and regulations on safety, security, noise etc etc. with fines to owners who's clients break rules.

Screen Name Redacted

7/04/2021 01:36 PM

Decreases property values and experience for full time neighbours....partying, disregard for property or house, noise.

Screen Name Redacted

7/04/2021 01:43 PM

Rental properties are a business and need to regulated.

Screen Name Redacted

7/04/2021 01:53 PM

Increases potential for employment in our area

Screen Name Redacted

7/04/2021 02:11 PM

It is not wanted in our community do to the unwanted partying, disrespectful for neighbors, not following rules especially FIRE BANS, using motorized vehicles in posted restricted area and not taking care to community property. It actually increased the value of our properties by NOT allowing short term rentals.

Screen Name Redacted

7/04/2021 02:12 PM

If strs are allowed, they should be very limited in size. Wedding lodges and such should not be permitted as they ruin the rural environment

Screen Name Redacted

7/04/2021 02:34 PM

No benefits. Nuisance. Disrespectful renters. Should be disallowed in Timber Ridge.

Screen Name Redacted

7/04/2021 02:46 PM

STR's usually decrease the property value as it gets heavy use, and maintenance may be more expensive

Screen Name Redacted

7/04/2021 02:54 PM

Seasonal staff housing

Screen Name Redacted

7/04/2021 03:00 PM

Always pros and cons to renting out your property; increased insurance; unknown factors: character; reliability; respect

Screen Name Redacted

7/04/2021 03:08 PM

Does not help full time tax paying residents

Screen Name Redacted

7/04/2021 03:19 PM

Better option for owners versus renting to long term tenants

Screen Name Redacted

7/04/2021 03:29 PM

those who wish to see short-term rentals already have sufficient money and it does not help the less privileged find suitable rental properties for the long term.

Screen Name Redacted

7/04/2021 03:41 PM

Being occupied assists in preventing break ins in our home and adjacent residences as well.

Screen Name Redacted

7/04/2021 04:04 PM

Proper and professional property managers to deal with renters that disrupt and endanger other properties and wildlife.

Screen Name Redacted

7/04/2021 04:27 PM

A very slanted questionnaire and there is no definition of a STR.

Screen Name Redacted

7/04/2021 04:27 PM

Use of unoccupied properties, which we have a lots in our area , let tourists to use it.

Screen Name Redacted

7/04/2021 04:46 PM

The only short term rental I would support in the built up area in Edgewater (serviced by the water system) would be resident operated B+B

Screen Name Redacted

7/04/2021 04:46 PM

Decreases the value of the property and infringes on our privacy, big time.

Screen Name Redacted

7/04/2021 05:10 PM

Possibly allows for house sitting while owners away

Screen Name Redacted

7/04/2021 05:13 PM

STR - provides income for the local businesses. A negative is when noisy STR cause problems for local residents.

Screen Name Redacted

7/04/2021 05:24 PM

The lake and area is already suffering from too many boaters and concentrations of campers in small areas taxing the aquifer.

Screen Name Redacted

7/04/2021 05:33 PM

I cannot uncheck the other box where it said please provide a rating.

Screen Name Redacted

7/04/2021 05:39 PM

Having non-residents, who are not guests or long-term renters directly responsible to a full or part-time resident, in our smaller recreation property communities with few full time residents or police presence, exposes home owners to more property crime, noise and fire risk from potential short-term renters who do not have a vested interest in the community.

Screen Name Redacted

7/04/2021 06:12 PM

People who purchase a second home in our community are very affluent people and come out and enjoy their property and the Lake access living here provides. It is a Private community and therefore should not be allowed to have STR's. They are noisy, party and have no respect for our community or beach/boat launch area. The real problem is if they don't adhere to the rules of access over the railway tracks, and use of the beach and boat launch areas, our access to the lake and marina will be taken away. If that happens no property will be worth anything without lake access.

Screen Name Redacted

7/04/2021 06:19 PM

We have a home in an area that has a number of STR and find a number of the renters to be noisy, overcrowded, disrespectful to neighbors property, party until late etc. Our area has approx 25 to 30 residences/cabins of which at lease 5 are STR. I don't know of one owner who live in close proximity of these STR who is happy and OK with these types of rentals. They do not make good neighbours, negatively affect the quality of life and, I feel, decrease the value of the residences.

Screen Name Redacted

7/04/2021 06:33 PM

Neutal

Screen Name Redacted

7/04/2021 06:46 PM

Could provide industry and jobs in the valley if properly regulated requiring high standards in management, maintenance and cleaning services. Would also provide a larger property tax base if they were taxed as commercial property so they are on the same basis as other short term rentals such as motels.

Screen Name Redacted

7/04/2021 07:43 PM

I answered the questions above from my own personal. I don't need or want to rent my property.

Screen Name Redacted

7/04/2021 07:51 PM

My area is zone R1 for single family residences so short term rental "benefits" should be irrelevant.

Screen Name Redacted

7/04/2021 07:55 PM

Support to broader Valley businesses from visitor spending at food and retail outlets.

Screen Name Redacted

7/04/2021 08:30 PM

With the increase in property we should be able to develop our properties to support multiple rentals and not restricted by our zoning. Its expensive to live here and the demand is high for

rebtals.

Screen Name Redacted

7/04/2021 08:35 PM

Keep neighborhoods vibrant rather than vacant when property owners are away.

Screen Name Redacted

7/04/2021 08:43 PM

I feel that if someone wants to rent out their place it is up to them. It would only affect me if the renting party was inconsiderate of other members of the community.

Screen Name Redacted

7/04/2021 08:45 PM

Nice to know who your neighbours are. Noise and potentially not following campfire bans

Screen Name Redacted

7/04/2021 09:19 PM

Provides security for homes that might otherwise be empty.

Screen Name Redacted

7/04/2021 10:41 PM

Please work to control short term rental as they negatively impact the area.

Screen Name Redacted

7/05/2021 07:21 AM

STR's in neighbourhoods must be regulated and not cause undue hardships on the neighbours (excessive noise, parties, unreasonable activities during the night, etc)

Screen Name Redacted

7/05/2021 08:44 AM

Question 7 - asks how long we have owned our property. Answer: 25 years This question also asks how long we have rented our property. Answer : 2.5 years Question 7 cannot be answered correctly in its current format

Screen Name Redacted

7/05/2021 09:46 AM

n/a

Screen Name Redacted

7/05/2021 10:39 AM

There is a very long list of benefits to STRs in an area like ours for homeowners and visitors - many of which are mentioned above. For homeowners it is a way to offset carrying costs for second home owners, a way to obtain some additional revenue for owners with an accessory suite or a way for people to travel heading into semi or full retirement. For visitors it is a way to enjoy your vacation in a more enjoyable way.

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

Screen Name Redacted 7/05/2021 10:46 AM	Utilize in-town property that would otherwise be left undeveloped.
Screen Name Redacted 7/05/2021 11:10 AM	I do not feel that people should own property if the only way they can afford it is by renting it out.
Screen Name Redacted 7/05/2021 12:35 PM	Should be homeowners choice to rent. I don't believe the neighbors or community have the right to decide or dictate what I am allowed to do with my property
Screen Name Redacted 7/05/2021 12:48 PM	Community cohesiveness should take precedence over offsetting costs for investors or seasonal home owners.
Screen Name Redacted 7/05/2021 01:31 PM	NO comment
Screen Name Redacted 7/05/2021 02:03 PM	I feel it decreases the value of my property to have rental homes in our neighbourhood
Screen Name Redacted 7/05/2021 02:04 PM	increases tourism which benefits businesses and provides employment opportunities for the locals
Screen Name Redacted 7/05/2021 02:08 PM	The more visitors to the area, the more income for locals. Having spoken to the coffee shop owner and pub manager this weekend, they've had their busiest days since they've opened. They then end up paying more taxes from the additional business.
Screen Name Redacted 7/05/2021 02:10 PM	Keeps the lights on so that properties aren't vacant and thereby attractive to thieves.
Screen Name Redacted 7/05/2021 03:10 PM	I want to see full time residents living in my community not more people who stop in and wreck the shore line and enviroment with their quads/atv's/wake boats and no respect for our people or the environment cause they are on vacation and don't care
Screen Name Redacted 7/05/2021 03:27 PM	We have been coming to this area since our kids were babies and always dreamed of owning a place out here. S Leveraging STR has given us this opportunity. We don't have partners coming to

stay only families. We aren't trying to cash in or make money on this. It's not a business to us, we are just wanting to make enough to cover our costs so we can enjoy it as a family.

Screen Name Redacted

7/05/2021 03:52 PM

There are so many people that come to the valley because of the amazing beauty. It has always relied on tourism. Hotels and BnB can't meet the demand.

Screen Name Redacted

7/05/2021 05:00 PM

Makes short term rentals to family and friends simpler to manage

Screen Name Redacted

7/05/2021 05:18 PM

Marked response in error.

Screen Name Redacted

7/05/2021 06:51 PM

Brings tourists into the local area, who spend money at local stores, restaurants and businesses

Screen Name Redacted

7/05/2021 07:00 PM

Offers comfortable family accommodations for stays longer than a few days

Screen Name Redacted

7/05/2021 07:29 PM

Didn't mean to answer other.

Screen Name Redacted

7/05/2021 07:56 PM

There is no benefit to having short term rentals in our tight knit community.

Screen Name Redacted

7/05/2021 08:16 PM

it decreases neighbouring home values

Screen Name Redacted

7/05/2021 08:56 PM

We need more long term rentals to bring family's to town for jobs.

Screen Name Redacted

7/06/2021 06:10 AM

Do not want any kind of rentals

Screen Name Redacted

7/06/2021 06:20 AM

None

Screen Name Redacted

Tough to answer above questions. I will trial this property as a short

7/06/2021 06:21 AM

term rental and sell it if it disrupts my dear neighbours of 20 years. For us its a trial to see if we can maintain an amazing long-term family hub. Long term rental would nullify potential family use. I don't know how you separate property investors who are in it for the money only and with few rules on their property and those of us who wish to offer a unique experienceshare this amazing valley with our guests, and who may in time become future property owners or establish their own businesses here.

Screen Name Redacted

7/06/2021 07:04 AM

Short term rental provided opportunity of creating local investments in tourism in the area. Short term rentals gives such a personalized experience for tourists that it should be a vibrant part of rental choices for tourists to promote the area. It is another option for local residents for income generation. Current long term rental laws discourage proper safety for landlords and is not a viable option for me at this point (I own several long term rentals in Alberta where laws support free business choices). Should option of short term rental not be available in the area I would choose to sell the property. Finally, in my personal view homeowners should have free choice how to use their property. Both short term rental and long term residents must follow the same laws and by-laws, regardless of property use. Should we respect ownership - free choice comes with it as long as we don't disturb others.

Screen Name Redacted

7/06/2021 08:23 AM

If short term rentals weren't allowed by owners in pano then all bookings would have to go through the resort and so the number of people renting wouldn't change at all

Screen Name Redacted

7/06/2021 08:40 AM

Kind of a crazy way to ask me somethig but what are you asking??

Screen Name Redacted

7/06/2021 08:57 AM

I see no benefits to STRs in this area, we already have thousands of accommodation choices using the established businesses

Screen Name Redacted

7/06/2021 09:02 AM

Gives the homeowner the right to rent their home however they please. If they are paying for a business license in the town and paying taxes on their rentals, there should be no problem.

Screen Name Redacted

7/06/2021 09:33 AM

Having an STR in Dutch Creek amplifies the vibrancy of what is otherwise, an exceedingly quiet community.

Screen Name Redacted

7/06/2021 09:53 AM

Could be good or detrimental to the community. We have had party houses, fireworks and campfire problems as well as noise problems. Enforcement is a problem at Wasa. It could be good as less homes would be dark and vulnerable to break in etc. Short term rentals are already happening at Wasa. Lack of enforcement and fire protection are the main concerns.

Screen Name Redacted

7/06/2021 12:27 PM

Introduces people to the area that have never been before. Very important to tourism industry.

Screen Name Redacted

7/06/2021 02:44 PM

We believe Short term rentals is good for the area, and provides visitors to choice of where they stay, we don't believe our property is in competition with any of the hotels as it caters to a different audience. If this is a concern to the hotel that is within a 2km residence of us I would be happy to pay a fee to them to continue to rent my home. We don't rent our property as a business, we aren't looking to make a profit, only to cover our costs. Prior to finding out about this change we have poured thousands (\$70k) to be exact into our home for improvements to make it rentable, at this point I feel it would be unfair to not allow us to rent it. We are happy to use a property management company to ensure the wishes and concerns of other residents are respected.

Screen Name Redacted

7/06/2021 03:24 PM

R-1 in a recreational area such as Columere or Columbia Ridge should not have short term rental other than family and friends of the family to the home owner.

Screen Name Redacted

7/06/2021 03:35 PM

Didnt mean to!

Screen Name Redacted

7/06/2021 05:11 PM

Noise parties in a residential area are not acceptable

Screen Name Redacted

7/06/2021 07:54 PM

STR if not clearly identified, monitored and controlled drive property values down.

Screen Name Redacted

7/06/2021 09:56 PM

Keeps places full as well. Insurance does not like people having their homes sit empty. For people whom work only have so many weeks of vacation many plan to retire here. Helps pay bills also RDEK taxes sewer water everything is getting more expensive.

Screen Name Redacted

7/07/2021 06:07 AM

If I was not able to rent out my home in the short term rental manner I would most likely be unable to enjoy the home and be able to visit it myself with my family and nor will the house be maintained to the level it should be and currently is. This home provides several family members the ability to come home to Fairmont while being away from Fairmont, in previous years several of the family from the valley have been drawn to other locations mainly for family reasons but return frequently and we still have several friends and family members present in Columbia Valley.

Screen Name Redacted

7/07/2021 06:18 AM

It facilitates visitors to a seasonal resort community

Screen Name Redacted

7/07/2021 08:05 AM

This is a place I want to call home. I bought a property to rent out to someday make my home but it does not cover my costs annually even with a mix of short term (weekly) and 6 month seasonal. I subsidize the renters already. My goal is to get in and provide a needed service as also an investment in my future of residency. I have spent the last 10 summers here at another location (renting myself). I just need to work in another location. I would live here year round (with a place in Fernie) if I could.

Screen Name Redacted

7/07/2021 08:39 AM

We want to have guests enjoy our property for the next few years, at which time we can more evenly split our time between city and lake.

Screen Name Redacted

7/07/2021 09:25 AM

short term rentals allows people from around the area to bring their family and friends on a holiday without spending too much money and having to travel too far. it encourages Canadian tourism as most if not all of our rentals are from BC and AB. Also, it helps drastically with tourism in invermere, radium and windermere (all local communities)

Screen Name Redacted

7/07/2021 12:36 PM

STRs provide business to cleaning and maintenance companies, not to mention the tourism dollars.

Screen Name Redacted

7/07/2021 03:53 PM

Provides more visitor accommodations other than hotels for tourists.

Screen Name Redacted

7/07/2021 08:09 PM

Greater ability and freedom to maintain, monitor and control the use of our asset versus long-term rental, for which there are few protections for landlords in the province of BC. Tenants generally have more rights in long term rental scenarios.

Screen Name Redacted

7/08/2021 11:20 AM

Increases visitors to the area that support the local businesses. Tourist attractions, restaurants, grocery stores. Can lead to home ownership for visitors

Screen Name Redacted

7/08/2021 05:39 PM

These peoperties bring in huge amounts of revenue to the valley. It's high time RDEK realize that the valley is vacation town. This is your major industry, it's time you realize that and leverage it if you want the valley to prosper. Visitors need a choice of where to stay and not be limited to hotels and bed and breakfasts. If you're restricting STR you are limiting the revenue you are bringing to the valley

Screen Name Redacted

7/08/2021 07:13 PM

Would never favor short term rental having experienced this in a bad way in Montreal, Toronto, Saskatoon, Kitimat, and other areas where I have lived previously. It brings the wrong type of guests (i.e. parties) and we do not want that here in Fernie in any way. This would be a disastrous decision for the city.

Screen Name Redacted

7/08/2021 07:45 PM

Renters come to know the rental Owner and know what to expect in the unit they are renting.

Screen Name Redacted

7/09/2021 12:26 AM

Makes home owners upkeep their properties in such a way that benefits the overall esthetics of the area... you have Joe Blow on the corner that lets his grass grow a meter high with no motivation to maintain his home or property.. than you have STR owners that keep their home in great shape because the motivation to have a nice home for people to rent or come stay and visit is there. If all the homes that are not kept well in the area that are owned by locals that just don't care could be rented as STR homes than the whole town would look a lot nicer.. all 40 of the places I know of that do any kind of STR keep their homes in prime shape!!!

Screen Name Redacted

7/09/2021 07:28 AM

Having a healthy part time accommodation rental network benefits the business community in several ways.

Screen Name Redacted

7/09/2021 10:44 AM

NA

Screen Name Redacted

7/09/2021 12:17 PM

nada

Screen Name Redacted

7/10/2021 09:04 AM

Revenue for local business and increased access for visitors to local amenities I.e. lake access.

Screen Name Redacted

7/10/2021 01:37 PM

Did not mean to click on 'Other' and can't change it here.

Screen Name Redacted

7/10/2021 04:05 PM

It gives guests to the resort more options. Guests know where they are staying and exactly what to expect prior to arrival.

Screen Name Redacted

7/11/2021 07:23 AM

There are alot of people who have second homes/condos here that use them and contribute alot to our community. When they do not use them fully and use a property management company that does the job right it benefits everyone. They would not rent long term as they use their property. Do not throw the baby out with the bathwater.

Screen Name Redacted

7/11/2021 08:27 AM

Tax income from tourism keep local property taxes low and reasonable.

Screen Name Redacted

7/11/2021 12:50 PM

Potential to attract new residents either fulltime or partime

Screen Name Redacted

7/11/2021 03:23 PM

Road issues. Disrespect for crown land. Noise infractions. Illegal septic systems.

Screen Name Redacted

7/11/2021 08:37 PM

7 air bnb in one small community is way to many and it's rapidly getting out of hand they should be taxed and treated like a business its a income and over head like mowing hot tub cleaning house cleaning etc the noise and extra people around the community that stay at these bnb's is not what I like to see as there is no respect for the area they are staying at and disrespectful to the neighbors with party's all the time. This valley is falling apart as no by-laws are inforced and yet to scared to hand out fines I have asked rdek to deal with a noise issue for over 3 years now and no

help whatsoever. Rdek has to look at the big picture in the area f location for how much the population grows in the summer the rcmp gets overwhelmed and hospitals etc and still no change Lots of things are over looked and yet the rdek gets away with anything the windermere water system has lots of money thrown at it and yet still not reliable water Fairmont is the same boat thrown lots of money at the flooding of the creeks and no permanent fix was not a problem in years past. Time to step up

Screen Name Redacted

7/12/2021 05:59 AM

Didn't mean to click that.

Screen Name Redacted

7/12/2021 07:56 AM

Can't unselect Other...

Screen Name Redacted

7/12/2021 08:07 AM

Long term rental

Screen Name Redacted

7/12/2021 08:25 AM

Other?

Screen Name Redacted

7/12/2021 08:33 AM

Helps provide an income to those who consider it their full time job

Screen Name Redacted

7/12/2021 08:46 AM

Allow year round tax paying paying residents the opportunity to make income off of their properties. RDEK rules are consistently making it harder for locals to survive, while all the while favoring part time residents. Short term accommodation provided by full time local residents would allow locals to get a share of the income from tourism.

Screen Name Redacted

7/12/2021 12:57 PM

Provide the potential to those who do not primarily rent property for income to do so from time to time as financial matters may dictate without commitment and responsibility to long term renters

Screen Name Redacted

7/12/2021 01:05 PM

Owners shouldn't purchase a property if it is required to rent out to cover costs.

Screen Name Redacted

7/12/2021 01:52 PM

I see no benefit to STR

Screen Name Redacted

7/12/2021 03:12 PM

NA

Screen Name Redacted

7/12/2021 03:21 PM

Meets the demand for the surge of interest the area has experienced. If people struggle to book an accommodation, they will go elsewhere, and all businesses that benefit from their presence in the valley (gas, grocery stores, restaurants, activity vendors, stores, etc...) Will be impacted. Allowing the region to grow and evolve, and accommodate those that wish to spend time and money in the region must surely be a highest priority.

Screen Name Redacted

7/12/2021 03:24 PM

It provides access to those that cannot afford to own. Making things accessible to all is very important.

Screen Name Redacted

7/12/2021 03:59 PM

It is comforting to have guests at the cottage when we are not there. Although they are not home owners like we are they are still a set of eyes that help to look after the property.

Screen Name Redacted

7/12/2021 04:06 PM

The residents and secondary home owners in this high net worth area would not typically be looking to save money by offering out their home for rent.

Screen Name Redacted

7/12/2021 04:52 PM

Neutral, not sure of the question.

Screen Name Redacted

7/12/2021 05:44 PM

benefits local business

Screen Name Redacted

7/12/2021 09:15 PM

I can not afford to live in Radium anymore. When i started to work here, the rent was about 600 \$ a month for a 2 bedroom condo. Now, ALL condos in radium are on STR, impossible to find a place to live in the valley. I work at minimum salary, so paying 1500 for the same condo, it is just impossible for lots of us

Screen Name Redacted

7/13/2021 06:24 AM

Provides a "home away from home" for working professional, medical professionals/students and university students who come to Cranbrook for education, training or professional reasons and need to stay short term. This happens frequently. We were very surprised at the need for this. We've had multiple doctors and medical students with us who stay anywhere from 2 weeks to 4 months.

Screen Name Redacted

7/13/2021 06:50 AM

Has really now become an expectation for travelers/guests when searching for accommodations choices world wide. We do and have done a LOT of travelling including most of the Caribbean Islands, most of Canada including Nfld/Labrador and the Arctic, right through to the remote NE islands of the Great Barrier Reef and most times book STRs to avoid the generic personality of the hotels and all inclusives. The vast majority of these stays are a week to a month.

Screen Name Redacted

7/13/2021 09:58 AM

Question 15 lacks context and perspective making the word "important" subjective. True - False would be more appropriate so that what the responses are based on but do not reflect my opinion as to whether they are good for my community.

Screen Name Redacted

7/13/2021 10:36 AM

Potential to decrease property values of single family home community neighbourhoods when STR are allowed.

Screen Name Redacted

7/13/2021 12:05 PM

It's my house, let me do what I want

Screen Name Redacted

7/13/2021 12:38 PM

Short term rentals are a death sentence for the local housing industry and local long term renters

Screen Name Redacted

7/13/2021 12:51 PM

Allows the valley to market to younger/ wider demographics in tourism

Screen Name Redacted

7/13/2021 01:16 PM

Provides living space for family or friends visiting. Many people I know built a secondary suite to ensure there were affordable, longer-term options for family visiting. Which is why they rent it short term - to ensure it's available when they visit.

Screen Name Redacted

7/13/2021 01:34 PM

I think that if short term rental are to be allowed they should be owner occupied. It is unfair to local home owner to live beside a short term rental and put up with an unsupervised revolving door rental.

Screen Name Redacted

Str is only benefiting people with money and taking away

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

7/13/2021 03:16 PM

opportunity for the next generation to purchase.

Screen Name Redacted

7/13/2021 04:23 PM

Short term rentals add to the housing crisis in Invermere. It's ridiculous now.

Screen Name Redacted

7/13/2021 09:45 PM

Economic benefits

Screen Name Redacted

7/14/2021 07:02 AM

Helps families afford the higher cost of living in the area.

Screen Name Redacted

7/14/2021 10:25 AM

I am in effect a seasonal worker in that I run a tennis programming company. In other words I can't get there even if I wanted in the Spring Summer months. Therefore it is beneficial to me/us as we can't get there anyways and 90% of our yearly guests stay in those Spring/Summer months.

Screen Name Redacted

7/14/2021 04:10 PM

Insurance, Homes being used instead of sitting vacant and entire neighborhoods being empty, less theft and vandalism, helps our tourism industry, allows young families / couples to be able to afford recreational homes

Screen Name Redacted

7/14/2021 05:07 PM

Don't need strangers living short term in our areas

Screen Name Redacted

7/14/2021 05:12 PM

Additional capacity for tourism

Screen Name Redacted

7/14/2021 06:17 PM

Personal contact with guests.

Screen Name Redacted

7/14/2021 06:39 PM

Provides rural accommodation for large groups that are otherwise NOT available in our area, at all.

Screen Name Redacted

7/14/2021 07:21 PM

Care and Maintenance: We treat our Airbnb like our home that we share.

Screen Name Redacted

7/14/2021 10:41 PM

Allows more visitors to stay in an area when traditional accommodations may have no vacancy.

Screen Name Redacted

7/15/2021 06:38 AM

It gives the public an opportunity to let their dogs crap on our lawns, play loud music all night long, disregard fire and fireworks bans. Park where ever they like, swear like sailors, scatter garbage through the neighborhood and be a general nuisance to home owners.

Screen Name Redacted

7/15/2021 08:56 AM

Provides investment and tourism dollars to the region which is heavily dependent on Tourism dollars. These short term options provide affordable options to tourists which allow them to spend elsewhere in the region's economy. This is a big city issue not one for this region unless being lobbied by hotels owners?

Screen Name Redacted

7/15/2021 09:09 AM

A way for seasonal home owners to pay their mortgage when they aren't living here.

Screen Name Redacted

7/15/2021 09:13 AM

Has long-term irreversible negative effects on the regular workforce being able to live in rural communities

Screen Name Redacted

7/15/2021 10:08 AM

Please ignore the "Other" rating; I inadvertently clicked it, and now cannot "unclick" it. Problem with the survey app???

Screen Name Redacted

7/15/2021 10:45 AM

STR's are not necessary ! Anyone who owns a vacation home in this valley can afford to do so without the extra rental income from STR's. There are not enough rental properties for those seasonal and part time workers or perhaps single parents. The permanent residents of this valley should be considered first and foremost !! Also, tourists are very disrespect. More and very strict bylaws need to be put in place and enforced before more tourists are enticed to come to the Columbia Valley.

Screen Name Redacted

7/15/2021 12:38 PM

I'm not sure I understand the question. Do I feel those are important from the perspective of someone who does not rent their home as an STR, or do I think that someone who does rent their home finds these important?

Screen Name Redacted

7/15/2021 01:29 PM

N/A

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

Screen Name Redacted

7/15/2021 02:38 PM

I don't think most of the benefits listed are true, really.

Screen Name Redacted

7/15/2021 07:50 PM

In law suites etc are a way to address the housing shortage many in our community face.

Screen Name Redacted

7/15/2021 07:54 PM

Definitely would help retirees live a more comfortable quality of life !! And allow them to be able to travel !!

Screen Name Redacted

7/16/2021 09:06 AM

Knowing a few people who offer short-term rentals, the answer is....Greed

Screen Name Redacted

7/16/2021 09:24 AM

We do not like short term rentals because of security and quiet

Screen Name Redacted

7/16/2021 09:39 AM

Not a supporter of short term rentals.

Screen Name Redacted

7/16/2021 11:23 AM

Reduces crime because places are lived in

Screen Name Redacted

7/16/2021 07:21 PM

Not interested in str around us or for us.

Screen Name Redacted

7/16/2021 07:31 PM

Reduces the amount of available affordable housing in the valley!
It's already a problem, let's not make it worse

Screen Name Redacted

7/17/2021 04:32 AM

In a resort community like Panorama, STRs bring more tourists and tourism income into the community which would otherwise be unable to accommodate as many tourists when there are no hotels or other "traditional" forms of tourist accommodations.

Screen Name Redacted

7/17/2021 07:52 AM

Clicked by mistake

Screen Name Redacted

7/17/2021 07:52 AM

Clicked by mistake

Screen Name Redacted

7/17/2021 08:54 AM

N/a

Screen Name Redacted

7/17/2021 01:38 PM

Changes the feel of the development. More dog crap lying around, general use and care of the area, etc. are all impacted because there isn't an invested interested in taking care of things for those coming in to rent. It has reshaped the look and feel of our community and there isn't one thing that is positive about it.

Screen Name Redacted

7/19/2021 07:39 AM

kk

Screen Name Redacted

7/19/2021 12:45 PM

Provides attractive and affordable alternative accommodation for people from all over the country and the world who wish to experience what the valley is offering.

Screen Name Redacted

7/19/2021 12:48 PM

I think it's important to note, many individuals who have short term rentals do you rely on this income to cover their costs. As personally, we have spent close to \$100,000 renovating our property, not for our own needs but to make it suitable to rent out.

Screen Name Redacted

7/19/2021 03:01 PM

N/A

Screen Name Redacted

7/19/2021 03:38 PM

provides visitors with more options and ways to seek out specific amenities that might suit their needs

Screen Name Redacted

7/19/2021 04:03 PM

They actually decrease property values which wasn't an option in your list. This is important to me as a full time resident. I can't go out and sit in my yard to enjoy the peacefulness of the nature that surrounds me because the renters are out being overly loud and boisterous with no consideration for their neighbours. Now lets talk about the fact that it negatively impacts long term rentals as there becomes fewer options as the STR's take them out of the market. Owners who get revenue for STR's want too much for rent for those who live and work in a tourism area.

Screen Name Redacted

7/19/2021 05:12 PM

Property investors and part-time homeowners should NOT be permitted to rent their homes or suites for less than a full season; that is, summer or winter. Short-term weekly/weekend rentals should be discouraged. There is enough hotel/motel/camping

space for rent. Tourists expect that employees working in the tourism/hospitality industry should have preferred access to monthly rental properties; such as basement/attic/secondary suites. In addition, full-time residents should not have the quiet enjoyment of their property disturbed by short-term renters who have no investment in the neighbourhood or community.

Screen Name Redacted

7/19/2021 05:36 PM

Not sure short term rentals enhance other property's value. Also they might detract from adjacent property's value.

Screen Name Redacted

7/19/2021 05:42 PM

Provides large groups of visitors with cheap accommodation so that they can enjoy the beautiful area we live in, bring their own food and liquor and not have to support our local economy.

Screen Name Redacted

7/19/2021 08:46 PM

Security in neighbourhood is a concern with frequent STR turnover, traffic, stranger presence. Theft has increased.

Screen Name Redacted

7/19/2021 09:50 PM

While I don't appreciate short term rentals, I don't think it's realistic to think that they can be governed/policed effectively. There should be areas exclusively zoned for short term rentals so the quality of life for full time residents isn't eroded.

Screen Name Redacted

7/20/2021 06:27 AM

Keeps the property occupied rather than sitting vacant

Screen Name Redacted

7/20/2021 07:36 AM

The bit about increasing property value... property values are already too high for "normal" full time residents to own a home. Heck, even renting is becoming unattainable.

Screen Name Redacted

7/20/2021 07:52 AM

Do not believe second homes should be rented out short term! If they are they should be taxed triple.

Screen Name Redacted

7/20/2021 08:54 AM

Tapped it by accident

Screen Name Redacted

7/20/2021 10:54 AM

I only put a rating in "Other" because the survey said to.....

Screen Name Redacted
7/20/2021 01:17 PM

put in a full-time rental unit if you are needing extra income. If you are right on a beach, yes to part-time.

Screen Name Redacted
7/20/2021 04:42 PM

Disagree with the premise of increased property values studies i have seen suggest a decrease in value where STRs exist.

Screen Name Redacted
7/20/2021 05:12 PM

I would rather see bed and breakfast available rather than renting houses short term

Screen Name Redacted
7/20/2021 08:48 PM

It is driving up the house price

Screen Name Redacted
7/21/2021 06:22 AM

Summer season area has all tourist facilities it can handle as far as roads, traffic control, parking and lake access. These would have to be addressed if additional short term housing was made available

Screen Name Redacted
7/22/2021 08:45 AM

The BC Landlord tenancy act is so favoured toward renters that owners don't want to rent to a long term renter anymore. I had 5 long term rentals which I have now sold because I'm sick and tired of the BS of dealing with the BC res. tenancy act and their lack of consideration toward landlords. All their policies are created with Vancouver and urban rentals with no consideration for the rural areas of BC. This act is causing landlords to convert their properties to short term rentals or to sell (likely to albertans which doesn't do the local housing market any favours.)

Screen Name Redacted
7/22/2021 11:44 AM

Ruins the peaceful atmosphere of residential living by bringing in constant loud parties.

Screen Name Redacted
7/22/2021 03:33 PM

Though it is more work continually I know my home is not going to be trashed and I will not be in court trying to get out bad renters for years increasing my costs and lowering my property value. With no protection for any Residential Tenancy Boards we are being forced into STR to help offset costs.

Screen Name Redacted
7/22/2021 05:30 PM

There are no benefits to having short term rentals in this region.

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

Screen Name Redacted

7/22/2021 05:52 PM

Increases the number of visitors for small business in the area

Screen Name Redacted

7/22/2021 06:03 PM

I'm not in favour of providing income for absentee home owners thru str If the absentee owners want to generate income thru long term rentals, fine.

Screen Name Redacted

7/22/2021 06:30 PM

STRs can provide employment for locals. Property management companies hire staff (often on a full time basis).

Screen Name Redacted

7/23/2021 09:29 AM

Lowers property value for units beside them

Screen Name Redacted

7/23/2021 12:13 PM

Provides more dogs and children in the neighborhood.

Screen Name Redacted

7/23/2021 04:38 PM

Nothing to add

Screen Name Redacted

7/24/2021 07:15 AM

There are no benefits to STRs in residential neighbourhoods

Screen Name Redacted

7/24/2021 02:18 PM

It would seem to me that if we are that desperate for STR's there must be a business opportunity for development of more hotel/motel/RV sites etc. therefore providing opportunities for construction, staffing employment, restaurants etc.

Screen Name Redacted

7/24/2021 10:37 PM

Very important for us to always ensure we have a place to stay as well.

Screen Name Redacted

7/25/2021 09:49 AM

The concern in Cokato for many, many years is Wedding and other types of Party Houses that disturb the rural atmosphere on a regular and continual basis. STRs will result in small and large groups renting larger homes causing difficult to control noise, traffic, and public disturbance that will end the rural atmosphere that we live here for and the present zoning mainly provides.

Screen Name Redacted

7/25/2021 10:17 AM

Increases options of places to stay for travelers. No one wants to lock up an expensive mountain bike in a parking garage. Its better to rent a home where they can be stored more securely indoors.

Screen Name Redacted

7/25/2021 01:57 PM

Flexibility to the homeowner

Screen Name Redacted

7/25/2021 08:06 PM

N/A

Screen Name Redacted

7/26/2021 07:57 AM

Allows for pets and more space during the continuing pandemic like back gardens and decks.

Screen Name Redacted

7/26/2021 08:24 AM

From what I'm hearing- gives a more secure way of renting for landlords

Screen Name Redacted

7/26/2021 11:25 AM

I think cultural exchange can happen if STR did not exist in the valley...our hotels, motels, camping...etc cover that. I think STRs are fair if they are the principal residence of a local that is renting out while on vacation or on the weekends to help balance the high cost of living in the valley....not as a second income to pay off the mortgage on a second vacation home...it causes too much inflation for families/individuals wanting to remain in the valley or move to the valley. Also, we need people to run the services we have in town, servers, retail, etc. etc. they need places to live and need to be able to afford to live here. Our tourist industry is built upon our workers that provide the services. We cannot push them out.

Screen Name Redacted

7/26/2021 01:01 PM

Allowing rentals in rural and farming areas provides more alternatives and interesting options for tourists.

Screen Name Redacted

7/26/2021 03:53 PM

Short term rentals should be regulated & licences required. Limit the number of rental units in single family residential areas. Look at other tourist areas, such as Canmore

Screen Name Redacted

7/26/2021 04:07 PM

Cultural exchange between residents and visitors does not happen.

Screen Name Redacted

7/26/2021 08:57 PM

Does not impact the long term rental availability for permanent residents who do not or cannot afford to own their own home

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

Screen Name Redacted

7/26/2021 11:28 PM

It's driving the housing market through the roof thereby widening the gap between rich and poor exponentially! !

Screen Name Redacted

7/27/2021 11:07 AM

I don't think these. Rentals are good as they take away hotel or motels business. We need to keep our businesses from going out of business. They promote noises we do not like in residential areas

Screen Name Redacted

7/29/2021 09:12 AM

IMO the costs to the rest of our community, far out-weigh the benefits of allow STRs. STRs do not necessarily follow community rules. I will comment further below

Screen Name Redacted

7/29/2021 09:20 AM

There are no benefits to STR in my community. I live in my house and I do Not want random renters coming and going it lowers the value of my home. I want neighbors that I know and can depend on.

Screen Name Redacted

7/29/2021 02:58 PM

offset cost so why not have a long term rental. At the end of the day you are ahead. What experience? Better party home? There is no cultural exchange at all. Homeowner disposable income as the greater majority do not live here. If a part time homeowner needs this, they should not have purchased the house. Property investors do not add to the community in any way. A permanent resident's value decreases if a STR is next door. STR's add nothing to the GDP of a community as they only have occupancy for 12 weeks of the year.

Screen Name Redacted

7/30/2021 08:55 AM

Question was unclear, cannot remove answer

Screen Name Redacted

7/30/2021 09:41 AM

In the good old days, people looking for short-term rentals could stay at hotels or motels. On-line rentals have changed that resulting in residential areas now being fair game for a continuous flow of weekend partiers. In my opinion, this is not desirable.

Screen Name Redacted

7/30/2021 10:54 AM

There are many timeshare and hotel/motel/camping options that would have decreased use if there are many part time home rentals. For people who live next to part time rental properties they have to deal with the inappropriate use of a home next to them which affects their property value and enjoyment of there outside space. It often falls to the neighbours to point out inappropriate use

of outdoor space with garbage and food left out , fires and noise levels that affect neighbours. Home rentals usually involve larger groups of people and sometimes that can result in unsafe use of outdoor space in a wildlife area.

Screen Name Redacted

7/30/2021 01:25 PM

Tourism dollars spent in the local economy. We need to rebound after the lockdowns. More visitors mean more economic activity and a quicker recovery.

Screen Name Redacted

7/30/2021 03:40 PM

student workers needing summer accommodation

Screen Name Redacted

7/30/2021 06:45 PM

Govt should be involved with home owners renting their property - nope

Screen Name Redacted

7/30/2021 10:21 PM

No comment necessary as I would never put my residence up for short term rental

Screen Name Redacted

7/30/2021 10:36 PM

——

Screen Name Redacted

7/31/2021 08:38 AM

There was a house across from us that rented out weekly. It was lots of older men drinking and partying which was not a great combination for our house that had children. I understand the house was quite damaged by the renters. I live in Lakeview Meadows and I am not a fan of renting in our district.

Screen Name Redacted

7/31/2021 08:48 AM

STR only advantages the property owner financially. The risk/reward aspects for the overall community are negative.

Screen Name Redacted

7/31/2021 09:40 AM

Occupants of short term rental interfere with the privacy and quiet enjoyment of full time residents - for instance adding to local vehicle traffic on our otherwise quiet residential streets, increasing the water usage at times when full time residents are asked to reduce usage, increased litter on streets and lawns, and increased use of local amenities that visitors exploit. Visitors have no investment in our community so the effect of allowing the "conversion" of single family neighborhoods into a mix of permanent residential and commercial is not compatible with the original intent of the neighbourhood - which attracted me to my

neighbourhood in the first place. Furthermore, owners of short term rentals (especially those that have an unusually large number of multiple bedrooms/bathrooms or multiple suites do not pay their fair share of the property taxes - their use of public infrastructure is disproportionately higher than single family, owner occupied homes.

Screen Name Redacted

7/31/2021 02:54 PM

Mistake.

Screen Name Redacted

7/31/2021 04:40 PM

For those of us that would like to retire on our properties it would provide extra income.

Screen Name Redacted

7/31/2021 05:08 PM

Do not agree having rentals

Screen Name Redacted

7/31/2021 09:10 PM

Your survey implies that STR's are beneficial and are positive for the community! The majority of our neighbourhood found STR's to be a NEGATIVE experience !Our community voted 84% in favour of a bylaw to ban STR's in our community! (We do however, support one year rentals which increased accommodations for locals.) STR's eroded our sense of community! The majority of us bought into a residential neighbourhood and want to keep it that way!!! We want our children to feel safe, well supervised by friends and neighbours. We had numerous issues with the handful of homes that were providing STR's! In our experience the only people who benefited from STR's were the homeowners who were renting! The rest of the neighbourhood was left to manage some STR's poor behaviour and their safety who were unfamiliar with the train crossing! Please think long and hard about the following... 1) Enforcement (More police and bylaw officers would be essential for rural neighbourhoods should STR's be regulated. Who is paying for that? If I don't rent and don't want STR's why should my taxes increase to manage STR issues, when I gain no benefit?) 2) Management - (Are you aware of how many people do not claim their short rental income? How many STR's rely on repeat customers and only report partial income thru agencies such as VRBO/ AirBandB? Who will hold these STR visitors accountable to community rules and expectations?) 3) Safety Concerns- for those STR's unfamiliar or who do not respect our community rules, or the train crossing. We had STR's who were target shooting in our rural neighbourhood. We had STR's using community property such as docks, kayaks and what are the consequences to the community for damages and heaven forbid if someone should die or sue the

community? 4) Environmental Concerns- we had several STR's who were unfamiliar or choose not to follow fire restrictions or the ban of fireworks. Who do we call to respond to these issues when our rural neighbourhood relies on volunteers and volunteer fire fighters? STR's do not have the same vested interest as a home owner! 5) Insurance Expectations- to cover both the home owner and their neighbours should an STR cause a problem, or gets hurt while using shared community resources/ assets/ property/ playground) 6) Impact on local tourism, hotels, motels, local businesses and dining. In our area most of the STR's brought their own food and stayed in the rental home and used the lake for recreation. Many renters did not visit tourist attractions, support the shops or take part in dining out!

Screen Name Redacted

7/31/2021 11:09 PM

There should be no STR allowed in the Lakeview Meadows Community.

Screen Name Redacted

8/01/2021 11:36 AM

Lakeview Meadows is not about a big party of different people every weekend having their noisy, disruptive, annual outing. Perhaps more attractive accommodation like copper point to suit the needs of one timers.

Screen Name Redacted

8/01/2021 01:54 PM

Letting visitors have a place to party and disturb residents/owners around short term rentals.

Screen Name Redacted

8/01/2021 02:28 PM

I live in a duplex and was afraid that when the adjacent unit went up for sale some years later, I would possibly lose my quiet and pleasant home environment, whether through ownership or rental. In such a case I would then be forced out of my home by more permanent unpleasant conditions. Purchasing the unit and having control over those conditions has allowed me to preserve and maintain the pleasant home environment that I initially purchased. The point is that there are many reasons that people operate short term rentals and they do not all relate to making money, though mitigating the cost of ownership is of some importance.

Screen Name Redacted

8/01/2021 05:53 PM

Vacation rentals decrease the value of the properties in the immediate area of the rental properties.

Screen Name Redacted

8/02/2021 07:43 AM

People can monitor the property for potential problems or maintenance issues

Screen Name Redacted

8/02/2021 09:09 AM

Supports real estate speculators/investors 9

Screen Name Redacted

8/02/2021 09:56 AM

disagree with the positives overall but rated what i would feel if doing this.

Screen Name Redacted

8/02/2021 12:54 PM

SRTs are a significant issue that needs to be addressed through regulation/licensing and effective enforcement.

Screen Name Redacted

8/02/2021 12:58 PM

Didn't know the answer

Screen Name Redacted

8/02/2021 01:36 PM

Short term rentals have affected us negatively in our area because of the amount of dogs off leash, crapping on our lawns, noisy parties often late into the night, extra traffic with consequent parking problems etc.

Screen Name Redacted

8/02/2021 03:31 PM

It brings new people to the value to spend their money and help keep the small local businesses alive

Screen Name Redacted

8/02/2021 03:52 PM

Too many STR's restricts the more beneficial development of hotels and motels. These provide better jobs, more services, more activities for tourists to experience. Enhances the areas ability to attract gatherings/conferences that promote the Valley.

Screen Name Redacted

8/02/2021 05:14 PM

Causes havoc, increases chances for crime/thefts, disturbs owners (noisy parties into the night), intensifies the usage / tear and wear of the facilities.

Screen Name Redacted

8/02/2021 08:02 PM

Increased tax revenues reduce local home property taxes for residents

Screen Name Redacted

8/03/2021 08:55 AM

There has to be some relaxation time for people who buy and pay taxes and DONOT rent the property out. Too many STR in one area not a good thing

Screen Name Redacted 8/03/2021 10:52 AM	I can thin of no benefit to STRs in a community of single family homes on individual lots.
Screen Name Redacted 8/03/2021 12:48 PM	All of these rankings are from the perspective of the home or property owner. Adjacent community residents have a completely different opinion of the value or ranking as highly disruptive and unfair and inappropriate use of residential neighbourhood housing
Screen Name Redacted 8/03/2021 01:12 PM	the only benefits are to the specific homeowner; overall a tremendous detriment to the community and full time residents
Screen Name Redacted 8/03/2021 01:33 PM	Income for local businesses.
Screen Name Redacted 8/03/2021 01:45 PM	Positive Economic impact to community
Screen Name Redacted 8/03/2021 01:54 PM	Positive economic impact
Screen Name Redacted 8/03/2021 02:03 PM	N/a
Screen Name Redacted 8/03/2021 02:22 PM	Attracts more potential visitors to the valley for tourism that will spend their money at the local shops/restaurants.
Screen Name Redacted 8/03/2021 02:27 PM	It does allow someone to be active in our space while we are not there. This has helped us find and fix a few problems over the years that we wouldn't have known about otherwise.
Screen Name Redacted 8/03/2021 02:47 PM	We work very hard to keep the property in good repair and that reflects on people staying in Invermere so they can enjoy nice accommodations while supporting the local economy.
Screen Name Redacted 8/03/2021 02:55 PM	It's not more disposable income for me, rather, it IS my income.
Screen Name Redacted 8/03/2021 03:19 PM	Provides needed housing for Health Care Clinicians which are in shortage in the EKRD.

Screen Name Redacted

8/03/2021 03:36 PM

Having more options for tourists would increase the vibrancy and vitality of Invermere. It would encourage more services to be opened up.

Screen Name Redacted

8/03/2021 03:37 PM

Future of the covid pandemic is here to stay and requirements for social distancing measure is very important. This particular virus is here to stay.

Screen Name Redacted

8/03/2021 03:57 PM

Supporting Local Businesses - many short term rental owners use local businesses to help with prenatal maintenance. It is important to us to hire locally where we can so that there is community work for many people.

Screen Name Redacted

8/03/2021 04:18 PM

Assists with the massive increases in insurance and property taxes.

Screen Name Redacted

8/03/2021 04:24 PM

It is very important for us to be able to close our calendar so we can enjoy our retirement and go for vacation without the hassle of looking after our property.

Screen Name Redacted

8/03/2021 04:50 PM

Short Term Rental provides income source for other local businesses. When people come to stay, they spend money for other items such as food, attraction and shopping.

Screen Name Redacted

8/03/2021 05:09 PM

Allows us to maintain our property. Our long term renting experience has not been great as we have been left with terrible damage and un paid rent , as well renters who won't leave. We have no right as an owner

Screen Name Redacted

8/03/2021 05:38 PM

Tourists should have this option for accommodations.

Screen Name Redacted

8/03/2021 05:50 PM

Airbnb destroys property value and reduces local lifestyle enjoyment

Screen Name Redacted

Supports ALL other local businesses. Short term rental is

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

8/03/2021 06:06 PM

ESSENTIAL for towns that rely on tourism. DO NOT put any restrictions on short term rentals if you want to keep local businesses in business.

Screen Name Redacted

8/03/2021 08:19 PM

What is the difference between allowing short term rentals and long term rentals? The BC government already charges us fir rentals the same as hotels does...why not just ban rentals? There has to be better things to worry about.

Screen Name Redacted

8/03/2021 08:35 PM

Provides income to the cleaning company we use that lives in the area

Screen Name Redacted

8/03/2021 08:52 PM

Keeps economy strong in the area

Screen Name Redacted

8/03/2021 09:26 PM

Boosts tourism to the area through a wider range of accommodation options. Tourism is an essential contributor to the economy of Fernie.

Screen Name Redacted

8/03/2021 09:41 PM

Provides tourist dollars supporting the local economy. Provides employment to local residents.

Screen Name Redacted

8/03/2021 10:10 PM

Helps to maintain all the properties

Screen Name Redacted

8/04/2021 06:11 AM

NO benefits to longtime homeowners and renters for: housing-related benefits of Short Term Rentals.

Screen Name Redacted

8/04/2021 06:55 AM

I'm retired. Without my Airbnb income I would have trouble keeping my property, especially with the high cost of living in this area.

Screen Name Redacted

8/04/2021 07:07 AM

provides opportunity for visitors to use the area which there otherwise wouldn't due to lack of hotel space. Hotels are a large eye sore and I wouldn't want them to increase in RDEK

Screen Name Redacted

8/04/2021 07:31 AM

The laws for long term rentals must change to make it more advantageous for home owners. I know home owners who have had terrible tenants and the BC residential tenancy act makes it

nearly impossible to get them out. Perhaps if this changed more homeowners would go back to long term rentals.

Screen Name Redacted

8/04/2021 08:40 AM

See above offsets cost of maintaining property.

Screen Name Redacted

8/04/2021 08:52 AM

Enhances cultural of visitors.

Screen Name Redacted

8/04/2021 09:08 AM

Property values will not go up if my area is full of short term renters partying (yes, this is a big part of it do not kid yourselves). It is a problem. If people cannot afford their house without having to rent then dont buy that house

Screen Name Redacted

8/04/2021 09:13 AM

Provides better exposure to the local economy, we have had guest from neighbouring provinces start, who have never been to Invermere. Reason, able to search for accommodation, see reviews, and develop an interest to visit.

Screen Name Redacted

8/04/2021 10:12 AM

N/A

Screen Name Redacted

8/04/2021 12:53 PM

Provides additional income for the local businesses.

Screen Name Redacted

8/04/2021 02:02 PM

Growth of areal Economy and supporting the local businesses

Screen Name Redacted

8/04/2021 02:12 PM

Provides jobs for local residents (cleaning, etc)

Screen Name Redacted

8/04/2021 05:26 PM

helps people out

Screen Name Redacted

8/04/2021 05:43 PM

Not everyone wants to stay in a hotel or motel. The world is evolving. We don't ride horses and carriages anymore and some day we won't burn gas in our cars. It's the same with tourism. We can't be a caveman and not evolve. Continue to allow STR but tax them.

Screen Name Redacted

8/04/2021 06:01 PM

Keep our families history alive

Screen Name Redacted

8/04/2021 08:40 PM

Keeps properties in good maintenance.

Optional question (317 response(s), 1174 skipped)

Question type: Essay Question

Q2 | Do you have any other comments regarding the benefits of Short Term Rentals?

Screen Name Redacted

7/03/2021 09:13 AM

To many regulations city has just announced causing potential short term rental owners to opt out of the market thus exasperating the rental problem. City of Cranbrook to short sighted

Screen Name Redacted

7/04/2021 11:00 AM

They are awful in our community. People come to party, don't follow community rules and bylaws, not properly educated on bans such as fires and when we have no fire protection puts everyone at risk. Properties are not properly insured for rentals. Needs to stop!! Selfish benefits for homeowners, don't buy property in communities if you cannot afford them. If you need to offset your income and bills that's your issue. Live within your means and sell. Your neighbour's should not be suffering and you gaining.

Screen Name Redacted

7/04/2021 11:02 AM

It should be regulated and allowed only in specific zones

Screen Name Redacted

7/04/2021 11:04 AM

Would never do it!

Screen Name Redacted

7/04/2021 11:05 AM

Short term rentals need some overall expectations/regulations to keep the area from becoming a loud party house environment. Short term rentals to strangers can result in visitors to the area who may not have care and consideration for the environment and community who currently live here full time. They generally have a strong commitment to maintain/ preserve the area for future generations.

Screen Name Redacted

7/04/2021 11:08 AM

STR's are selfish and only benefit the owner.

Screen Name Redacted

7/04/2021 11:09 AM

Allows creation of new business opportunities and serves a very obvious need for accommodations, including businesses. I used to use bed and breakfasts all the time, but they are a dying industry so short term rentals are a natural evolution.

Screen Name Redacted

7/04/2021 11:11 AM

No

Screen Name Redacted

7/04/2021 11:13 AM

I would be upset if my neighbour had a short term rental but not upset if they had a long term rental

Screen Name Redacted

7/04/2021 11:13 AM

Hell NO to this topic. Why would anyone want to have vacationers bring their expensive toys and cause damage to the surrounding land.. not to mention the stress it will bring to land owners... NO!

Screen Name Redacted

7/04/2021 11:14 AM

Some of the renters do not respect the community, - with increased noise, garbage, traffic.

Screen Name Redacted

7/04/2021 11:16 AM

It helps me pay my housing expenses.

Screen Name Redacted

7/04/2021 11:19 AM

I believe the majority of the issues around short term rentals is absentee homeowners who do not properly manage their renters. As a full-time resident, I understand that short-term rental income may be the only way to afford to own a home in our area, but transient renters can disrupt the peaceful enjoyment of our communities. I would support continued short-term rentals if there were regulations to ensure that unruly renters could be dealt with efficiently. I really have no sympathy for second homeowners that need to rent their properties to own them. I care more about our local residents that struggle to afford to live here.

Screen Name Redacted

7/04/2021 11:20 AM

There are no benefits to a residential community that relies on the single family dwelling zoning and building schemes that disallow rentals, we do not want to live next to a business operating out of a home illegally.

Screen Name Redacted

7/04/2021 11:24 AM

Community quality and concerns are largely ignored by renters

Screen Name Redacted

7/04/2021 11:25 AM

The benefits of STR's flow to the "non resident" owner while leaving the management of issues with the tenants with the neighbors. When issues arise it is the community who is the first responder to issues.

Screen Name Redacted

7/04/2021 11:42 AM

It's purely a money making investment tool for owners/investors

Screen Name Redacted

7/04/2021 11:43 AM

Seasonal employees need somewhere to live. Short term serves this market

Screen Name Redacted

7/04/2021 11:43 AM

Too many already, with an older population the RDEK should bring more full time retirees in my region . The economy and social peace would be much better.

Screen Name Redacted

7/04/2021 11:47 AM

I don't know how they should be monitored unless neighbours complain there isn't much that the RDEK can do about them.

Screen Name Redacted

7/04/2021 11:54 AM

It`s reasonable to allow residents to offset the cost of their property - however there has to be clear laws that damage or noise infractions by renters can be punished. Nearby residents should not suffer for the rental by the owner.

Screen Name Redacted

7/04/2021 11:54 AM

Takes away from community when strangers are rotated in and out for party time without consideration for residents.

Screen Name Redacted

7/04/2021 11:58 AM

Improves the economy by bringing in vacationers. Locals would not support some of the businesses, too expensive for items.

Screen Name Redacted

7/04/2021 11:59 AM

It supports tourism but residential neighbourhoods should not be used for this.

Screen Name Redacted

7/04/2021 11:59 AM

STR properties are not visually maintained as local homeowner properties

Screen Name Redacted

7/04/2021 12:01 PM

There are no benefits

Screen Name Redacted

7/04/2021 12:08 PM

Not in favor of them. There are far too many people that just want to party, make too much noise and are not respectful to those who live around them

Screen Name Redacted

7/04/2021 12:16 PM

Many people purchased properties based on the ability to generate some revenue from them.

Screen Name Redacted

7/04/2021 12:17 PM

STR should be expanded

Screen Name Redacted

7/04/2021 12:19 PM

STR are the cause of housing shortages. And expensive housing

Screen Name Redacted

7/04/2021 12:21 PM

Short term rentals also hurt legal hotel, resort operators, motel owners, etc., all of whom employ local labour, pay local taxes and support our communities. Operators of AirBnB, VRBO, type short term rentals do none of these things.

Screen Name Redacted

7/04/2021 12:23 PM

I'm completely for it...leave it unregulated

Screen Name Redacted

7/04/2021 12:24 PM

Nope

Screen Name Redacted

7/04/2021 12:25 PM

As far as we are concerned they provide no benefits to anyone except financially to the owner. They reduce long term rentals and cause nothing but headaches to residents.

Screen Name Redacted

7/04/2021 12:30 PM

No

Screen Name Redacted

7/04/2021 12:30 PM

Reduce available rental properties

Screen Name Redacted

7/04/2021 12:39 PM

Other than the investment gain for the owner-I feel short term rentals in established communities are detrimental. They create a hostile environment between the visitors and the community.

Screen Name Redacted

7/04/2021 12:44 PM

There is no objection to Short Term Rentals. Benefits all the communities, brings cash to all residents in the long run.

Screen Name Redacted

7/04/2021 12:47 PM

All businesses in the region rely on income from tourists, and this helps to facilitate more income for all, particularly in a year when so many businesses are suffering.

Screen Name Redacted

7/04/2021 12:47 PM

They should not be allowed on lake front property. If so, they should post a \$10,000 bond against any environmental and foreshore damage caused by renters.

Screen Name Redacted

7/04/2021 12:47 PM

I would not like to see STR above and beyond what is already in the valley. The transient nature of these create unsafe environments for our communities, raise crime rates, and do not value the region.

Screen Name Redacted

7/04/2021 01:06 PM

Yes, many. My name is [REDACTED] I can be reached at [REDACTED]. I would like to be involved in any and all discussion regarding STR's in the Fairmont Area

Screen Name Redacted

7/04/2021 01:27 PM

I disagree with mass short term rentals and feel they should be controlled. Please I strongly disagree with the buying of properties solely for income in an area where affordable housing is an issue.

Screen Name Redacted

7/04/2021 01:27 PM

The benefits are only for the part-time or second home owners financial gain. It would be very interesting to know how many and how much financial benefit these owners are making? Are they paying their mortgage with the income or not? Are they using local services for cleaning and maintenance or is a management company the ones getting rich?

Screen Name Redacted

7/04/2021 01:28 PM

The ability of a family to organize and optimize their financial and property affairs unhindered is a fundamental benefit and right not to be regulated.

Screen Name Redacted

7/04/2021 01:36 PM

This may encourage home owners to maintain and improve their residences. Example weed control, upkeep appearance of buildings, and complete unfinished projects.

Screen Name Redacted

7/04/2021 01:44 PM

VRBO and Airbnb are not desirable . Often they offer short term rental and often the renters are disruptive and sometimes even destructive! It seems that short term renters are not an asset to the area.

Screen Name Redacted

7/04/2021 01:46 PM

No

Screen Name Redacted

7/04/2021 01:53 PM

Many renters turn into home owners when they can work in our area. Potential for great growth in our communities.

Screen Name Redacted

7/04/2021 02:11 PM

I see NO benefits just problems. They take away much needed long term rentals. They creat a loss to legitimate service business that provides jobs. Quiet family neighbourhood are disrupted and some crime may increase.

Screen Name Redacted

7/04/2021 02:12 PM

We are retired and don't want the area disruption, increased traffic, more dogs. We haven't the ability to participate in them.

Screen Name Redacted

7/04/2021 02:19 PM

Times have changed so much in the last 25 years. How we did things then and now are different. No one could have foreseen the amount of people renting their second homes out the way it is being done now. I have mostly family or friends come to my home. They all drop a lot of dollars locally.

Screen Name Redacted

7/04/2021 02:34 PM

People should stay in hotel/motel accommodations. Dine out. Help local restaurants.

Screen Name Redacted

7/04/2021 02:35 PM

The benefits only accrue to the individual landowner. The community as a whole receives very little benefit - and a lot of negative consequences - from these types of rentals.

Screen Name Redacted

7/04/2021 02:46 PM

Benefits are mostly for the owners of the property but do not outweigh the benefits that bring people to the area. Needs proper control to benefit everyone.

Screen Name Redacted

7/04/2021 03:00 PM

Would rather see RVs or tiny homes allowed on Area C acreages for short-term use

Screen Name Redacted

7/04/2021 03:08 PM

Does not belong in residential areas. We have a rental in our neighborhood it is nothing but problems. People come to party until morning.

Screen Name Redacted

7/04/2021 03:10 PM

I see no benefit except increase traffic and demand on services such as water and garbage.

Screen Name Redacted

7/04/2021 03:13 PM

I don't see how short term rentals increase or maintain property values; many are ill-used, and certainly bother the neighbours/neighbourhood.

Screen Name Redacted

7/04/2021 03:17 PM

There are no benefits , need long term rentals. There are lots of hotels that people can book

Screen Name Redacted

7/04/2021 03:29 PM

Those who use short-term rentals do not take of nor follow the rules in the area. In past years fireworks have been set off in areas where they are not permitted.

Screen Name Redacted

7/04/2021 03:41 PM

Motels are established short term and not ideal for week long so they have nothing to challenge for income.

Screen Name Redacted

7/04/2021 03:44 PM

Renters do not care about the long term affects of them playing in our valley. They are generally entitled,careless, destructive to the environment.

Screen Name Redacted

7/04/2021 03:48 PM

Should not be allowed in areas other than multi dwelling facilities such as Askiskinook, CopperPoint Resort, etc.

Screen Name Redacted

7/04/2021 04:04 PM

They should not be allowed without engaging professional property managers. Fines for property owners that do not manager short terms renter issues.

Screen Name Redacted

7/04/2021 04:27 PM

There are none unless properly licensed, maintained and have permanent in house residents such as a traditional B&B vs, Airbnb or VRBO

Screen Name Redacted

7/04/2021 04:27 PM

as above

Screen Name Redacted

7/04/2021 04:37 PM

I feel it is a business and should be treated as one. The homeowner needs to purchase a business license, claim the income and pay taxes on that income like everyone else

Screen Name Redacted

7/04/2021 04:46 PM

There is absolutely no benefits at to have tourists invading and polluting the area.

Screen Name Redacted

7/04/2021 05:03 PM

How to control the problem of wild parties and the drinking. Do we need that in our community. If it happens the home owner is responsible for the heavy fine.

Screen Name Redacted

7/04/2021 05:25 PM

In the area I live, Gold Creek, I see zero benefits for the neighbourhood as a whole from Short term rentals. Any benefits would be on an individual level which can be described only as, greed.

Screen Name Redacted

7/04/2021 05:34 PM

I think if full time renters in BC had harder restrictions placed on them when they vandalize properties they were renting upon departure and not given as many rights there might be fewer property owners looking at STR options

Screen Name Redacted

7/04/2021 05:39 PM

Short Term rentals, if allowed, should be registered and controlled by a central body who ensures compliance and liability coverage without it being a burden or added cost to homeowners not participating in the business of STRs.

Screen Name Redacted

7/04/2021 05:44 PM

Clearly they add value for the owner. They are frequently difficult for neighbours in an area like Trethewey. Likely are less controversial when renters are making a home.

Screen Name Redacted

7/04/2021 05:58 PM

Provides us with an income on our property and allows us to work from home .

Screen Name Redacted

7/04/2021 05:58 PM

The short term rental market is dependent on the value of the property. I think that there are few "investors" in this area since the rental income would not (based on my calculation) provide a good

return.

Screen Name Redacted

7/04/2021 06:11 PM

STR's are not common in my area, so I am trying to answer from that perspective but also have views in general on str's

Screen Name Redacted

7/04/2021 06:12 PM

I do not see benefits of STR's I feel it is greed. They are noisy parties without respect to the property or the surrounding homes.

Screen Name Redacted

7/04/2021 06:19 PM

Other than making some money for the owner and local business but I do not think it offsets the effects to the remaining property owners. If I was looking for a cottage to by now I would not buy in an area that allows these type of STR.

Screen Name Redacted

7/04/2021 06:33 PM

No

Screen Name Redacted

7/04/2021 06:46 PM

In the correct situation such as centralized multi family housing can be a positive for business. These would be more appropriate in towns like Radium or centers like Fairmont. Definitely not appropriate in the more rural areas of the RDEK or tying up single family housing that families could utilize for long term rental.

Screen Name Redacted

7/04/2021 07:12 PM

Real estate costs are prohibitive. This is a great way for people to afford as both owners and short term renters. These homes would not be made available as long term rentals

Screen Name Redacted

7/04/2021 07:16 PM

Do not feel short term rentals add to the community. Owners of short term rentals do not pay taxes similar to the hospitality industry and they should.

Screen Name Redacted

7/04/2021 07:26 PM

STR only benefit some greedy owners and destroy the tranquility and harmony of community neighbourhoods

Screen Name Redacted

7/04/2021 07:38 PM

No benefit to me or my family, they are just a nuisance in my neighborhood. But lets be honest the RDEK doesn't really care about residents.

Screen Name Redacted

7/04/2021 07:43 PM

I don't think there are benefits to owners in Wasa. People that are short-term renters do not always has respect for the lake or the people that live on it.

Screen Name Redacted

7/04/2021 07:55 PM

It is the lifeblood of the valley. Regulation to force one or two property managers supports a monopoly to those one or two organizations taking away the entrepreneurial opportunity to property owners who on average pay higher property taxes than full time residents - typically 2-3X as much.

Screen Name Redacted

7/04/2021 09:09 PM

I do not see any benefits to short term rentals, people party all night, set off fire works and are disrespectful to owners and do not offer any benefits to our community. They lower our property values. Had a Airbnb for 3years beside us terrible

Screen Name Redacted

7/04/2021 09:10 PM

Benefits only the owner not the community in which the property is located

Screen Name Redacted

7/04/2021 09:19 PM

Supports local business from a tourism standpoint, but it also provides employment for locals with respect to maintenance, cleaning, security, etc.

Screen Name Redacted

7/04/2021 09:51 PM

Very valuable to tourism based economies.

Screen Name Redacted

7/04/2021 10:41 PM

Noisy / added congestion' / Inconsistency in area

Screen Name Redacted

7/04/2021 10:43 PM

Do renters know the rules/regulations of the area? Who's monitoring their behaviour/ parties etc

Screen Name Redacted

7/05/2021 12:02 AM

I don't have one but it's a free market and should be allowed.

Screen Name Redacted

7/05/2021 02:33 AM

It can give flexibility for revenue for small-scale farmers. That would be if the alc got its head out of its ass

Screen Name Redacted

7/05/2021 07:21 AM

I think that STR's should be focussed on what single family/ small properties can provide, and not be another way for investors to

increase their profit. Too often a good idea aimed at increasing assistance for the small guy/gal becomes lost as those who already have the money scramble to use said assistance to their advantage.

Screen Name Redacted

7/05/2021 07:25 AM

Negative benefits for the community!

Screen Name Redacted

7/05/2021 07:25 AM

Negative benefits for community.

Screen Name Redacted

7/05/2021 07:42 AM

They are disruptive to owners who live full time next to or in proximity of a short term rental. It's disruptive because of the noise, constant traffic, people walking all over your lawn, parking their vehicles on the street and not moving it for days at a time.

Screen Name Redacted

7/05/2021 09:03 AM

It does allow the properties to be used when the owners are away

Screen Name Redacted

7/05/2021 09:25 AM

what is your definition of short-term rentals? That should be outlined before your survey starts? Is it nightly, weekly, or monthly rentals?

Screen Name Redacted

7/05/2021 09:53 AM

They are a business and as such should be zoned, taxed and regulated like other business locations.

Screen Name Redacted

7/05/2021 10:02 AM

Short term rentals are required to support the tourism industry. I am not a NIMBY. My concerns are to the management of such properties - to be described below.

Screen Name Redacted

7/05/2021 10:22 AM

Short term rentals are perfectly OK as long as a strategy is first in place to ensure that affordable long term rentals remain available and are not negatively impacted. Tourism and all of its benefits will not be worth much if staff at all tourist-related venues have nowhere to live...

Screen Name Redacted

7/05/2021 10:39 AM

Of course there is a direct obvious financial benefit to homeowners - but the part of the conversation that always seems to be missing is the benefit to all other businesses when more people visit the

valley

Screen Name Redacted

7/05/2021 10:46 AM

Short term rentals owned and operated by local residents bring in tourism money, and keep that tourism revenue in the local economy. Short term rentals managed by non-resident enterprises don't provide as much value, and reduce availability of property for locals to use to build community.

Screen Name Redacted

7/05/2021 10:49 AM

I do not see how any of the benefits - or the combined benefits - out weigh the negative impacts of STRs on the community. Full time residents, particularly renters cannot find housing. Most of the revenues generated go to individuals who do not reside in the RDEK, STRs are have become commercial investments and do not belong in residential communities.

Screen Name Redacted

7/05/2021 11:09 AM

I like that STR's can offset full time residents expenses, as the cost of living is high. I'm not in favor of people buying properties solely to use as STR's.

Screen Name Redacted

7/05/2021 11:10 AM

I do not see many benefits of short term rentals. Even considering that we were thankful to have that option for our wedding. The things I have witnessed over the last 30+ years totally offset that slight benefit.

Screen Name Redacted

7/05/2021 12:19 PM

I thought the survey was more for bringing in workers and having somewhere to house them.

Screen Name Redacted

7/05/2021 12:30 PM

The jobs created by them are good for the community - eg. Cleaning, property managers, tourism.

Screen Name Redacted

7/05/2021 12:35 PM

It's better for a property to be used than sit empty

Screen Name Redacted

7/05/2021 12:50 PM

benefits can be subjective.

Screen Name Redacted

7/05/2021 01:31 PM

No comment

Screen Name Redacted

7/05/2021 01:49 PM

My main concern is that renters do not seem to have respect for those who live around them. If this property is bringing in extra income to the owner, well good for them, but renters should abide by the rules and regulations.

Screen Name Redacted

7/05/2021 02:08 PM

The area also becomes more desirable and helps with keeping or increasing property values as more and more people wish to live or visit here. The same with us, we have chosen to retire here when the time comes and all this came from a visit when we first stayed in a rustic cabin in the area.

Screen Name Redacted

7/05/2021 02:10 PM

Again, please take care of locals who work here who need housing first. Tourists will find a way to come here. Air B&Bs mean they're cooking for themselves and not eating in our restaurants etc.

Screen Name Redacted

7/05/2021 03:10 PM

I see a problem with the RV parks that were allowed to take over and that the 400 or so sites at each will be renting their trailers out to more disrespectful people their for a good time

Screen Name Redacted

7/05/2021 03:13 PM

i feel that they can impact you in a negative way as there are too many unknown people going through the community. if a person can afford a home they should not be using this to maintain their property or they should not be purchasing a second home

Screen Name Redacted

7/05/2021 03:27 PM

Please let us continue to run our home as a SRT . We are using a property management company to make sure our neighbours are not inconvenienced, we have sufficient parking and we are not trying to run a business and take profits away from the hotels in the area. We are begging you, we are a hard working family that loves this area, we are just looking to find a way to keep this property to build memories for our children.

Screen Name Redacted

7/05/2021 03:52 PM

If done right Short term rentals offer lots of benefits. The properties are maintained better than a regular rental. They offer more flexibility to home owners that would most likely leave their place vacant. The businesses rely on tourism to come and spend their money. Even Panorama doesn't have enough housing for their staff. Lots of them end up in Short term rentals for the winter. Without them the businesses would struggle.

Screen Name Redacted

7/05/2021 05:00 PM

Feels like there is currently a good balance. My sense is that our area (Columere Park) is not overrun and benefits currently outweigh drawbacks

Screen Name Redacted

7/05/2021 06:28 PM

Need to be careful about this - some short term rental people are not respectful of the property of neighbour s!

Screen Name Redacted

7/05/2021 06:51 PM

Short term rentals bring substantial benefits to the area with tourists to the stores, restaurants, golf courses, and local businesses.

Screen Name Redacted

7/05/2021 07:05 PM

Short term rentals allows income for the entire town. It brings in more people to the valley at an affordable price. If this survey is regarding the resort losing income due to STR the. This is very bias and sickening. That resort makes more money and has nothing to do with my STR. If they're struggling, it's not because of STR, it's because of poor poor management for the last 10 years. STR's help home owners and helps bring revenue to the valley. If there are issues with some, it shouldn't ruin it for the rest. There is always a problem with everything now a days, trying to cancel this is absurd and frankly disturbing that the person trying to stop STR has family who owns STR's in Fairmont. How does this not conflict with this? STR do more good than any harm..

Screen Name Redacted

7/05/2021 07:05 PM

My concern would be with short term rentals that you get too many parties in the area. This is going to upset and annoy the full-time residents who are trying to work in a living especially during the summer months. Mini Airbnb rentals have a problem with too many people coming and the situation getting out of control. Also it will provide more damage to the surrounding area., Due to partying and lack of respect of the natural areas.

Screen Name Redacted

7/05/2021 07:21 PM

Short term rentals lower property value...attract people who just want to party and wreck the back country.

Screen Name Redacted

7/05/2021 07:35 PM

A major issue is that there are few if any benefits to the residence owners (part time or full time/permanent) and many downsides. The major benefit to the owner of an STR property is the extra income which in some cases is critical to their ability to afford the property in the first place.

Screen Name Redacted

7/05/2021 07:36 PM

There needs to be defined regulations that have enforced consequences

Screen Name Redacted

7/05/2021 07:41 PM

STR's are a disruption for permanent residence living in the area full time.

Screen Name Redacted

7/05/2021 07:44 PM

See above

Screen Name Redacted

7/05/2021 07:56 PM

It is actually a disadvantage to the permanent residents to have short term rentals in the neighbourhood. They provide no benefit to our quality of life. Safety and security are threatened by having them in our community.

Screen Name Redacted

7/05/2021 07:58 PM

Occasionally renters don't respect the norms or rules of a community and the manager is not on site to enforce.

Screen Name Redacted

7/05/2021 08:14 PM

We live in a Bareland Strata and because we are 'private' and have to pay for our own services on roads, etc. I don't think it would be fair to owners that own and live here to have to contribute to expenses that were created by 'STR', and yet they are going to be making the extra revenue.

Screen Name Redacted

7/05/2021 08:25 PM

Free markets are what truly drive markets New stricter rules are out of step with reality of tourist areas

Screen Name Redacted

7/05/2021 09:04 PM

For those that can afford to run a short term rental, it's a great way to generate income for their household.

Screen Name Redacted

7/05/2021 10:51 PM

Benefits owners financially

Screen Name Redacted

7/06/2021 12:58 AM

Owners have the right to rent their properties. The massive regulatory expansion of RDEK powers is a far more pressing problem that needs to be addressed than the latest imaginary "problem" looking for a "solution". As noted, short term rentals have been occurring in the Valley for 50 years.

Screen Name Redacted

7/06/2021 04:53 AM

I believe it allows more tourism to the valley and our hotels alone cannot accommodate. I know a lot of individuals believe that the rentals are causing a long term rental shortage crisis but, based on my experience, the majority of home owners that I know are not doing long terms rentals because of the BC residential tenancy act changes in 2017, taking away all the landlords power and ability to have fixed term tenancies. It just unfortunately overlapped with the demand in short term rentals. I personally would no longer consider renting out to a full time tenants without being able to have a fixed term and may as well short term rent to help the tourism in the valley that brings support to our local businesses.

Screen Name Redacted

7/06/2021 05:49 AM

It is a business proposition to own a property as a STR for many, it is not just to offset costs.

Screen Name Redacted

7/06/2021 06:10 AM

There is no benefit only problems will arise, renters have no vested interest .

Screen Name Redacted

7/06/2021 07:04 AM

I have used short term rentals in my personal travels extensively with great experiences. It definitely should be an option for tourists visiting our area. I highly doubt that short term rentals are competition to long term rental availability. In my view current long term rental laws are main cause of lack of long term rental spaces.

Screen Name Redacted

7/06/2021 07:23 AM

No thank you

Screen Name Redacted

7/06/2021 07:54 AM

Don't want short term rentals in our area

Screen Name Redacted

7/06/2021 08:19 AM

They should be allowed in certain areas (like resorts) and if owners decide to rent out their place part time. I think the challenge for locals needing housing is when a house is rented full time as an STR, then potential long term housing is taken away.

Screen Name Redacted

7/06/2021 09:02 AM

The cost of owning and running a home is not cheap. Having the option to have an STR is incredibly beneficial, for both the home owner and the local economy. I believe it is a government problem to come up with affordable housing and reassess laws for long term landlords rights. Many more homeowners would be lining up for long term rentals if we had more rights that protect our homes

which we have worked hard for. Homeowners are losing so many right to their own property. A homeowner should be able to use their home and rent their home however they please.

Screen Name Redacted

7/06/2021 09:17 AM

There is no benefit.

Screen Name Redacted

7/06/2021 09:33 AM

In Dutch Creek, the homes fall into three categories: permanent occupants (few, but necessary), vacation owners (using the property intermittently) and vacant owners (no longer appear to use and maintain the site. If it were only the permanent occupants, Dutch Creek would have no vibrancy at all, so STR's add to the occupancy load AND offset expenses such that new owners can transition to become the next generation of those that will make the neighbourhood great. If it were not for that, the community may well suffer and have a serious impact on remaining house values.

Screen Name Redacted

7/06/2021 11:10 AM

There are too many owners using STR's as revenue generation properties & thus increasing their own personal wealth. With no or little consequence for the community at large.

Screen Name Redacted

7/06/2021 11:24 AM

A lot of hotels and resorts can't offer that cabin remote feel, which my renters prefer. I've also chosen to stay somewhere that has an available cabin rather than book a hotel room.

Screen Name Redacted

7/06/2021 11:43 AM

Short term rentals only create negative events in the community.

Screen Name Redacted

7/06/2021 02:44 PM

We believe that Short Term rentals provide a fair bit of income to the area. If Short Term Rentals were not allowed it would hurt the local economy, many of our guests are encouraged to use the golf courses, restaurants and shops in the area by ourselves. We love this area and believe in promoting it. We are working on putting together a book to showcase restaurants and shops and attractions in the area, as well as offering discounts (refunds) when guest show proof of them spending a minimum amount in the area.

Screen Name Redacted

7/06/2021 03:24 PM

Short term rental in the right areas such as Invermere and Fairmont benefit the economy

Screen Name Redacted

7/06/2021 04:14 PM

It's a great experience This is in fact a resort community, people are on vacation

Screen Name Redacted

7/06/2021 04:15 PM

The benefits are for the property owner only. There are no benefits to anyone else.

Screen Name Redacted

7/06/2021 05:00 PM

No. I see very few benefits of Short Term rentals.

Screen Name Redacted

7/06/2021 06:50 PM

There is no benefit for us

Screen Name Redacted

7/06/2021 07:40 PM

Provides opportunity for aging in place.

Screen Name Redacted

7/06/2021 07:54 PM

STR need to be clearly defined at the highest level of government and then and only then can clear ruling, expectation, monitoring and control be executed at this level successfully

Screen Name Redacted

7/06/2021 07:55 PM

Important to bring family, friends, & guests to the valley.

Screen Name Redacted

7/06/2021 08:20 PM

Let people do it. The homeowner and community benefit. I would not go long term rentals again. Tried 3 times and my place has been trashed

Screen Name Redacted

7/06/2021 08:20 PM

Properties are kept clean and presentable as they usually use a service.

Screen Name Redacted

7/06/2021 09:00 PM

STRs have become a staple in the tourism industry which allows for an increased draw to the area. by regulating, taxing, or banning STRs it will only limit the available accommodations and dramatically reduce the tourism dollars that are brought in to the area. STR owners not only provide accommodations for travelers, they also act as tour guides, promoters, advertisers, and ambassadors for the area, all at no cost to the region. Without this additional advertisement the area would see a dramatic reduction in tourism dollars.

Screen Name Redacted

7/06/2021 09:56 PM

Supports local businesses People have options Business for retired or people that need a little extra income to cover their taxes...:

Screen Name Redacted

7/07/2021 05:44 AM

They drive local economies

Screen Name Redacted

7/07/2021 06:55 AM

As long as property owners are being responsible about who they rent to and making sure guests understand and follow the regulations I think they are a positive for communities, and the businesses in them, property owners and visitors

Screen Name Redacted

7/07/2021 08:05 AM

I find that it brings future residents to the community if people get an opportunity to appreciate the surroundings in a non traditional (hotel) way. Growth of year round community contributes to greater consistency in revenue for providers of goods and services. Your building and trades, grocery, restaurants. The community will then get more overall investment. With the increase and demand for remote work you are going to see more and more ppl venturing out of big cities to great communities like the ones in rdek. While I know there are summer rentals many have bought for reason s outside of revenue. Mine is an investment in my future not revenue generation. I need to charge more than a min wage family can pay because my costs exceed that. Unfortunately look at every city in B.C. Ontario etc. Real estate is not increasing here at that speed and theirs is not because of tourism. It is beyond tourism we are seeing the mkt shift.

Screen Name Redacted

7/07/2021 08:39 AM

Screening is key, although never a guarantee on attracting best guests I am sure. However important to market your home / rental / property for the type of guests you and your community are best suited to.

Screen Name Redacted

7/07/2021 08:39 AM

I do not believe that short term rentals benefit our community. They may benefit the home owner but they do not enhance the community experience and in Columere Park they jeopardize the CP Train Tracks regulations and our beach access.

Screen Name Redacted

7/07/2021 09:25 AM

Short term rentals allow for easy travel for families with kids, elderly and makes a vacation enjoyable if they can stay in the same house and keep travel costs down.

Screen Name Redacted

7/07/2021 10:29 AM

it is difficult to earn money here and get ahead. Coming off the worst 2 years in our lives, people need a bit of a boost to get back on their feet.

Screen Name Redacted

7/07/2021 11:51 AM

Having every house on the mtn full adds to the viability of Panorama Resort itself. STR's help accomplish this. The more people that are exposed to the beauty of the area, the better for tourism.

Screen Name Redacted

7/07/2021 12:36 PM

AirBnB collects and remits PST and MRDT on behalf of the owners. Invermere has benefited from the MRDT.

Screen Name Redacted

7/07/2021 01:06 PM

Short term rentals in Columere Park are incredibly detrimental and add to concerns we all ready face with rentals being used by non-residences in the community. Renters do not care for the space, beach, amenities or playground as home and property owners do. Renters are not aware, or choose to not care about the rules for crossing the railroad tracks or using the marina which puts great stress and risk on those who do own and use the facilities properly. Renters have a "don't live here, don't care" attitude and it is not appreciated.

Screen Name Redacted

7/07/2021 02:57 PM

Makes it that I can afford to live here. Without it we would have to sell and move out of area.

Screen Name Redacted

7/07/2021 05:56 PM

All the above 'benefits' are financial, and long term rentals provide that as well. It isn't necessary to blanket the whole RDEK with short term rentals just so that a few people can make a little more money. There are many benefits to the provision of long term rentals without the corresponding disadvantages

Screen Name Redacted

7/07/2021 06:46 PM

I think it is here to stay, but you could go the route of Canmore with specific areas being zoned. We think we offer a unique experience to panorama- goers who want to rent a cabin vs small condo.

Screen Name Redacted

7/07/2021 08:09 PM

See above.

Screen Name Redacted

7/08/2021 07:12 AM

In my observations (living in Fernie) I see the down sides far out way the benefits of short term rentals. There are less affordable places for low income or single people to live. We all want minimum wage workers at gas stations and McDonalds but there are no low income housing options for them. Same for a single person - my current rent for an apartment is the same as my mortgage for a 2 bedroom house in the Okanagan. I can't afford to buy a home in Fernie or most of the Elk Valley, despite having a decent paying job and wanting to make this home; and I believe this is largely in part because of short term rentals.

Screen Name Redacted

7/08/2021 08:20 AM

I think that for people who only buy for investment purposes and never use it they don't really care what happens to their place. Also it takes away from long term renters who need a place and work in the area.

Screen Name Redacted

7/08/2021 12:19 PM

It helps us have a place in an area we would love to retire in. Without the rental income this wouldn't be possible

Screen Name Redacted

7/08/2021 12:40 PM

It's a great way for empty nester's to share their home on a part time only basis.

Screen Name Redacted

7/08/2021 01:31 PM

Brings \$money\$ to the valley and supports local businesses and employment

Screen Name Redacted

7/08/2021 02:27 PM

Generally unsupervised , behavioural issues, police a long ways away and impractical to call

Screen Name Redacted

7/08/2021 07:13 PM

There are no benefits just concerns and issues with this kind of decision. Any sound minded city council person would be against this.

Screen Name Redacted

7/08/2021 07:37 PM

the benefits go only to the property owners. No extra benefit goes to the community for the wear and tear the renters put on community owned property.

Screen Name Redacted

7/08/2021 07:45 PM

If I rent to Mary, I know who is coming to my home...I can screen the guests. If I rent from Mary, I know I am getting Mary's property...not a unit in another building.

Screen Name Redacted

7/09/2021 12:26 AM

Allows homeowners especially full time home owners to make a little extra income.. I can not stress that enough that this is our bread and butter I am a stay at home mum and can be because of choicing to buy a home in this beautiful area that people want to come and enjoy and the income we generate allows me to be at home with my kids while hosting visitors in our home. The benefits are priceless.. we rely 100% short term rental income to help us survive and put food on our table and pay the bills.. it would be devastating if the rdek trying to wipe all the Airbnb hosts out of this area...

Screen Name Redacted

7/09/2021 08:55 AM

I am all for some regulations but please don't take this away from us. As a full time resident we rely on this income to live here in the valley.

Screen Name Redacted

7/09/2021 11:53 AM

With the exception of Island Lake Lodge, there is no traditional accommodation in Fernie that I would consider if I were to visit.

Screen Name Redacted

7/09/2021 12:17 PM

Short term benefits for absentee owners in exchange for long term detriment to social fabric of community

Screen Name Redacted

7/09/2021 02:47 PM

Please allow us to continue short term rental in the valley it is a form of income For those who live there as the cost of living is high in The valley

Screen Name Redacted

7/09/2021 02:53 PM

Short term rental can be a nuisance when the owner does not come,y with the rules and regulations of time and noise . And the owner does not convey the appropriate rules to the renters.

Screen Name Redacted

7/09/2021 06:01 PM

We have stayed where the owner must be present ie. the renter rents a secondary unit. Thus the owner controls watering, parking, noise, quiet time, # of renters, repairs, pets etc and is, in essence more responsible to the neighbours. We would be ok if the owner does not live there that a property manager is available 24/7 to take renter or neighbour calls regarding the above, and solve them in a prompt and reasonable manner. In essence, we are supportive of a well-managed and secure property where the neighbourhood values and community regulations are respected.

Screen Name Redacted

7/09/2021 07:38 PM

I don't like the idea of short term rentals in established residential areas; either in the local cities and towns. Short term rentals should be restricted to commercial areas involved with tourism.

Screen Name Redacted

7/10/2021 09:04 AM

Not just property values are improved but the properties themselves are improved because of the expectations of visitors. It is unlikely capital improvements would be undertaken for long term rentals unless rents were comparable to short term rentals.

Screen Name Redacted

7/10/2021 11:38 AM

They only benefit a small number of owners that should not have bought in the area if they cannot afford it. Short term renters have no responsibility to the neighborhood, only to themselves. The potential for excessive noise is always a potential over which nobody has any control. A short term rental with poor renters decreases property values. If permitted, they should be taxed as a business and required to obtain a permit for all renters so poor owners that do not control bad renters could be fined. They should also be required to submit some form of evidence confirming that have filed their revenue with Revenue Canada.

Screen Name Redacted

7/10/2021 03:14 PM

Short term rentals take away available housing opportunities from those who really need them. Build more hotels/motels to deal with the needs of tourists. Neighbourhood's don't need strangers constantly coming and going. Rental units for long term tenants would be a better way to go.

Screen Name Redacted

7/10/2021 03:40 PM

Benefits for who??? Prmanenet owner occupants, ? Neighbors, ? Rental agents ???

Screen Name Redacted

7/10/2021 04:05 PM

Many owners have come to rely on the income so as to afford their dream property/properties.

Screen Name Redacted

7/10/2021 04:56 PM

They can make living in fernie affordable

Screen Name Redacted

7/10/2021 05:22 PM

I've already filled in the survey but I wanted to rant a bit more. I live in Fairmont Hot Springs and we are now inundated with STRs. When they come out they do nit know how to car pool my area resembles a car park right now it's bloody awful. They also have no idea how to be bear aware and leave out attractants. Bear was killed in Fairmont this week cause of recklessness. There are way

to many STRs in Fairmont and something needs to be done about it. It's turned a beautiful mountain community into illegal run businesses in a residential area. RDEK needs to do something about this now!!!!!!

Screen Name Redacted

7/10/2021 11:16 PM

As a resort town and tourist destination, STR are important in Panorama.

Screen Name Redacted

7/11/2021 07:23 AM

Not all short term rentals are the same or property owners. Here there are negative issues with all forms of people including "locals" who in have visitors/noise/parties etc. Some people do not want anyone here as it is so quiet in the off seasons they feel that is what it should be. Properly managed properties can be more of a benefit to all than some permanent or long term renters. Attacking one group is not the solution.

Screen Name Redacted

7/11/2021 08:27 AM

Excellent experience. Provides tourist income to many local business. We provide approximately \$100 000.00 annually to local business and roughly \$13000 in taxes. assuming that's average per short term rental and there are approximately 50 short term rentals in the in our area. If shut down or restricted, that is a potential loss of \$25 000 000,00 in business income and a \$3 000 000.00 potential loss of tax revenue.

Screen Name Redacted

7/11/2021 12:50 PM

If managed well and there are not an an abundance in any one particular neighbourhood STR guests could have no negative impact on a neighbourhood and but potentially a positive enabling the potential to attract new residents.

Screen Name Redacted

7/11/2021 03:23 PM

OK in legal settings and the right areas.

Screen Name Redacted

7/11/2021 06:40 PM

There appears to be a seasonality to rentals with summer being the peak time. We see most homeowners out over Christmas and spring holidays.

Screen Name Redacted

7/11/2021 09:21 PM

It's nice to be able to book a cabin with another family and enjoy the mountains.

Screen Name Redacted

7/11/2021 09:36 PM

Short term rentals provide accommodation for tourists. Tourists spend their money in our communities and thereby provide income for local businesses.

Screen Name Redacted

7/12/2021 07:56 AM

We either embrace the change and benefit from it or we pretend like the world isn't changing and loose out to those who are. We live in an amazing part of the world, to expect that people wont open their doors to travellers would be naive. We can always find reasons to not do something, create perceived downfalls, when in practice it rarely ever pans out the way we fear. It's 2021, we're living in a time where we have self driving cars on our streets, we're connecting with people around the world in real time via a device in our pocket that also allows us to access nearly the entirety of human knowledge. If there are any challenges, I'm sure we can figure it out, however it's time to start embracing the future, we're all living in it wether we like it or not. Allowing someone to rent my apartment, should they want to, for a night or many, should not only be welcomed but encouraged. You can see the stars from my property, I have hundreds of birds that call my land home, the views of the mountains are spectacular. These are things we all take for granted living here, but they're exactly the things that city dwellers from around the world would pay very good money to experience. You show me a hotel in our area that gives someone the means to lay in the cool grass and stare into the universe for the first time, free of light pollution and I'll worry about taking revenue from them then. Until then, please let me continue to share my part of the world with people who do not get to experience it like I do.

Screen Name Redacted

7/12/2021 08:07 AM

We have a shortage of rental houses already. This will not help as people will change there long term to short term to get more money

Screen Name Redacted

7/12/2021 08:14 AM

We are 100% for this. Home owners pay a premium to live here. We should be able to do with our property what we want.

Screen Name Redacted

7/12/2021 08:25 AM

Let the free market prevail with some regulations

Screen Name Redacted

7/12/2021 08:41 AM

We've seen a large increase of this use in our area. It has created a lot of issues. People not respecting the area. Trash, litter, huge parties, excessive noise, large bonfires and fireworks during fire season.

Screen Name Redacted

7/12/2021 08:46 AM

Short term rentals would allow locals to make income from their properties to help them afford to be locals. Part time residents have already priced young Jaffray people out of the market and out of the opportunity to stay in their home towns.

Screen Name Redacted

7/12/2021 08:56 AM

The area thrives on tourism. I think short-term rentals are a wonderful source of income for permanent residents in the area and often a great way to share cultural experience.

Screen Name Redacted

7/12/2021 09:04 AM

whether to approve the STR or not, depends on location.

Screen Name Redacted

7/12/2021 09:24 AM

I will reiterate that we feel strongly that STR's have a valid place in the valley and that policies should reflect the ability for people to participate in the system. I believe that focus and pressure should be put onto Regional Districts, Municipal, Provincial and Federal governments to look at their housing policies to ensure that there is adequate zoning available and incentives for contractors to build additional housing specified for affordable, multi-family, multi-unit options. These policies should not interfere or inhibit current owners or their ability to utilize their private properties in a way that they see legal and fit.

Screen Name Redacted

7/12/2021 10:20 AM

I hate them

Screen Name Redacted

7/12/2021 10:24 AM

More accommodation variety slows for more tourist dollars to enter our local economy and tourists dollars benefit my own financial situation.

Screen Name Redacted

7/12/2021 10:32 AM

Can be disturbing to full time homeowners in many ways.

Screen Name Redacted

7/12/2021 12:57 PM

As owners in the Toby Benches area, we do not have the intention of renting ST or LT yet we do want to maintain the ability to do so if required or desired, and see no reason to restrict others from doing so - we have not seen negative impact from renters in our local area. Also the Toby Benches being a rural area has limited long term renter appeal.

Screen Name Redacted

7/12/2021 10:49 AM

There needs to be better recourse for neighbors when there's trouble, noise or general nonsense. Absentee owners have to be held accountable for DISRESPECT to the neighborhood

Screen Name Redacted

7/12/2021 11:10 AM

Short term rentals are not good for the community as we continue to lose full time residents.

Screen Name Redacted

7/12/2021 12:01 PM

Short term rentals cause lower rental possibilities for people trying to live here. They take properties out of the possibility of long term rentals. Short term rental people do not care that locals live here, they are disrespectful to sleeping times, to bans (ie fire bans), to personal property. Belief that they can go to private/public beaches and the rules don't apply

Screen Name Redacted

7/12/2021 12:34 PM

No benefits, not a good idea

Screen Name Redacted

7/12/2021 12:42 PM

Short term rentals make it very difficult for locals and seasonal workers to find accommodation in this area. There is currently a housing shortage, which is not helped by homeowners choosing to turn their investment property into short-term rentals instead of long-term rental houses, as it generates more revenue for them.

Screen Name Redacted

7/12/2021 01:41 PM

There are next to no benefits to short term rentals unless if affordable rentals are made through motel/hotels, or SRO's.

Screen Name Redacted

7/12/2021 01:52 PM

The problem with short term rentals is the people who are renting them. They do not live in the community so they don't seem to care if they abide by the community bylaws which if abused can have consequences for that community.

Screen Name Redacted

7/12/2021 01:52 PM

I see no benefit.

Screen Name Redacted

7/12/2021 02:12 PM

In my mind no benefits at all.

Screen Name Redacted

The housing market in the Elk Valley is at crisis point. House prices

7/12/2021 02:57 PM

have seen astronomical increases, homeowners looking to cash in have sold houses that were previously being rented by locals who live and work in town, leaving a critical shortage of rental accommodation. That has driven up the already extremely high rental prices of the few places left that are available to rent. No, we do not need Airbnb to maintain or increase house prices in the area...

Screen Name Redacted

NA

7/12/2021 03:12 PM

Screen Name Redacted

I wonder perhaps if the image of a STR owner is that if a wealthy, lake front second home owner, greedily making an extra few dollars for their unnecessary spending sprees. Instead, I believe that the reality is more closely akin to full time members of the community that are doing their best to survive and meet the spike of interest in the region. In reality, I believe that those wealthy enough to have second properties in prime locations do not need the extra income, and would certainly not compromise their privacy and well appointed second homes by allowing the general public to rent it. Of the second home owners in the area that I know, none of them engage in STR for the above reasons, and those that I know of that do provide STR are full time families, much like our own. Perhaps this survey will echo this, and that it will become more clear as to who the STR really providers are, and not who we imagine them to be.

7/12/2021 03:21 PM

Screen Name Redacted

When we want to have a family gathering we have the option of renting rather than all squeezing into one place. It would provide more income and revenue for local business as rather than property being empty when owners can't use it. It could be rented benefiting the larger community.

7/12/2021 03:24 PM

Screen Name Redacted

No benefits for the community Erodes community spirit Potential for animosity towards neighbors

7/12/2021 03:32 PM

Screen Name Redacted

No benefits. Homeowners at Panorama are constantly dealing with people who are there for a short period of time and to party. ie bachelor and bachelorette parties. short term home rentals have been a major challenge there.

7/12/2021 04:06 PM

Screen Name Redacted

I do believe short term rentals increase tourism substantially which

7/12/2021 04:59 PM

benefits businesses etc. Renting in a recognized legitimate matter also contributed to taxes (I think AirBnB charges 7% for local taxes). I agree there are some downsides but I think they are outweighed. Especially if you consider the renter could not rent long term (we are at our cabin half the year so we wouldn't rent long term regardless). I also don't see it taking away from hotels as that is a different type of travel. If I could rent through AirBnB I wouldn't instead book a hotel - I would go elsewhere where I could rent a home.

Screen Name Redacted

7/12/2021 05:20 PM

On an individual basis I think STRs are great, but I would hate to see businesses buying up a bunch of properties to rent out as Stars and monopolize the market.

Screen Name Redacted

7/12/2021 06:27 PM

Increases accommodation options and helps homeowners offset maintenance costs.

Screen Name Redacted

7/12/2021 06:39 PM

The degradation of the quality of the neighborhood due to partying and noise from the majority of short term renters far overshadows any perceived benefits of short term rentals

Screen Name Redacted

7/12/2021 08:36 PM

I believe the only benefit is the excessive earnings to the owner and the enabling of badly behaving individuals to gather without any consequences. No permanent resident wants to live beside a STR property.

Screen Name Redacted

7/12/2021 09:15 PM

No benefits at all for long term resident who live and make the valley great.

Screen Name Redacted

7/13/2021 12:14 AM

More disposable income for the owners has the potential to be spent in the Valley. Taxing that income does not help small businesses in the Valley. Owners will charge more and renters will spend less in the Valley.

Screen Name Redacted

7/13/2021 06:24 AM

Short term rentals are all so different, and so are the circumstances of the people who run them. I would discourage a "one size fits all approach" or way of thinking.

Screen Name Redacted

perhaps might be a consideration to have a minimum stay of 2

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

7/13/2021 06:50 AM

nights regulation which would alleviate some the the concern
motels/hotels have

Screen Name Redacted

7/13/2021 07:18 AM

No benefits to me as a property owner

Screen Name Redacted

7/13/2021 08:54 AM

Increases money brought into the area

Screen Name Redacted

7/13/2021 09:45 AM

Beneficial for income and tourism.

Screen Name Redacted

7/13/2021 10:36 AM

They should not be allowed in single family home community
neighbourhoods.

Screen Name Redacted

7/13/2021 12:09 PM

No

Screen Name Redacted

7/13/2021 12:26 PM

Alot of these places would be empty if they could not do short term
rental, my friends who have a baby do not want to deal with people
constantly in there space but happily airbnb there place out at
weekends..

Screen Name Redacted

7/13/2021 12:30 PM

It's good for us lower/middle class people

Screen Name Redacted

7/13/2021 12:38 PM

Zero benefits when unregulated

Screen Name Redacted

7/13/2021 12:51 PM

STR's are not without fault but are now an integral part of travel in
the modern world. Staying in kelowna is now a hassle and you end
up in very weird living arrangements when you go

Screen Name Redacted

7/13/2021 12:56 PM

Housing is next to impossible to find here to rent, and as a young
person, being able to afford to buy is difficult. The more short terms
you allow the less space local families have to live.

Screen Name Redacted

7/13/2021 03:15 PM

If someone can buy the property they should be able to legally do
what they want with it.

Screen Name Redacted

7/13/2021 03:16 PM

No benefit

Screen Name Redacted

7/13/2021 03:29 PM

Is fernie a community or a tourist town? I want to live in a community.

Screen Name Redacted

7/13/2021 04:23 PM

No benefits

Screen Name Redacted

7/13/2021 06:30 PM

Cost of living high in area A helps with bills and expenses

Screen Name Redacted

7/13/2021 06:35 PM

STR makes it unaffordable for locals

Screen Name Redacted

7/13/2021 06:40 PM

I don't see any benefits to short term rentals

Screen Name Redacted

7/13/2021 06:48 PM

I would love to rent out our condo enough times to cover the rates, taxes and utilities bill. It would be a great help financially

Screen Name Redacted

7/13/2021 06:55 PM

People should have the option to rent their home if they so choose. Restricting this will not help the lack of affordable housing / rental market issues and only prevent tourists from having options outside of hotels when they visit for their stay.

Screen Name Redacted

7/13/2021 07:29 PM

Short term rentals are the number one reason why rental accommodations are impossible to come by and have driven housing prices out of reach for the average person. I don't know a single restaurant that is fully staffed right now and many businesses, including my health clinic, are having a devil of a time recruiting employees from out of town because of the lack of housing. Short term rentals should be strictly regulated and only allowed in a primary residence. Turning housing into a hotel is unethical.

Screen Name Redacted

7/13/2021 07:58 PM

Can provide a great experience for short term visitors outside the traditional 'tourist trap' type of hotel stay.

Screen Name Redacted

7/13/2021 08:22 PM

There is a lack of family sized (3/4bed) vacation property that is affordable. The in addition the seasonal workers requiring accommodation have reduced the number of suitable larger family sized properties for rental.

Screen Name Redacted

7/13/2021 08:50 PM

They are great in the elk valley it also keeps the hotels on there toes to not overcharge

Screen Name Redacted

7/13/2021 09:45 PM

Diversity of accommodations choices economic opportunities

Screen Name Redacted

7/13/2021 09:54 PM

Don't think there is enough

Screen Name Redacted

7/14/2021 06:35 AM

It's the homeowners choice if they do short term or not, stop regulating everything. For snow removal have no cars parked on the streets at night like other cities.

Screen Name Redacted

7/14/2021 07:02 AM

We have been offering our place as a short term rental for 3 years with no concerns. We are able to monitor the people coming in as we live in the upstairs area. This has helped offset costs for our family and make other activities affordable. We had offered long term rental before this but with the damage done from two past renters, no rent paid and difficulty removing them from our home we chose to try a different route that is working really well.

Screen Name Redacted

7/14/2021 07:53 AM

I moved to Columere because there were no short term rentals allowed in our community. or definitely not promoted.

Screen Name Redacted

7/14/2021 09:28 AM

owner does not have to deal with onerous rental stipulations

Screen Name Redacted

7/14/2021 09:36 AM

No

Screen Name Redacted

7/14/2021 10:25 AM

Not everyone can afford a cottage. As someone who has been coming to the valley for nearly 40 years, I have tented then trailered then had a permanent camping spot out there (Coldstream) with my children throughout the years. The fact that

we can offer these experiences now ourselves to other families is a huge "value added". We get so many positive reviews from our guests about the great family time they had out there!

Screen Name Redacted

7/14/2021 10:37 AM

Provides significant accommodation options at reasonable prices for visitors to the Fernie area

Screen Name Redacted

7/14/2021 04:10 PM

Social benefits of meeting new people, sharing "our" area with others, contributes to acceptance of other cultures and affordability for them to visit the valley, economical benefits as this area relies heavily on tourism and our out of province investors, creates well paying jobs for many, etc etc

Screen Name Redacted

7/14/2021 04:54 PM

All to do with money for the STR operator !! Rest of "benefits" above are marginal at best

Screen Name Redacted

7/14/2021 05:07 PM

Increases traffic

Screen Name Redacted

7/14/2021 05:18 PM

I think it should be like hunting tag's: people can submit an application and 40% of them get to do short term rentals for that year and people can reapply the following year. People can still make good money renting long term and ultimately it is better for our economy to have people who work here be able to live here

Screen Name Redacted

7/14/2021 05:42 PM

Puts this area "on the map"

Screen Name Redacted

7/14/2021 06:17 PM

Excellent investments, excellent experiences.

Screen Name Redacted

7/14/2021 06:39 PM

Stated all above.

Screen Name Redacted

7/14/2021 07:21 PM

Using short term rentals like Airbnb allows for a more inclusive experience that helps build on and support local communities, culture and small business.

Screen Name Redacted

Believe they are beneficial if done by individual owners not by

7/14/2021 09:04 PM

commercial owners with multiple properties.

Screen Name Redacted

7/14/2021 10:41 PM

Especially now after two years of being in pandemic with many families finding making ends meet difficult or having expenses rises when salaries may have not risen, STR's can take the pressure off of financial strain families may be facing. In many cases the STR tenants are barely noticed (coming and going) and hopefully do not inconvenience others in the community. STR tenants may even choose to move to the area after visiting, so growing communities may be a benefit as well. Banff, Canmore and the Bow Valley have seen huge developments and spikes in visitors, maybe RDEK will be able to grow and benefit from additional visitor numbers. And with that, investors and potential new business ventures as well.

Screen Name Redacted

7/14/2021 10:48 PM

There are few benefits. If tourists want to come here they can stay at one of the many hotels and resorts. These short term rentals are not only taking away affordable housing for young people who are just starting out but from these businesses as well. It does not benefit anyone but the home owner.

Screen Name Redacted

7/15/2021 06:38 AM

It provides a source of revenue to absentee owners who could care less about our community and only worry about the almighty dollar. Please provide us with the RDEK phone number to call when these so called short term renters go off the rails. Don't tell us to call the RCMP as they have greater issues to deal with, instead of the out of control parties. The majority of the short term renters tell us to mind our own business and that they have the right to do as they please. Since nothing can be done to control their loud music and partying, maybe they should be kept out of the single family home neighborhood's. We already have several thousand time share properties in Fairmont. It appears RDEK wants to make everything a short term rental. so much for having a good nights rest. Some how, some way I will get the RDEK staffs home phone numbers and call them at 3 in the morning to advise them of the loud party happening at their regulated, approved short term rental. Does RDEK work for the majority of tax payers or just the special few wanting to run short term rentals.

Screen Name Redacted

7/15/2021 07:50 AM

The sheer number of short term rentals has changed the nature of our community for the worse. For example, there are now hordes of non resident people at our local "private" park and beach, and many do not respect the rules and guidelines of the area. It has detracted from the enjoyment that these areas once afforded

residents, and there are too many people now to sustain the environment in these common areas. So, No benefits except for financial gain for the landlords.

Screen Name Redacted

7/15/2021 08:56 AM

If possible there needs to be a separation from those booking through platforms and those that are just renting to family and friends.

Screen Name Redacted

7/15/2021 09:09 AM

Short term rentals promote short term parties in residential neighbourhoods that put extra demand on police resources.

Screen Name Redacted

7/15/2021 09:13 AM

There are no benefits other than for the homeowner. STR only has negative effects on communities. There should be substantially higher property taxes for second homes

Screen Name Redacted

7/15/2021 09:57 AM

No benefit for locals who can't afford housing forces people out of town

Screen Name Redacted

7/15/2021 10:08 AM

Obviously I am not in favour of STR. I do not believe the advantages to owners justify the negative impacts on neighbourhoods. Yes, there may be some economic benefit to the community at large, but in my view tourist accommodation should be restricted to areas properly zoned for it.

Screen Name Redacted

7/15/2021 10:45 AM

No benefits whatsoever, except more money in the pockets of businesses.

Screen Name Redacted

7/15/2021 12:08 PM

STRs are a positive offering when they're restricted to properties that were purpose built for that use.

Screen Name Redacted

7/15/2021 12:20 PM

There are no benefits. We need affordable housing. Otherwise support workers who work to keep the small businesses and resorts running won't have any place to go.

Screen Name Redacted

7/15/2021 02:38 PM

They are not a benefit in the long term, they are a harm to the affordability, character, and use of residential accommodation.

Screen Name Redacted 7/15/2021 02:45 PM	I'm mostly seeing these benefits as "Benefits for the people renting out their place" - not benefits for us who live here
Screen Name Redacted 7/15/2021 05:23 PM	Its the only reason I am able to own a home with the future goal of retiring in the Columbia Valley.
Screen Name Redacted 7/15/2021 06:08 PM	I think the rdek should keep its nose out of private peoples decisions if they want to do a short term rental or not. It's none of their business as long as they get the property tax money they shouldn't be concerned.
Screen Name Redacted 7/15/2021 07:54 PM	Short term rentals are a very important asset to any community, we have stayed in many and I would book one ahead of a hotel room where you have sit on the bed! As there is not a defined living area, kitchen or bedroom, also when travelling with family str are very cost effective as adult children who may not be able to afford a vacation, can stay with parents to offer costs, I think they are fabulous!!!!
Screen Name Redacted 7/15/2021 10:03 PM	Owners should have the freedom to decide whether or not they rent their property out.
Screen Name Redacted 7/15/2021 11:36 PM	I don't see a problem with it
Screen Name Redacted 7/16/2021 06:09 AM	Just the added value of dollars spent in your area
Screen Name Redacted 7/16/2021 08:53 AM	Stop them !!!!!
Screen Name Redacted 7/16/2021 09:06 AM	I believe that there are enough hotels, motels and BnB's to service tourists in our area
Screen Name Redacted 7/16/2021 09:12 AM	Renters usually don't follow subdivision rules and regulations (often not made aware of these). More often overcrowded party houses....not desirable!

Screen Name Redacted

7/16/2021 09:24 AM

Timber ridge has always been a quiet, relatively secure place for owners to relax and enjoy their recreation homes while on vacation or breaks away from the otherwise too busy areas we live and work. For those of us retired to come and quietly enjoy our vacation-retirement homes. To increase the activity in our area or other similar areas takes away from the quiet and secure space we want.

Screen Name Redacted

7/16/2021 09:34 AM

I do not think there are a lot of benefits.

Screen Name Redacted

7/16/2021 09:38 AM

None, business should be in zoned business areas.

Screen Name Redacted

7/16/2021 09:48 AM

I brings in more people who will see the benefits of moving here either permanently or seasonally. DO NOT underestimate the value of seasonal owners to RDEK, they provide more taxes than normal and don't really have a say in where their money goes. So you get all the benefits of "extra" revenue without the expense of providing any "extra" resources.

Screen Name Redacted

7/16/2021 11:23 AM

Freedom of choice, rented in these 30 day regulated areas and the signed contract may say 30 days but is not in effect what happens. Policing is futile.

Screen Name Redacted

7/16/2021 11:32 AM

We are in a gated community and short term rentals cause security and trespassing issues. Late night parties, noise & damage concerns.

Screen Name Redacted

7/16/2021 12:38 PM

A lot of renters do not care about leaving the property in good condition

Screen Name Redacted

7/16/2021 01:20 PM

Good for the people lucky enough to own a home in the first place

Screen Name Redacted

7/16/2021 01:33 PM

We need to keep these options available

Screen Name Redacted

7/16/2021 03:38 PM

Very hard on a close knit community especially if there are loud, wild parties. RCMP have come to address noise complains on

numerous occasions in our community.

Screen Name Redacted

7/16/2021 04:14 PM

I think that they are beneficial to local home owners who are trying to afford a place to live in the community. However, I see them as also a direct problem when it comes to finding affordable long term rentals for people who want to actually work and live full time in our communities.

Screen Name Redacted

7/16/2021 04:19 PM

STRs upset the environment with their behaviour in many ways unless regulated

Screen Name Redacted

7/16/2021 05:55 PM

STR need to be regulated and controlled. The housing crunch will get worse with unregulated rentals

Screen Name Redacted

7/16/2021 06:40 PM

A legitimate business opportunity for people and should not be penalized. -

Screen Name Redacted

7/16/2021 07:21 PM

Don't want them here.

Screen Name Redacted

7/16/2021 07:31 PM

Tax it high. Hotels must survive

Screen Name Redacted

7/17/2021 04:32 AM

STRs bring value through tax revenue. Income derived from STRs is subject to both income tax and GST. Operating an STR also results in significant spending in local economies. From cleaning, repair and maintenance services to upgrading furniture and appliances to purchasing supplies, there is a significant amount of revenue and tax spending which is incurred by property owners which a local economy without STRs would not otherwise generate.

Screen Name Redacted

7/17/2021 07:33 AM

They benefit a few at the expense of the majority in the case of a community like Timber Ridge. If people can't afford the property, they shouldn't buy it.

Screen Name Redacted

7/17/2021 08:54 AM

No, no benefits from what I can see

Screen Name Redacted

I really don't see how these short term rentals are a bad thing for

7/17/2021 12:13 PM

the area. It brings many people to see the area and quite often they end up coming back or even buying their own place when they love the area. The home owner is paying the taxes and the short term rentals help them maintain their place and pay the taxes, especially when funds are tight and the only option is to sell or rent.

Screen Name Redacted

7/17/2021 12:59 PM

I don't see how the above listed benefits would benefit me as a homeowner in the area.

Screen Name Redacted

7/17/2021 01:32 PM

Parking is a concern, particularly in urban locations. I am also concerned that some STR properties do not meet building codes (electrical, construction, plumbing).

Screen Name Redacted

7/17/2021 01:38 PM

There are no benefits as I see fit. If people can't afford to keep their place if they don't rent it out then they shouldn't own it to begin with. People have bought into a development and have been here for years. Having short term rentals has noticeably changed the feel of the community and not in a positive way. It de-values our community and adds an increase in security/damage concerns.

Screen Name Redacted

7/17/2021 05:34 PM

They are beneficial in the right places. They do not belong in communities where residents value the sense of community.

Screen Name Redacted

7/17/2021 11:10 PM

As a business owner I cannot hire local residents if they can't find a place to live.

Screen Name Redacted

7/18/2021 10:28 AM

As the cost of land is rising, having the option of short or long term rental will become more important for young families so they can afford to live here full time.

Screen Name Redacted

7/19/2021 01:35 AM

Occasional rentals to offset some costs are very hard to distinguish from regular second home use and lending to friends and family.

Screen Name Redacted

7/19/2021 09:10 AM

Blaming STRs for inflated property prices is only covering up the fact that local policies are not promoting low cost housing development.

Screen Name Redacted

These are inevitable and deterring people from them is the wrong

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

7/19/2021 09:30 AM

approach, they should be properly managed and allowed. No homeowner wants STR renters to disobey the rules while in their home and those people are quickly banned using reviews and reporting on the online platforms.

Screen Name Redacted

7/19/2021 11:51 AM

There is no benefit to me for having short term rental properties

Screen Name Redacted

7/19/2021 12:48 PM

I do understand the concern around community, security, and higher ownership costs for locals. But one thing that really does make me sad is the idea of limiting short term rentals with a 2 km radius of commercial hotels and bed-and-breakfast. People should have a choice to where they stay. Competition within any industry or sector is important . I understand if you want to limit short term rentals because it's overly saturated, but Based on what I see people are specifically looking for one and two bedroom homes for smaller families. If anything these are the ones that should be restricted for short term rentals if there is a need in the valley for these types of homes to be used for affordable housing.

Screen Name Redacted

7/19/2021 01:48 PM

I really appreciate the opportunities that short term rentals provide locals as well as tourists from out of area. For locals that do not own lakefront it is very cost prohibitive to purchase a lakefront property for personal use however with short terms rentals people are able to get lakefront experience during their holidays. It makes the lakefront experience more accessible and inclusive.

Screen Name Redacted

7/19/2021 02:48 PM

Short term rentals allows higher utilization of properties and creates options for visitors to the Valley. If there is not local regulation they will occur in any event on a private basis. I would be much more comfortable in having local regulations.

Screen Name Redacted

7/19/2021 02:57 PM

People can generate income when they aren't there but would like to use it part time. If it was a long term Rental this option wouldn't be available and so it probably wouldn't be in the pool anyways.

Screen Name Redacted

7/19/2021 03:00 PM

Do not see any benefits of STR

Screen Name Redacted

7/19/2021 03:00 PM

I think freedom to use our land is always the best policy. If there are issues that arise those should be addressed but not hurt those

who can benefit.

Screen Name Redacted

7/19/2021 03:01 PM

At this time in our lives, it provides added income to space we are no longer able to rent out as a long-term rental, due to a change in family circumstances. The short term rental allows us to generate income while fulfilling family commitments when they are visiting.

Screen Name Redacted

7/19/2021 03:06 PM

Most short term rentals are poorly managed and cause more problems for long term residents than benefits.

Screen Name Redacted

7/19/2021 03:09 PM

There are substantial benefits - we need to avoid any kind of regulation around this and avoid government overreach.

Screen Name Redacted

7/19/2021 03:13 PM

I think it only benefits the homeowner of the STR. The noise and poor accountability on their part is very frustrating. I think it decreases your property value for those who live out here full time. We get no monetary benefit and we are left to police rowdy verbally abusive renters. People don't want to live on our street because there are STR.

Screen Name Redacted

7/19/2021 05:12 PM

Short-term rentals should only be made available to adults seeking assistance to find work or while working. Short-term rentals are not appropriate for visitors/vacationers except in businesses designed and zoned to provide that type of accommodation; such as hotels/motels/resorts.

Screen Name Redacted

7/19/2021 05:36 PM

Traffic and noise

Screen Name Redacted

7/19/2021 05:42 PM

No - there are none in my opinion - not to the people who live here.

Screen Name Redacted

7/19/2021 07:03 PM

Helping out local businesses via tourism recommendations. Guests take our recommendations to heart, eating and experiencing what we share. Not to mention helping people fall in love with the Kootenays and keep coming back.

Screen Name Redacted

7/19/2021 09:50 PM

Seriously, they only benefit landlords and vacationers.

Screen Name Redacted

7/20/2021 07:36 AM

I honestly don't see them.

Screen Name Redacted

7/20/2021 07:52 AM

Working people who live here have no Place to live because homes are rented short term. Small motels, hotels and resorts struggle . Some people short term rent their homes then go squat/ live in camp spots at our local lakes or in the bush.

Screen Name Redacted

7/20/2021 08:54 AM

I have a basement suite that I rented to tenants for 14 years. It was a nightmare. I had one good tenant for one year that whole time. If people want to be able to rent they need to be good tenants. I've had people build onto my house, cut holes in my walls, steal from me, flooded my basement on and on and on. A homeowner across the street finally got rid of his tenants, and had to gut his entire house. The only reason people have trouble finding places to live in is because they are crappy renters. They have wrecked it for the few decent people who are good tenants. The renters in this valley have created this situation themselves. I would still be renting not been treated so horribly. I will never rent out my basement again. Instead of having this survey, perhaps you should be asking questions and the people who are renters how they behave.

Screen Name Redacted

7/20/2021 10:54 AM

While there are obviously benefits of Short Term Rentals to a small set of individuals, I feel that in many cases the negative impacts far outweigh the benefits.

Screen Name Redacted

7/20/2021 12:20 PM

I think there is more value add personally so long as the owners are vigilant about their rental guidelines and have a good. Company to work with

Screen Name Redacted

7/20/2021 12:36 PM

I feel it will cause long term housing to be even more scarce

Screen Name Redacted

7/20/2021 02:48 PM

The availability of STR accommodations allows for more tourism that benefits our economy and business owners.

Screen Name Redacted

7/20/2021 04:37 PM

Negatives outweigh benefits.

Screen Name Redacted

7/20/2021 04:42 PM

Hard to rate benefits when any benefits are so far outweighed by disadvantages

Screen Name Redacted

7/20/2021 05:12 PM

Do not like that they increase housing costs in a market that currently has a shortage on the market

Screen Name Redacted

7/20/2021 05:51 PM

Yes, there needs to be policy made regarding 2nd home owners renting out their places short term. We are getting imbalanced as to number of tourists and the amount of workers who can cater to them. Lack of affordable housing , and lack of availability of LTRs contributes to this imbalance .

Screen Name Redacted

7/20/2021 08:42 PM

they are a retirement income

Screen Name Redacted

7/20/2021 08:48 PM

Load parties

Screen Name Redacted

7/20/2021 08:55 PM

Have had a renter for 8 months who caused 40,000 in damages and paid no rent.A short term rental ensures care of my home.

Screen Name Redacted

7/21/2021 08:04 AM

Screen Name Redacted

7/21/2021 08:23 AM

My property is in a strata. Short term rentals have caused problems with noise, garbage, and parking. Renters have been rude. Benefits have only been for the home owners not the community.

Screen Name Redacted

7/21/2021 08:49 AM

NO

Screen Name Redacted

7/21/2021 11:33 AM

I believe STR's are an important part of the tourism economy in British Columbia. Through good policies they can be a positive part of the overall community and without them the Columbia Valley would be at a disadvantage when it comes to attracting visitors compared to other area of B.C.

Screen Name Redacted

7/21/2021 09:04 PM

Pricing people out of the market. Also taking rentals away from a market that is already scarce .

Screen Name Redacted

7/21/2021 09:16 PM

I do not think they belong or mix well in a community setting. Allow them in a resort within the resort boundary.

Screen Name Redacted

7/22/2021 07:27 AM

Tourism dollars for our marketing organizations

Screen Name Redacted

7/22/2021 08:07 AM

A rental suite Within your home can be Of benefit to people trying to purchase homes and are in need of income assistance

Screen Name Redacted

7/22/2021 08:45 AM

Locals perhaps are renting their home short term to deal with the increasing cost of living here. I don't see the need as much for a 2nd home owner who would have their 2nd home regardless unless it is 100% a rental property.

Screen Name Redacted

7/22/2021 09:57 AM

Government should not be making regulations on use of property unless there are existing laws already in place I am a senior with no other revenue opportunities. Regulations eliminating or limiting STR will cause extreme financial consequences

Screen Name Redacted

7/22/2021 11:01 AM

It should be allowed but with rules around noise and consideration for wildlife ducks loons etc.

Screen Name Redacted

7/22/2021 11:44 AM

These only benefit the part time residents who are not here when the renters create havoc in the neighbourhood.

Screen Name Redacted

7/22/2021 01:31 PM

A critical accomodation component to the region. I use them myself extensively when I travel away. The shortage of long term rentals and boon in short term rental properties has come about because of a tenancy act that is far to tenant biased. The government has created the situation. I was a landlord for 40 years and sold my last long term rental property last year because of the tenancy act.

Screen Name Redacted

7/22/2021 03:33 PM

They leave when agreed and I am paid. My concerns as a homeowner.... but I also see how much \$\$\$\$ my renters put out for restaurants and local attractions. My tenants bring their wallets and spend their money in this Valley which helps keep the tourist orientated businesses going. I am really fed up with bad LTR and now you can't get them out. Though it has been many years since I

owned a number of LTR in the Valley, they use to work well with tenants being respectful and the laws being adequate/fair. Things have changed and I would not get into the business now due to the changes in the Landlord Tenants residential agreements. I know the part time homeowners find it's cheaper to pay the bills themselves than the damages from a trashed house.

Screen Name Redacted

7/22/2021 04:19 PM

Change local policies to protect homeowners. I.e. Waive the penalty to homeowners who sell their property and force the renters out as long as contracts and agreements are in place.

Screen Name Redacted

7/22/2021 05:30 PM

As stated, there are no benefits, only disadvantages in allowing short term rentals to continue to operate.

Screen Name Redacted

7/22/2021 05:31 PM

no

Screen Name Redacted

7/22/2021 06:30 PM

STR benefit Area F by providing an influx of visitors who are not second homeowners. The often spend more as they tend to eat out more, buy from local businesses and visit attractions such as markets. There are less negative impacts when STRs are operated by property management companies who hire local staff and have the ability to ensure tenants do not negatively impact neighbours.

Screen Name Redacted

7/23/2021 08:46 AM

The perceived benefits are primarily self serving and are outweighed by the consequences.

Screen Name Redacted

7/23/2021 12:13 PM

They are not well managed in general. eg. amount of people per accommodation, disruption to adjoining properties, wildlife education, local bylaws etc No enforcement by management, provincial or local governments.

Screen Name Redacted

7/23/2021 04:38 PM

We lived by a short term rental for 8 months and it was very disruptive and occasionally dangerous.

Screen Name Redacted

7/24/2021 07:07 AM

I believe the STR's should be limited as they compete with commercial ventures such as motels and hotels and they are not regulated like commercial operations as to health regulations ,safety etc .

Screen Name Redacted

7/24/2021 07:15 AM

R1 properties do not have any benefit from STRs that are illegal

Screen Name Redacted

7/24/2021 09:04 AM

There are no benefits in an R1 location, as there are no available houses to attracts physicians, dentists, trades

Screen Name Redacted

7/24/2021 02:10 PM

I have not heard any benefits but I have heard a lot of complaints.

Screen Name Redacted

7/24/2021 02:18 PM

If there are to be short term rentals I think it is important that the owner of the property be a full time resident in that property. The only benefit that I can see is if the people who are renting ST's decide they like the community enough to buy & become full time residents and therefore become involved in the community.

Screen Name Redacted

7/24/2021 08:09 PM

We are not considering short term rentals of our cabin.

Screen Name Redacted

7/25/2021 10:17 AM

Its is a nice way to supplement your income and pay your mortgage down faster.

Screen Name Redacted

7/25/2021 01:57 PM

Please allow them

Screen Name Redacted

7/25/2021 04:42 PM

It is very important to offset the cost of living in the Province of BC. It is a very expensive Province to live in. Owning and renting our property part time helps to offset these costs and therefore provides enjoyment for our family.

Screen Name Redacted

7/25/2021 08:06 PM

Allows Calgarians to experience the Valley as the reality of Covid has opened eyes to the problems with U.S. ownership.

Screen Name Redacted

7/26/2021 07:57 AM

Brings a huge financial gain for small business and much needed for the local economy especially the low to moderate income earners to supplement bills. As cost of living more in the Valley generally.

Screen Name Redacted

From friends with rental properties... they'd originally gone the

7/26/2021 08:24 AM

traditional route with renters but after being hurt too many times by damaged properties and an unbalanced tenancy act they decided to go the STR route.

Screen Name Redacted

7/26/2021 11:25 AM

I don't see a lot of benefit with STRs with our infrastructure here in the valley if it means our workers that provide services to the tourists have no place to live. It is not sustainable. Many of the short-term rentals that I know of are Alberta residences, renting their vacation properties when they are not using them. I feel it is unfair for the B + B's and hotel/motels in the area that is paying full taxes and enduring high costs. Perhaps if we ensured the short-term rental owners were full-time valley principal residence who is trying to offset the high cost of living in the valley on the occasional weekend when they are away. It seems that many of the short-term rental units are higher-income visitor homes that are paying for their second or third mortgages. So the majority of the money is not being invested in the valley, it is in Alberta somewhere. (It brings short-term visitors that spend a little money in the summer, but not long-term renters that contribute more consistently over time to the infrastructure and culture of year-round living in the valley).

Screen Name Redacted

7/26/2021 02:31 PM

Provides larger families to socially connect. Improves human's ability to explore.

Screen Name Redacted

7/26/2021 04:07 PM

We have an issue with not enough long term rentals for people who live and work in the RDEK. As people make more money doing STRs they are not inclined to do long term rentals.

Screen Name Redacted

7/27/2021 07:02 AM

Putting huge strain on workers finding suitable housing. There is no a shortage of housing for working people!

Screen Name Redacted

7/27/2021 09:12 AM

While we have not listed our house for Short Term Rental I would like to have the option available in the future.

Screen Name Redacted

7/27/2021 10:28 AM

We used them to keep costs down when visiting the area prior to moving here. Our family and friends could come and we could stay together to enjoy our golf vacations. Made it affordable for all.

Screen Name Redacted

7/27/2021 11:07 AM

I do not think they are a benefit to anyone except people who don't live in the house and constantly rent out. This was not the original

plan for short term rentals. Owners were to be there when renters were were there

Screen Name Redacted

7/28/2021 07:32 AM

Gives families a place to stay...by the week...not week-enders

Screen Name Redacted

7/28/2021 11:52 AM

With STR'S still being so new, we hope the people or business's that are doing things properly and professionally are being benefited. This could be a great example to those who are not doing it properly to take some steps and measures that could benefit them and there communities.

Screen Name Redacted

7/28/2021 01:36 PM

See #14

Screen Name Redacted

7/28/2021 07:35 PM

We've have benefited financially from str by providing services

Screen Name Redacted

7/29/2021 08:38 AM

It helps bring more tourists, who spend money in the local economy.

Screen Name Redacted

7/29/2021 09:20 AM

There are no benefits for STR in my neighborhood

Screen Name Redacted

7/29/2021 01:01 PM

I understand that for the owners of a STVR property, there are benefits. From my perspective, they are taking over and destroying communities.

Screen Name Redacted

7/29/2021 01:38 PM

It brings money into the local economy.

Screen Name Redacted

7/29/2021 01:51 PM

See 16

Screen Name Redacted

7/29/2021 02:19 PM

There are no tangible benefits for the local community.

Screen Name Redacted

7/29/2021 02:58 PM

They can be a benefit is numbers of units are regulated, there are meaningful enforceable by-laws with punitive fines policed by a permanent by-law officer, not PM companies who are more

interested in their commission.

Screen Name Redacted

7/30/2021 07:56 AM

There are absolutely no benefits to me regarding short term rentals

Screen Name Redacted

7/30/2021 08:55 AM

I don't think the potential benefits listed have been realized in reality. For example, I'm not sure how it has offset costs for full time residents as it has inflated housing costs in the area by buyers who do not live here making it hard for those who do to find/afford long term rentals or property to buy.

Screen Name Redacted

7/30/2021 09:41 AM

I believe investors looking to rent their property can result in additional use of area infrastructure, so I support adding regulations that define safety measures required as well as allow for additional taxes.

Screen Name Redacted

7/30/2021 10:49 AM

Short term rentals should only be allowed in owner occupied homes. They should not be allowed to operate as hotels.

Screen Name Redacted

7/30/2021 01:19 PM

I believe that short term rentals should be regulated like a bed and breakfast or hotels/motels

Screen Name Redacted

7/30/2021 01:25 PM

Usage of a normally vacant property is very important for the upkeep and security of the property and surrounding community. Dark vacant homes are often a very high target for break and enter crimes.

Screen Name Redacted

7/30/2021 03:40 PM

Do not see any benefits

Screen Name Redacted

7/30/2021 06:09 PM

They are killing the long term rental market. Anyone looking to live and work in the valley are struggling to find that place to live. The impact on the valleys small businesses is massive as well, we are nothing without our people and the cards are currently stacked against us.

Screen Name Redacted

7/30/2021 06:34 PM

We've seen this pattern in Kelowna and Palm Springs... short term rentals cause more negatives than positives.

Screen Name Redacted

7/30/2021 06:45 PM

Govt needs to stay out of this

Screen Name Redacted

7/30/2021 06:50 PM

Too many parties with no thought given to others.

Screen Name Redacted

7/30/2021 07:06 PM

Any benefits of short term rentals are very possibly offset by the negative impact that the unpredictable behaviour of short term renters would have on the owners and residents of the community.

Screen Name Redacted

7/30/2021 07:45 PM

No

Screen Name Redacted

7/30/2021 07:59 PM

There are very little benefits to the community.

Screen Name Redacted

7/30/2021 08:33 PM

I don't like it as a full time resident. However I'm fine with a 2 week or longer rental, I realize this is a tourist area. It is the weekend party hard people I don't want, sorry.

Screen Name Redacted

7/30/2021 08:57 PM

Short term rentals bring spin off benefits to other businesses including restaurants, sports facilities (golf courses, swimming pools, ski hills), sport rental businesses, and provides employment opportunities that are limited otherwise.

Screen Name Redacted

7/30/2021 10:21 PM

none.....sorry

Screen Name Redacted

7/30/2021 10:36 PM

Not interested in it.

Screen Name Redacted

7/30/2021 10:40 PM

Very limited benefits in Invermere and immediately surrounding area.

Screen Name Redacted

7/31/2021 08:28 AM

In our area where there are a lot of high end single family homes I don't feel the above pluses are important.

Screen Name Redacted

Invermere attracts party going people creating noise all night and, if

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

7/31/2021 08:38 AM

you live in a community, it does not work well.

Screen Name Redacted

7/31/2021 08:48 AM

If STR are going to be allowed to operate, they must be highly regulated, the number of allowed units capped and closely monitored.

Screen Name Redacted

7/31/2021 09:01 AM

I live in Lakeview Meadows and I do not want to see short term rentals being permitted.

Screen Name Redacted

7/31/2021 09:40 AM

see above - I am strongly opposed to short term rentals!

Screen Name Redacted

7/31/2021 09:58 AM

Not in favor at all.

Screen Name Redacted

7/31/2021 02:12 PM

ST Rd are not beneficial in the R1 single family zone.

Screen Name Redacted

7/31/2021 04:30 PM

I am totally against short term rentals in my area as I believe it would a host of behavioural issues from renters and damages to the area. We pay a yearly fee for our recreation centre, beach and boat access as well as other services. Renters do not respect rules and this would cause fees to sky rocket.

Screen Name Redacted

7/31/2021 04:40 PM

With Calgary's population increasing the demand will continue to increase. This is just one tool in the housing toolbox to help provide options for people that live here full-time and for those wanting to visit and spend a week or a weekend.

Screen Name Redacted

7/31/2021 05:19 PM

There are none

Screen Name Redacted

7/31/2021 05:34 PM

Need to be regulated and rules enforced if allowed. Should not be allowed

Screen Name Redacted

7/31/2021 08:41 PM

I believe they should be a minimum of two weeks.

Screen Name Redacted

Again you are asking for only the benefits of STR's! There are

7/31/2021 09:10 PM

numerous negatives that need to be considered and addressed! Until you've lived with an STR you have no idea how incredibly damaging they can be! STR's erode and breakdown community structure- your neighbours are no longer your neighbours! You are living with strangers! Many Short Term Renters don't know or choose not to follow community rules, and the non renters are left to address and manage the renters. STR's have no vested interest in our properties and our community investment/assets. Parties, noise, garbage, and parking issues arose! Research has shown they erode community and increase crime(not the STR's causing the crime but the neighbours are so use to strangers coming and going they are not on alert). Some say STR's increase property values but we found the opposite to be also true- many people are looking for and will pay extra to live in a neighbourhood that does not allow STR's! Many STR's do not understand or follow fire restrictions! We do not have the resources to enforce restrictions nor the resources to manage possible fires which puts rural residential neighbourhoods at risk! (We rely heavily upon volunteer firefighters) Many STR's do not have the proper home insurance to cover their home and their neighbours home should a problem arise(like fire). Some of our rental homes became run down and in disrepair (contrary to what the literature suggests that people take pride in their STR home) A residential home becomes a commercial operation whereby the only one gaining benefits is the person renting out the home and the neighbours are left in the uncomfortable situation of policing the STR's time and time again! Lack of enforcement personnel (on site or available in rural setting) is a HUGE issue!

Screen Name Redacted

7/31/2021 09:45 PM

There are no benefits. Many short term renters tend to be yahoos with late parties and monster bonfires (before the bans) They are careless about others

Screen Name Redacted

7/31/2021 11:09 PM

I believe there are NO BENEFITS of Short Term Rentals.

Screen Name Redacted

8/01/2021 08:49 AM

The individual community needs to support and the zoning needs to reflect it.

Screen Name Redacted

8/01/2021 11:05 AM

Provides a type of accommodation and experience that traditional places cannot or do not offer. Allows more guests into the area, adds to vacancy rates opens more places to stay.

Screen Name Redacted

8/01/2021 11:36 AM

Accommodating people at places like copper point fulfills the needs of short term stay and entices more people to the Valley. These people want amenities on the premises. It's about having the option to cook or not, having a pool and a big deck to meet and greet over a drink. Home owners want a less transient population , to expect the same people , their family and friends and activity each week.

Screen Name Redacted

8/01/2021 01:54 PM

None

Screen Name Redacted

8/01/2021 02:28 PM

For those who would seek to get rid of the short term rental in their neighborhood or even next door, I would suggest that they consider having a resident in such proximity, who provides a more permanent unpleasant neighboring experience. The happy noise of vacationers enjoying that which they have lived in, and become accustomed to must be so much more inviting.

Screen Name Redacted

8/02/2021 08:56 AM

I am not sure why this is such an issue that needs so much time, energy and money spent. It generates additional revenue to many business in valley as tourists spend money. Most of the houses that are short term rentals are not going to be affordable for long term rentals. Owners are not going to rent a \$600,000 + home on a monthly basis for under \$3500+ So it is not taking away from affordable long term rental. If you work hard and can afford to purchase property if is your choice on what to do with it. It's called entrepreneurial and good business. And again all these second homes have to pay double the property compared to full time residents.

Screen Name Redacted

8/02/2021 09:09 AM

It encourages real estate speculation and pushes up prices for all which is make it unaffordable.

Screen Name Redacted

8/02/2021 11:11 AM

I know that some people abuse short term rentals and cause problems, however for the owners and renters who do it well they are an asset to the community.

Screen Name Redacted

8/02/2021 12:40 PM

Short term rentals have had a negative impact on our community. They do not have any benefits.

Screen Name Redacted

8/02/2021 12:50 PM

The income generated from our STR in the past was used to maintain the home and the property. We had unexpected illness and one of us could not work and the other was required to look after the ill party. We unexpectedly lost both our incomes, and STR helped us out. We did not continue once Covid hit and are reassessing our risk.

Screen Name Redacted

8/02/2021 01:36 PM

It may be good for the local businesses and tax base, but it is not at all good for permanent residents.

Screen Name Redacted

8/02/2021 01:40 PM

Taxes should be paid by homeowner who is collecting the revenue

Screen Name Redacted

8/02/2021 03:31 PM

If you limit short term rentals it will not guarantee housing opening up in the valley. It will not solve the housing problem. Until the BC government does more to protect owners the shortage will remain.

Screen Name Redacted

8/02/2021 03:52 PM

I wonder how many OCP's tout STR's as a greater benefit than the development of attainable and affordable housing within the Valley? I suspect very few.

Screen Name Redacted

8/02/2021 05:14 PM

I am strongly against it, at our The Cottages/Lakeview Meadows area.

Screen Name Redacted

8/02/2021 05:18 PM

Concerned about the rental becoming a Party Palace. Garbage being dumped on the property. Building a fire in a fire pit during wildfire bans.

Screen Name Redacted

8/02/2021 08:02 PM

Helps promote local businesses and tax revenues which is good for the community

Screen Name Redacted

8/03/2021 06:46 AM

Having owned a property that provided short term rental in another province, we found that it was very sporadic until we established 2 or 3 regular renters. Short term rental is tempting on paper and problematic in real life experience.

Screen Name Redacted

8/03/2021 08:55 AM

It's all about MONEY this is called greed

Screen Name Redacted

8/03/2021 09:10 AM

The strain on the community resources increases with short term rentals. And the potential risks to neighbouring homes owners increases. How do the rental owners expect to compensate the community for this?

Screen Name Redacted

8/03/2021 09:30 AM

Short term rentals are an important option for part time residents who own a vacation property in the RDEK.

Screen Name Redacted

8/03/2021 09:40 AM

No.

Screen Name Redacted

8/03/2021 09:56 AM

Benefits of STRs accrue to the property owner, not to the community as a whole.

Screen Name Redacted

8/03/2021 11:13 AM

I see no benefit to the community/existing residents.

Screen Name Redacted

8/03/2021 11:20 AM

I believe short term rentals can be well managed by local residents who are on-site or nearby and can provide local information to the visitors.

Screen Name Redacted

8/03/2021 12:48 PM

We are very long time homeowners in our area and are frustrated and looking to other communities in BC where we could relocate to restore community and quiet value to our residence. We have lost the richness and reason we live where we do when visitors /renters are able to 'vacation' and live a very disruptive lifestyle (holiday/vacationers) for the full time residents in the area

Screen Name Redacted

8/03/2021 01:12 PM

The only benefits are to business owners and specific home owners; local residents are unable to access groceries, hospital services (unacceptable wait times with influx of renters), inflated pricing on goods (if anything is left to purchase). Short term renters falsify the population statistics on which our hospitals and services are based on by tens of thousands of persons. Local residents are unable to buy day to day needs when shortfalls occur due to a tenfold increase in users. Wait times for appointments and local services frustrate residents as out of area renters out-book and fill what service appointment room may be available (eg vehicle repairs, spa services, medical clinic and hospital space, etc)

Screen Name Redacted

8/03/2021 01:33 PM

THEY ARE NEEDED

Screen Name Redacted

8/03/2021 01:36 PM

Not allowing short term rentals would be extremely short sighted and hurt the community in a number of ways.

Screen Name Redacted

8/03/2021 01:42 PM

We stayed in our property for almost 100 nights this year and also were able to offset some of our costs through rentals when we weren't using it. As a homeowner it would be very upsetting to have a change in law preventing us from renting it. Furthermore, as someone who has rented many condos and houses at various ski hills, it makes the tourist experience 100000x better. We just stayed in a hotel at Whistler and it sucked. We moved to a house with a kitchen and it was 100000x better. There is lots of room for new construction in fernie if this boils down to a supply / demand problem, the city should be consulted regarding availability of development permits

Screen Name Redacted

8/03/2021 01:46 PM

The possibility of earning income to offset the cost of ownership and increase my return on investment was the primary justification in my decision to increase my financial exposure in Panorama real estate, especially as I made the move a couple of years ago when the likely hood of an ROA through increase in property value didn't seem to be a factor.

Screen Name Redacted

8/03/2021 01:46 PM

Brings income to the area, new business and allows us to keep our vacation property.

Screen Name Redacted

8/03/2021 01:48 PM

For us the ability to rent significantly helps with the meeting the carrying costs of the facility

Screen Name Redacted

8/03/2021 01:53 PM

The perceived risk and concerns are speculative and not based in trending. Responsible owners should be able to responsibly rent their homes as they wish. Radium relies in tourism to survive, disallowing short term rentals would be detrimental to so many families who visit the valley regularly

Screen Name Redacted

8/03/2021 02:00 PM

Short term rentals are an asset to the local community as they bring in people who shop and spend money on a seasonal basis.

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

Screen Name Redacted

8/03/2021 02:03 PM

No

Screen Name Redacted

8/03/2021 02:05 PM

Minimal options for accommodation in our area

Screen Name Redacted

8/03/2021 02:22 PM

no

Screen Name Redacted

8/03/2021 02:22 PM

I believe short-term rentals are a great way to expand tourism to the valley. It provides a service that tourist desire with the surge in use over the past few years. A lot of short-term renters are not just weekenders, a lot of seasonal stays that other accommodations don't offer.

Screen Name Redacted

8/03/2021 02:27 PM

I think it is a great way to introduce new people to the valley and in many ways it also provided more work for those who live in the valley. We use all local contractors to help maintain our place when we are not there, a local cleaner to help between guests if we are not there and always direct guests to local businesses.

Screen Name Redacted

8/03/2021 02:27 PM

no

Screen Name Redacted

8/03/2021 02:32 PM

Even though there are some concerns about short term rentals (most are not justified)they offer options to people. If they weren't priced properly or managed properly then like any business they would fail. If any industry is over regulated then it doesn't allow the market to determine proper value .

Screen Name Redacted

8/03/2021 02:41 PM

They give the public the experience the valley prior to purchasing. Many of our short term rental guests were staying while they shopped for their own homes. By doing away with this, housing would slow significantly.

Screen Name Redacted

8/03/2021 02:47 PM

Plain and simple if we cannot short term rental our property we cannot afford to keep it and pay the condo fees, taxes, utilities and mortgage.

Screen Name Redacted

Operating my air bnb has changed my life. I am able to live here,

8/03/2021 02:55 PM

thrive here & am financially independent.

Screen Name Redacted

8/03/2021 03:00 PM

Short-term rentals benefit the property owners but not the community. If an owner needs the revenue to offset costs then they can't afford the house and should live within their means.

Screen Name Redacted

8/03/2021 03:07 PM

They are a positive to most or all communities that have them. The benefits far outweigh the negatives

Screen Name Redacted

8/03/2021 03:19 PM

*Short-term rentals are beneficial as they provide housing options for those just coming for the winter or summer season (4-6 months). *They also provide short-term housing for all the contracted health care and mining contractors. *It allows for online tools to make it easy to advertise and manage listings for short-term rentals and connect with larger companies that have clients coming and staying in the community short-term. *Flexibility.

Screen Name Redacted

8/03/2021 03:30 PM

It has allowed us to create a income to live here without the headaches of full time rentals .

Screen Name Redacted

8/03/2021 03:37 PM

Short term rentals can effectively managed to minimize disruption to community if properly managed. We support the business license if needed.

Screen Name Redacted

8/03/2021 03:45 PM

Benefits should not come at the expense of neighbours and commercial operators who operate and pay appropriate taxes and fees in properly zoned areas

Screen Name Redacted

8/03/2021 03:57 PM

Short Term Rental Owners provide work for locals. For Instance we hire: Lawn Maintenance, Maid Services, Hot tub Maintenance; who are all locals. In addition we provide recommendations for tourists where they can go and spend their money. We recommended many Restaurants in the area, Children's activities, Golf Courses, shops, rental areas, grocery stores, and so much more. Short Term Rental owners provide a better and more local experience for Tourists as we are not interested in only sending visitors to places we own or operate. The entire Valley's businesses are promoted by Short Term Rental Owners - Not just a few.

Screen Name Redacted

8/03/2021 04:18 PM

The ideas that only specific regions of Fernie are allowed Air B opportunity is not fair. The hill, Riverside and Silver Rock

Screen Name Redacted

8/03/2021 04:50 PM

Short Term Rentals are and important sector of the tourism industry as it provides accommodations that meet family needs or specific groups.

Screen Name Redacted

8/03/2021 05:02 PM

Short term rentals offer an excellent option for families. Families with children appreciate the extra space and amenities that a short term rental (often a house or condo).

Screen Name Redacted

8/03/2021 06:06 PM

I believe I have made my point clear... I just hope this doesn't land on def ears!

Screen Name Redacted

8/03/2021 07:10 PM

It's honestly what the general public want these day. Basic Hotel cost is similar and offers way less for families overall. Plus there isn't enough hotel accommodation in the area.

Screen Name Redacted

8/03/2021 07:33 PM

If we are not allowed to rent short term, our unit will not be available. The housing shortage in Fernie is due to the ski hill not having housing for its employees . You should tackle that problem before putting long time residents in a spot choosing to help out the community

Screen Name Redacted

8/03/2021 07:35 PM

We plan to retire in the valley, we support local businesses even though shopping in our current residence is cheaper. We want locAl businesses to be successful and in place when we retire in the valley. Since we are not retirement age, we offer our residence to renters, who ship, eat and use local amenities and business.

Screen Name Redacted

8/03/2021 07:53 PM

I think if you are renting a home you live in full time, this should be allowed.

Screen Name Redacted

8/03/2021 08:01 PM

Allowing options for accommodations provides revenue for local businesses allowing the valley the amenities that exist. Preventing this rental option will limit revenue to this community .

Screen Name Redacted

Without short term rentals in invermere how many businesses

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

8/03/2021 08:19 PM

would go over there is millions of dollars put into local economy because of it. Why is this survey not only available to people who own property and pay local taxes. It's non sensical to make this open forum to anyone it's inviting people who have no impact on community to influence our community.

Screen Name Redacted

8/03/2021 08:35 PM

We have found that it enables us to enjoy the property and share it with others so that their families can make memories as well

Screen Name Redacted

8/03/2021 08:47 PM

There are fewer concerns with short term renters than with long term renters eg. Parking, noise etc.

Screen Name Redacted

8/03/2021 08:52 PM

Keeps economy strong in the area

Screen Name Redacted

8/03/2021 09:17 PM

Please contact we as a liaison if you wish. Cheers [REDACTED]
[REDACTED]

Screen Name Redacted

8/03/2021 09:26 PM

STRs allow lower income families the opportunity to own property in areas that are the historically the preserve of the wealthy. Would you rather have holiday homes lie vacant to little concern of their wealthy owners, or have them rented out by owners who need the income and who bring more renters and therefore more commerce to the area?

Screen Name Redacted

8/03/2021 09:28 PM

Non residents pay higher tax. More people come to the valley which is putting a lot into the economy.

Screen Name Redacted

8/03/2021 10:18 PM

It really important to the tourism - providing families an affordable option to enjoy the activities our area has to offer.

Screen Name Redacted

8/03/2021 10:36 PM

Short term permanent rentals are properties that are usually kept neater Landscaped nicer

Screen Name Redacted

8/04/2021 06:11 AM

No benefits at all in our community. We have hotels and motels short term visitors can rent - says my husband. Build more of them, if needed.

Screen Name Redacted

8/04/2021 07:07 AM

Without short term rentals, I would not have had the opportunity to spend time in RDEK. The time I spent at rentals lead to me invest in a property in the area and I love sharing my property with other young families to enjoy. STR have no impact on LTR, these are two different types of property rentals. Other like us cannot rent long term due to our schedules of use for the property;. If STR were not allowed, we would not be able to open our home to other families to enjoy the area, as we cannot rent long term.

Screen Name Redacted

8/04/2021 07:31 AM

Bad renters leave.

Screen Name Redacted

8/04/2021 08:40 AM

Advertising and rental platforms are available, and used, by all rental property types. Not a competitive advantage. Competition is part of the capitalist system - if you offer something that others are not, it is marketable ... not something to be regulated out of existence.

Screen Name Redacted

8/04/2021 08:52 AM

Enables existing short home exchange opportunities with others all over the world.

Screen Name Redacted

8/04/2021 09:34 AM

We are a semi retired couple, on a very fixed income. without short term renting we could not travel. When we travel our place is rented and we don't have double living expenses. We make sure when our place is rented that travellers have the best possible experience and we assist as much as we can.

Screen Name Redacted

8/04/2021 10:48 AM

I strongly disagree that short term rentals would increase property value

Screen Name Redacted

8/04/2021 12:14 PM

It allows me to rent my property yet have friends and family visit

Screen Name Redacted

8/04/2021 12:41 PM

It is essential for a tourist town, also it is my house that I work hard to own and should be allowed to rent it for the summer as I see fit.

Screen Name Redacted

8/04/2021 12:53 PM

As indicated above, a lot of people struggle to find a place to stay short-term around this valley, especially in the summer. All the accommodations in the valley are full, so I believe that short-term rentals help with the tourism sector for the valley, as well as

satisfying visitors and helping some other people in the valley get a job (like cleaners). We, in particular, try to promote the businesses in the area as much as we can, to help with the stores in town as well.

Screen Name Redacted

8/04/2021 12:56 PM

because the property owner has very little rights when it comes to problems with long term renters. it is more advantageous for them to have short term rentals

Screen Name Redacted

8/04/2021 03:14 PM

Don't regulate STRs as you'll end up driving out investment and tax base from our communities. Might have to organize a group that will look out for the interests of out of province owners which make up the majority of the East Kootenay tax base

Screen Name Redacted

8/04/2021 03:29 PM

Outweighed by the drastic negative effects on the ability of taxpaying owners of private property to enjoy the benefits of residential property ownership.

Screen Name Redacted

8/04/2021 03:30 PM

There is too much emphasis on short term rentals and how it benefits home owners. Not all of us who are long-term residence can afford to purchase a home in this overpriced town, especially with the prices of real estate nowadays.

Screen Name Redacted

8/04/2021 03:41 PM

Rentals should be in town

Screen Name Redacted

8/04/2021 04:04 PM

As a full time resident, I do not like short term rentals, the people have no regard for the lake or those around them as they are noisy and rude. Our neighbor has rented their place and all but one time it was awful. Just do not respect the lake and have no idea how to boat.

Screen Name Redacted

8/04/2021 04:11 PM

I don't find it beneficial. I believe it reduces the value of the homes in our community if we allow Short Term Rentals.

Screen Name Redacted

8/04/2021 04:15 PM

Better long term maintenance of properties for owners, and easy of wear and tear. Regular short term check in's means regular cleaning, regular property checks, and better handle of the property and it's needs. It needs to be in very good shape to rent short term. This is better overall for the owner.

Screen Name Redacted

None

8/04/2021 04:27 PM

Screen Name Redacted

I don't rent my home and never will but I have used STR in Tofino and enjoyed the experience. This whole valley depends on tourism. We can hold onto the past and wither or embrace the future and prosper.

8/04/2021 05:43 PM

Screen Name Redacted

It offers options for people travelling here and another way for renters to sustain the cost of living here.

8/04/2021 06:01 PM

Screen Name Redacted

Great way to boost the economy. Alternatives to hotels for multi family vacations.

8/04/2021 08:09 PM

Screen Name Redacted

We need airbnbs I'm a young struggling to make it, Airbnb has allowed me to be able to keep/afford my nowadays. I have great experiences with short term renters and long term renters have trashed my place. My place will sit empty before I rent it out long term to many bad apples wrecked it for the rest.

8/04/2021 09:53 PM

Screen Name Redacted

I think by having more accommodation options, it brings more revenue to the area. I prefer the look of short term rentals in the form of houses and condo instead of a bunch of hotels. I think it's better for the environment too as it increases the usage rates but doesn't require new build.

8/04/2021 10:37 PM

Optional question (549 response(s), 942 skipped)

Question type: Essay Question

APPENDIX C

Below is a list of potential housing-related concerns of Short Term Rentals.
Please rate your level of concern.



Q1 | If you answered "Other", please specify:

Screen Name Redacted

7/04/2021 11:06 AM

Lack of appreciation of the environment, littering, campfires and fireworks, stress on roads not designed for the level of use, (Wills Road and the Meadows, access to the provincial park on the east side of the lake)

Screen Name Redacted

7/04/2021 11:08 AM

Renters are noisy, abusive and inconsiderate of neighbours and the environment. They simply don't seem to care and if challenged, are threatening.

Screen Name Redacted

7/04/2021 11:13 AM

Just don't.. the need is more than likely minimal so have the vacationers just stay in town. Period. They can drive to wherever they need to "explore".. promote in town activities.

Screen Name Redacted

7/04/2021 11:20 AM

Being threatened by unruly renters who feel it's their right to party all night long and burn fires/fireworks and attract wildlife is not even something that should be considered. We have over 1650 legal STRs in Fairmont with a population of 476, we do not need one more STR operating as a business from a residential home and benefitting from a tax free income.

Screen Name Redacted

7/04/2021 11:24 AM

STR's have a negative impact on value and enjoyment of property for homeowners who do not rent. I live in an area with lovely homes but the problems caused by short term rentals are numerous.

Screen Name Redacted

7/04/2021 11:25 AM

ALL benefits of STR's flow to the owner who rents. Most if not all of the concerns and impacts of STR's flow to the greater neighborhood and community. Renters do not have a sense of ownership in the community. A small percentage of STR sites in a community can have a significant impact on the community environment. Average family home with 3 to 5 people becomes rental with 5 to 10 people (or more) who have a high reliance on use of community infrastructure and assets.

Screen Name Redacted

7/04/2021 11:42 AM

Lack of neighbourhood, community ownership and involvement with owners and investors. Rarely do these owners get involved in local events and volunteerism. They involve themselves only on

Strata boards to protect their shorter rental options. They generally don't take the long view on the community and full time and part time residents.

Screen Name Redacted

7/04/2021 11:43 AM

Local stability in the economy and social peace

Screen Name Redacted

7/04/2021 11:54 AM

Short term rentals cause problems. But many property owners don't want long-term tenants as landlords have few rights in B.C. The province should ensure property owners have the right and responsibility to evict short term problem customers so as to protect neighbours and owners.

Screen Name Redacted

7/04/2021 11:58 AM

In the past, part time housing was not rented. Sat empty, and did not bring visitors to valley

Screen Name Redacted

7/04/2021 11:59 AM

We live in a strata community of 46 individual homes roughly half being vacation homes. Our strata has its own un-metered water and septic system. Excessive usage of these systems by heavily trafficked rental units will very likely overburden the system. Renters will profit monetarily and non renters will be facing higher maintenance costs.

Screen Name Redacted

7/04/2021 12:12 PM

large households being rented short term with 20 beds in them creates a lot of noise. These tenants tend not to care about surrounding area as they are only there for a few days to party. Also these rentals are like small hotels and should be paying tax accordingly as well as have a care taker on site.

Screen Name Redacted

7/04/2021 12:12 PM

The loss of raggedy hedges, dandelions, etc. and the expectation that everything must be tidy & gentrified to appeal to the urban notion of "country charm"

Screen Name Redacted

7/04/2021 12:25 PM

There are to many people at STR's, they break all rules around septic usage, Covid 19 etc. The owners should not have to buy wine for all the neighbors because of poor rentals.

Screen Name Redacted

7/04/2021 12:25 PM

Did not mean to check Other.

Screen Name Redacted

7/04/2021 12:30 PM

None

Screen Name Redacted

7/04/2021 12:44 PM

Bringing in so much extra sales & servicing has a tremendous impact for our Stores & communities. A good impact.....tourists a fantastic income.

Screen Name Redacted

7/04/2021 12:47 PM

ignorant tourists with large wake boats cause negative environmental impacts on Wasa, the water, the foreshore and aquatic life.

Screen Name Redacted

7/04/2021 01:06 PM

Hotels and B&B's service a different need.

Screen Name Redacted

7/04/2021 01:08 PM

The existence of STR's in R1 districts is a violation of the fundamental rights of the property owners and as such the current land use by-laws should be enforced as they exist now. STR's should be permitted only in commercially zoned districts. They are commercial enterprises and should be treated, taxed and regulated as such.

Screen Name Redacted

7/04/2021 01:15 PM

Property owners have a responsibility to inform renters of local by-laws, recycling info, garbage pick-up, community traditions, etc. Renters must be held accountable and be responsible for being aware of the above.

Screen Name Redacted

7/04/2021 01:27 PM

See comment above

Screen Name Redacted

7/04/2021 01:39 PM

Guests do not know (& sometimes owners themselves do not know) the bylaws within our community and it seems to become the neighbours responsibility to tell them, which the renters do not take kindly to. We have one bylaw officer who cannot be expected to follow through with all the complaints and a limited RCMP force to address issues that become very concerning. We work hard to know our neighbours and develop a close knit community. Having strangers every weekend next door that do not know or seem to care about our bylaws does not fit with what we signed up for. We were here first. Why are our rights suddenly discounted! Have short term rentals in the areas they were zoned for!!

Screen Name Redacted

7/04/2021 01:46 PM

More beneficial to part time or investors than full time residents.
Leaving full time residents to feel like they have less rights in their own communities

Screen Name Redacted

7/04/2021 02:03 PM

These people have no respect for PRIVATE PROPERTY. They trespass and allow their dogs to chase farm livestock or personal pets. They have no regard for their dogs barking at all hours day and night. Also they have no respect for neighbors as to noise they make at all hours.

Screen Name Redacted

7/04/2021 02:46 PM

May Bring in a lot of undesirable elements, such as noisy parties, heavy traffic, disregard for community values

Screen Name Redacted

7/04/2021 02:56 PM

If a homeowner who pays provincial and federal taxes chooses to rent their home, it is none of RDEK's business. If you're concerned about affordable housing, build some.

Screen Name Redacted

7/04/2021 02:57 PM

Increases costs of security in neighbourhoods

Screen Name Redacted

7/04/2021 03:08 PM

Disturbance, short term renters don't respect full time residents

Screen Name Redacted

7/04/2021 03:10 PM

Increased demand on water and sewer that residents are asked to conserve. A short term rental with ten people waste scarce resources without any costs to the property owner. Totally inappropriate!

Screen Name Redacted

7/04/2021 03:16 PM

Lack of respect for the community including speeding, disregard of bylaws, drunken behaviour, littering and garbage, aggressive behaviour

Screen Name Redacted

7/04/2021 03:17 PM

Very opposed to STR.

Screen Name Redacted

7/04/2021 03:19 PM

Not sure

Screen Name Redacted

Increase use helps to avoid empty homes where culprits prey on

7/04/2021 03:41 PM

this is a security benefit not negative.

Screen Name Redacted

7/04/2021 04:04 PM

Lack of respect to other property owners by renters.

Screen Name Redacted

7/04/2021 04:27 PM

visitors discipline over use of common facilities as beach and railway crossings to the lake

Screen Name Redacted

7/04/2021 04:46 PM

Total invasion of privacy with disregard of speed limit and private property. Increase of theft recently in the area which was at 3:30am in the morning with brake into vehicles and speeding out making a racket. We have them on our security camera but unfortunately, it was too dark to identify their plate numbers. Most of the short terms renters are party goers and have no respect for noise and our own privacy, often ignoring the rules and community morales.

Screen Name Redacted

7/04/2021 05:02 PM

We have STR operating next door to us and the owner takes no responsibility for the parking and noise his renters make. He advertises that his unit sleeps 12 people which is very inconsiderate of the neighbors. He is definitely operating a business but claims he is not. Selling goods or services to the general public is a business. He is always back in Calgary when his units is rented and knows nothing of what goes on.

Screen Name Redacted

7/04/2021 05:24 PM

ST renters are often disrespectful of full time residents' privacy and needs as non-cacationers.

Screen Name Redacted

7/04/2021 05:25 PM

Since there is zero enforcement of existing bylaws, in Gold Creek anyway then any discussion on this matter is moot as the RDEK has no power to change the ways of the taxpayers.

Screen Name Redacted

7/04/2021 05:33 PM

Short term rentals beside and across the street from us are constantly breaking noise bylaws, parking on the road where it is not allowed, having fire and fireworks when it is unsafe and/or banned. Leave a mess - garbage in the yard. Trespass on my property.

Screen Name Redacted

7/04/2021 05:39 PM

Living in a community of transients, rather than neighbours who I know and can rely on to take care with their actions and properties,

is not the type of community I wish to see Spur Valley become. Long term roommates or renters at least give us a chance to 'get to know' our neighbours.

Screen Name Redacted

7/04/2021 05:43 PM

I am concerned with short-term rentals and how it may actually lower property values, add to the vandalism in the area, and quite frankly destroy the peace. Moved here to get away from crowded streets, not to create them.

Screen Name Redacted

7/04/2021 06:12 PM

I've mentioned them previously. Noise, increased traffic on the roads, beach and boat launch areas.

Screen Name Redacted

7/04/2021 06:19 PM

See above

Screen Name Redacted

7/04/2021 06:24 PM

these renters are just out for a good time and are noisy and rude. Quite often they use their parents charge cards to fake their age. living next to one sucks.

Screen Name Redacted

7/04/2021 06:33 PM

N/A

Screen Name Redacted

7/04/2021 06:46 PM

Current wild west allows for those who can leverage multiple home ownership into very high return when it is the community that pays the cost. Lack of affordable housing, selfish use of community amenities from roads, parking, beaches, the lake, and peace and quiet are all costs neighbours and locals who work to improve the community are leached upon by these home owners who misuse residential housing. The resources are finite and short term rental owners pull an unfair share.

Screen Name Redacted

7/04/2021 07:26 PM

STR do not belong in residential communities especially family oriented ones. The other concern is the impact to infrastructure such as water and sewer. Our community water and sewer are a community resource funded by our strata fees. The systems were engineered for less than 4 people per home. With STR we have as many as 17 adults staying in a single home which has the potential to totally overwhelm consumption (water) and disposal (sewer). Our systems especially sewer are not designed for surge usage such as 12-17 adults in a single home over holiday weekends. Damage to sewer in particular could cost hundreds of thousands of

dollars in remediation. This would force a cash call on all owners, when the damage was inflicted by a few STR with no concern for the systems. STR should absolutely be banned where water/sewer are not engineered for this demand. The irony is that owners of STR can inflict this damage (loss of sewer and water) on the owners while they continue to live comfortably in their home in another city. Our experience as a community with respect to noise, speeding, rude and drunken behaviour is all from STR. Its amazing how one or two STR in a community of 40 homes can completely ruin the quality of life for the permanent fulltime families.

Screen Name Redacted

7/04/2021 07:51 PM

Short-term visitors have no pride in ownership and little respect for neighbors.

Screen Name Redacted

7/04/2021 07:55 PM

Significant impact on tourism dollars from outside the Columbia Valley.

Screen Name Redacted

7/04/2021 08:45 PM

Concerned with people following rules. Concerned about garbage storage , noise, illegal fires

Screen Name Redacted

7/04/2021 09:10 PM

Owner renters put huge strain on water, septic in our area where this is an Issue as large houses are filled to capacity. With no investment in the community, it is unimportant to the user how they use these resources. The renters do not bear any more burden for cost even though their use of resources is much higher. With little policing in the area, there is little recourse when parties go out of control other than RCMP. This seems a huge waste of their time.

Screen Name Redacted

7/04/2021 10:41 PM

Increases shortage of long term rentals / noise / negative impact on security and safety

Screen Name Redacted

7/05/2021 04:49 AM

Reduction of long term rentals (if it occurs) will only drive further economic benefits long term. The market always rebalances and will result in more housing developments.

Screen Name Redacted

7/05/2021 07:43 AM

Ok in some amounts, very disruptive for all the reasons above when there are too many. When there were just a few at its t was new, interesting, and kinda cool, but now that everyone can do it it feels out of control.

Screen Name Redacted

7/05/2021 08:44 AM

Timber Ridge is a recreational area used by owners predominantly and renters during summer or winter seasons. During spring and fall we see very few owners/renters in the area. We were once told that by having the properties used in Timber Ridge helps to reduce vandalism. It is very evident when a property is not being used. The following is very noticeable: not properly maintained, yard is left unattended (broken branches on the ground, grass not cut), exteriors not kept up. Our property has never looked better since we started to rent it out occasionally. We are extremely vigilant of any safety concerns, maintenance is kept up, our property is very visually appealing thus increasing property value for us and our neighbours.

Screen Name Redacted

7/05/2021 09:03 AM

Visitors to the lake don't have the same concerns as full time residents - while the former are here to enjoy the stay, full time residents are trying to maintain a chosen lifestyle.

Screen Name Redacted

7/05/2021 09:30 AM

Hit the button by mistake lol

Screen Name Redacted

7/05/2021 10:22 AM

In our particular neighbourhood, the existence of short term rentals would significantly increases the risk surrounding our private railway crossing, beach use, marina use, etc.

Screen Name Redacted

7/05/2021 10:39 AM

Parking/Snow removal - So - renters have cars, but full time residents don't?? hmm? Noise Disturbance/safety and security - this is not inherent to people who utilize STRs - FT owners or renters can be noisy too; each instance should be handled on an case by case and not automatically assumed that all renters are noisy and inconsiderate. To anyone reading this - you have likely stayed in a STR - did you rob the neighbours?? Likely not and neither did 99.99% of short term renters! Loss of community - Pa-lease this one is huge stretch. Almost all of our communities are a blend of full and part time residents. Those that are very residential likely won't make great STRs. Inflated Real Estate Prices - let me ask this one from the other side of the issue - "do STRs maintain or increase the FMV of your home?" Of course they do! That said, there are still many opportunities in our valley for affordable housing - maybe not in prime areas for STRs (lakefront, lake views, etc) but maybe people looking for affordable housing should be resolve to the fact that places that are prime for STRs may not be attainable - but homeowners in these locations should not have their home values artificially driven down by government over regulation. Long term rentals - Ah - my favourite false argument

against STRs. I know many many people who have stopped being full time landlords and NOT ONE of them did it to take advantage of STRs - EVERY SINGLE ONE OF THEM stopped because the BC tenancy act so overly favours tenants and leave landlords/homeowners with huge expenses and a long list of bad experiences. Of course, not all long term tenants are bad, but if you happen to get one, you're pretty screwed! Unfair to hotels - ok -why is the government not regulating Netflix to protect Gone Hollywood/Blockbuster? YES, STR homeowners should pay into the local DMO, etc., but biz is biz and things change. Many hoteliers have changed or tweaked their business model to stay viable. Consumers have made their choice that STRs are the proffered accommodation over traditional hotels/B&Bs etc - the supply of a preferred commodity should never be artificially limited by government to protect lesser desired accommodations.

Screen Name Redacted

7/05/2021 10:49 AM

Tax payers are supplementing the costs of infrastructure, policing, fire departments, roads etc, STRs have reduced the revenues for legitimate operators - hotels, b&b etc.

Screen Name Redacted

7/05/2021 11:09 AM

STR's reduce the availability long term rentals and affordable housing. People purchasing properties to use it as an STR investment property increases local real estate prices and makes home ownership unaffordable for low income families and young people.

Screen Name Redacted

7/05/2021 11:10 AM

Safety on the lake. Many visitors to the area have no idea how to safely navigate the lake and there are significant Safety concerns - boats travelling the wrong direction on the lake, people on inflatables in the middle of the narrows etc.

Screen Name Redacted

7/05/2021 11:12 AM

There is an inherent bias in the question 'Unfair to legitimate commercial accommodation...' implying short term rentals are 'illegitimate. This question should be re-worded.

Screen Name Redacted

7/05/2021 12:05 PM

So many problems, with our beach access in the past with renters. Columere Park railway crossings have been compromised because of renters walking down the tracks. (For example) Once this is approved there will be no recourse.

Screen Name Redacted

In our community rentals would have no real impact except for

7/05/2021 12:35 PM

beach usage on weekends. But that's only because there are some snobs (me only people) who live in the community and don't know how to share

Screen Name Redacted

Concerns can be subjective.

7/05/2021 12:50 PM

Screen Name Redacted

No comment

7/05/2021 01:31 PM

Screen Name Redacted

some short term renters leave garbage, damage property and increase home owners expenses as we now have to hire security to keep our neighbourhood safe.

7/05/2021 02:03 PM

Screen Name Redacted

STR operators avoid paying local taxes (hotel, PST) which benefit the area (tourism, infrastructure)

7/05/2021 02:04 PM

Screen Name Redacted

Unless you had these short-term rentals for tourists looking for a cabin to stay in, tourists would go to other areas taking away the much-needed tourism and income Radium needs.

7/05/2021 02:08 PM

Screen Name Redacted

In an emergency in a small town, knowing our neighbours is a necessity. If an elderly neighbour needs help, they should be able to knock on a door. Having strangers here makes everything more uncomfortable.

7/05/2021 02:10 PM

Screen Name Redacted

The biggest impacts in a specific community are that it is against our Community Development Bylaws in that no businesses are allowed to operate (VRBOs are a business): and secondly, the use of Beach area, and marina, and Crossing over CPR rail line is for paid up Community residents (and their guests who have to be accompanied by owner). Fees are charged yearly to owners for maintenance and upgrades (kayaks paddles etc). Short-term renters, weekend and weekly visitors use equipment with no approval from Community. It has become a financial issue for Community to try and police this unauthorized access to area and use (some VRBO owners actually advertise that access is available and use of beach and marina is OK). Thirdly, increased traffic in area trying to locate the beach and Marina occurs daily despite clear signage stating the opposite (Private Beach - No lake access). At risk is the loss of CPR crossing due to persons

7/05/2021 02:58 PM

exhibiting under care and concern when they inadvertently crossed tracks without looking at oncoming train (spring 2021 as latest incident).

Screen Name Redacted

7/05/2021 03:10 PM

Impact to our environment/garbage/

Screen Name Redacted

7/05/2021 03:27 PM

Based on size and square footage of our home it would not ever qualify for affordable housing. Our neighbours would not be inconvenienced, parking isn't an issue, it is looked after by a property management company and we are not looking at this as an income stream only to cover our costs

Screen Name Redacted

7/05/2021 03:52 PM

Not having short term rentals doesn't fix affordable housing issues. People looking for affordable housing most likely wouldn't be ok paying \$1600 per month for a condo. That is the cost to own a \$250,000 place if you include all the utilities. There are places to buy that are still very reasonably priced within the valley it doesn't get much more affordable than that.

Screen Name Redacted

7/05/2021 04:09 PM

Late night and early morning Noise from renters out on the decks and foul language is very common. Calls to the local Police have to be made and they have more important incidents and issues to deal with. As a resident we do not wish to listen to such language and loud music/ voices, usually drunk. We have had this issue for the past 8 years and have considered moving just to get away from this issue.

Screen Name Redacted

7/05/2021 06:00 PM

Short term rentals reduce investment in dedicated hotels and resort accommodation; reduce the likelihood of full time employment for housekeeping workers in those businesses, as short term rentals only provide part time cleaning work.

Screen Name Redacted

7/05/2021 07:00 PM

Seasonal owners won't sell to increase housing inventory if short term rentals are eliminated. Properties would stay vacant when owners aren't using.

Screen Name Redacted

7/05/2021 07:29 PM

Some of the above questions depend on location of the rental ie rural or within a community.

Screen Name Redacted

7/05/2021 07:35 PM

For clarity I include the following in Safety Security and Noise: Risk of local grass fires that could be catastrophic to the neighbourhood (drinking around the campfire sometimes in violation of bans) and outdoor partying into the night. A specific issue for our community is the overuse or misuse of community facilities like the swimming pool and tennis courts without any benefit (e.g. fees) accruing to the community). We do not have any effective means to deal with this and feel taken advantage of.

Screen Name Redacted

7/05/2021 08:56 PM

Living next to a man Airbnb is noise and annoying. There is no sense community or getting to know your neighbours

Screen Name Redacted

7/05/2021 09:10 PM

Those of us who live close/next to STR have all experienced noise/loud music/obnoxious language. We have even experienced all night parties still going on when people are going to work the next day. It would certainly decrease the value of properties around them. The debris of parties is left outside for all to see and the wind to blow it all across their yards.

Screen Name Redacted

7/06/2021 12:58 AM

None of the "negatives" listed have any legitimacy . The renters are substituted for owners, hence no additional traffic, additional rental availability adds to stock increasing available rental stock, owners have to pay tax on income earned, (the questions themselves are illegitimate ie stating unfair to "legitimate" business implying anyone who rents out their place is "illegitimate" very sneaky,)

Screen Name Redacted

7/06/2021 05:49 AM

There are impacts on water and sewer infrastructure. A fully and continuously occupied house (often with multiple families in a STR) will consume considerably more water and produce much more waste. Then, if a house is on a septic system, it should never be allowed to be an STR.

Screen Name Redacted

7/06/2021 06:21 AM

I think it's unfair to classify short term rentals as not being legitimate, or as legitimate as a bed & breakfast or a hotel.

Screen Name Redacted

7/06/2021 08:40 AM

Destroying community. Massive lack of regard for the laws that folks bought into. RDEK zoning has become irrelevant and can not be trusted.

Screen Name Redacted

7/06/2021 08:57 AM

All I have heard are concerns regarding these type of STRs, they do not belong in a quiet, residential neighbourhood

Screen Name Redacted

7/06/2021 09:02 AM

In regards to these concerns, my answers are very dependent on the location of the STR.

Screen Name Redacted

7/06/2021 09:53 AM

Long term rentals are in short supply in Cranbrook and Kimberley resulting in tenants looking at Wasa especially if they have pets. An increase in short term rental homes would reduce the community neighbourhood feel, participation in the community organizations and volunteers available to continue community services.

Screen Name Redacted

7/06/2021 11:01 AM

Owners advertising and offering membership benefits that renters are not entitled to use (like beach access, boat launch, tennis courts, etc.).

Screen Name Redacted

7/06/2021 11:24 AM

Again, if I am looking for a cabin, I don't want to search for a hotel or B&B, I'm looking specifically for a cabin or home to stay in. If that's not available to me, I'll look into a different geographical area.

Screen Name Redacted

7/06/2021 11:43 AM

If short term rentals exist they must be subject to same regulations and zoning as commercial enterprises. Eg same laws as are applicable to Fairmont Resort and similar operations. ie sprinkler fire protection; commercial insurance GST and payment of appropriate income tax on earnings and capital gains on conversion of property to rental revenue property with necessary redoing of property if community will allow. Redoing should not be done on an individual property basis but rather on an entire electoral area so that everyone owning property votes and knows that should these party houses be allowed one may be next door to their property..

Screen Name Redacted

7/06/2021 02:32 PM

A lot of STR owners do not live in the area, Calgary for instance. Often, these owners have no idea who they have rented to and how many people actually show up and if there are problems, these owners are too far away to do anything about them. I have seen examples of owners who believe they have rented to a family of six when in fact 16 people show up. Often STRs are used as party houses and those showing up have little or no regard for the

community. STRs are commercial enterprises that are being operated in residential areas. I have witnessed the negative impacts on our community and they are huge!

Screen Name Redacted

7/06/2021 02:44 PM

Our home as adequate parking, this isn't an issue, all guests are vetted by our property management company to ensure the right people are staying, we have cameras outside the home to ensure people are not being unruly and take care of safety and security. The area is already compromised on primarily of holiday homes, so I don't see loss of community being an issue, we are not planned on having a revolving door of guests. If inflated real estate prices are a concern maybe capping the number of STR as it stands right now might be a good way to go, rather than penalizing people that have already built this into their future plans based on rent they will be receiving. As mentioned we would be happy to pay a fee to commercial accommodation in the area to support them in order to continue operating. Our home would never be considered affordable housing, it is meant for a large family and is well equipped.

Screen Name Redacted

7/06/2021 06:50 PM

It is taking away our community there is noise and disturbance and we live here full time we didn't move here for all these to move in if we would of knowing that before we wouldn't of bought our place and now we are ready to move

Screen Name Redacted

7/06/2021 07:54 PM

Safety & Security, the scope is large including safety of renters (approved suites to a standard) through the monitoring and enforcement when issues or complaints are raised

Screen Name Redacted

7/07/2021 01:12 AM

People wanting to rent a home are not looking for a motel room, two different types of guests. Start regulating STR and adding costs to the home owners, many of which already pay higher taxes due to out of province ownership, and you risk a collapse of the real estate values as many will sell

Screen Name Redacted

7/07/2021 06:07 AM

Federal governing policies in my experience dictate the affordability of housing causing homes to be out of the reach for most of these days. By eliminating short term rentals people will still be able to afford the home and keep it vacant as we have seen in several areas across Canada where neighbourhoods are empty owned by foreigners, this was very evident in Kitsilano British Columbia where a family member owned a home and may be 20% of The

neighbourhood was actually occupied. The ability to own my home and rent in this manner present locals with the ability to keep their properties and keep the dream alive that they may be able to return to their home. It's a very big concern for me that if I sell that home I would never be able to return due to escalating real estate prices due to the factors as I mentioned above.

Screen Name Redacted

7/07/2021 06:18 AM

This is a different type of community from a normal town. It is a seasonal resort community which has very few full time residents. It does not have a deleterious effect on community, safety, etc. Any noise/parking/etc issues (I don't think there are any, but if there are), can be mitigated by ticketing, etc.

Screen Name Redacted

7/07/2021 08:05 AM

Windermere properties are larger and do not affect parking Many residents choose to stay despite limited local resources (that may grow as more ppl move here after falling in love with the valley) Real estate is still affordable here compared to cities and towns across Canada (as long as you don't have big dreams of a mansion on the lake.) Regulation is socialist and the biggest economies in the world are free market. You can also look at great countries like Norway Denmark etc that provide MANY resources for their citizens BUT all other costs are ridiculous (food, cars etc). Yes we deal with inequalities but we pay one of the highest levels of tax compared to other countries, you think we could figure out how to better use that.

Screen Name Redacted

7/07/2021 08:16 AM

Security, safety and access to regional services financed through commercially taxed businesses. RDEK Taxation for any STR commercial enterprise is difficult to control. Fairmont townsite alone has 2 major resorts and 1 smaller one, 4+ RV parks, 2 timeshare commercial ventures—these are countable and taxable—and are used to support infrastructure and emergency services needs (especially during the peak tourism seasons). Locals have many positive opportunities for cultural exchange, employment opportunities, and creating a lifestyle that maintains property values. Unless we have the capacity and are prepared to increase roadway parking, access to recreational amenities, emergency and security services funding through taxation; then, adding STRs to the tourism accommodation mix will create a burden on local community infrastructure. Currently there is limited access to staff accommodation to support the current tourism business operators needs ... STRs quick cash in and out impacts this.

Screen Name Redacted

7/07/2021 11:51 AM

Our house would never be a long term rental as we use too often, so doesn't take away from long term rentals or affordable housing.

Screen Name Redacted

7/08/2021 11:20 AM

Not respecting the local community bylaws or regulations. Setting off fireworks, having campfire during fire bans. Over crowding of properties.

Screen Name Redacted

7/08/2021 11:47 AM

Complaints to the short term rental companies seem to have no effect on bad renters

Screen Name Redacted

7/08/2021 05:39 PM

We are so disappointed this is being considered and we think all this is quite sketchy based on relationships with in RDEK, politicians and hoteliers in the area. We think you are being kinda sneaky with all of this and we are seriously thinking about getting the media involved

Screen Name Redacted

7/08/2021 07:13 PM

Please talk to the mayors of other canadian cities you will clearly get that this would be a stupid decision to allow short term rental. It will increase oversight (i.e. police and ambulance) costs tremendously, it will lower the property values and will cause headaches you don't even know exists.

Screen Name Redacted

7/08/2021 07:37 PM

if people can't afford to keep the property without renting out maybe shouldn't have it. Some owners are fine with letting their place get rundown as long as it still rents out. Makes the rest of the neighborhood look rundown.

Screen Name Redacted

7/08/2021 07:45 PM

I would answer these questions very differently if I didn't live in a resort community, but Panorama is designed for short-term guests.

Screen Name Redacted

7/09/2021 12:26 AM

A comment about loss of community feel.. a lot of houses in fairmont already sit empty for a lot do the year with people that use them a handful of times. With STR it keeps the owners active with their property. Either themselves managing or them employing someone to manage the property upkeep the lawns.. STR GENERATE MORE JOBS FOR people fill up empty street that otherwise are empty all winter spring or fall we want this, our community relies on people to come spend money here and the few Airbnb homes contribute to this only in a POSITIVE WAY!

Screen Name Redacted

7/09/2021 07:28 AM

Concerns such as noise, snow removal, etc, if necessary can be resolved by holding the owner responsible to control them.

Screen Name Redacted

7/09/2021 10:44 AM

Large numbers of str's using water and sewer services.

Screen Name Redacted

7/09/2021 12:17 PM

nada

Screen Name Redacted

7/09/2021 12:51 PM

The ability to properly enforce against owners who may continue with STR against any approved regulated restrictions of that property.

Screen Name Redacted

7/09/2021 01:35 PM

occupancy numbers are too high for safety, fire, medical ammenties over used, not paid for, insurances may not be adequate we cant even house our medical staff needed in this area business are shutting down due to lack of staff, primary reason is lack of housing young families will be driven out, crime will increase the only ones benefiting are the investors in short term rentals, at the expense of the quality of lifestyle for neighborhoods and ammenities

Screen Name Redacted

7/09/2021 06:01 PM

I think all accomodators should be taxed similarly, regardless of the platform the room is booked on. The DMO should benefit from all vacation rentals. The STR's should all be registered.

Screen Name Redacted

7/10/2021 09:20 AM

More work for rcmp being called out to address disturbances

Screen Name Redacted

7/10/2021 11:16 PM

It is very concerning that you indicate in this part of the survey that hotels and other commercial accommodation are LEGITIMATE. It suggests that you think STR are not legitimate. As a STR (vacation rental) we remit GST, PST and MRDT at the same rate as hotels and other commercial accommodation. Many STR are also LEGITIMATE and offer an alternative accommodation to traditional options. It is concerning that you used this phrasing as it comes across very biased.

Screen Name Redacted

7/11/2021 07:23 AM

Individual unmanaged properties may have issues -so can local long term renters and people who own and do not rent You are not

clarifying. This is a blanket attack on all short term rentals.

Screen Name Redacted

7/11/2021 08:27 AM

This is a Tourist area. ALWAYS HAS BEEN. Most people who visit are very respectful and love it as much as we do. Limiting short term rentals will cost local business and local government a lot of income.

Screen Name Redacted

7/11/2021 09:10 AM

None of these really apply to Panorama as there's virtually no permanent residents there. All properties are "second homes" so allowing short term rentals does not displace permanent housing stock or residents.

Screen Name Redacted

7/11/2021 03:23 PM

No respect for your neighbours well being

Screen Name Redacted

7/11/2021 03:51 PM

Rental places should not benefit from advertising pool use as it does not allow for full time people to even have a chance to use it, plus they are making money off of advertising access to pool.

Screen Name Redacted

7/11/2021 06:44 PM

Maybe if renters weren't such disgusting human beings landlords wouldn't mind renting to them. All the laws lean towards the tenant, therefore, always leaving the landlord holding the bag and money out of their own pockets and big repair bills. If you want landlords to rent to people, there needs to be a balance that doesn't always go against the landlord. We were always willing to work with renters and the more leeway you give them the more they take advantage of you and the less you got from them. So glad we got out of it when we did and we didn't make a single dime for all the headaches we had dealing with those disgusting abusive people-renters.

Screen Name Redacted

7/12/2021 08:23 AM

I have known people who got jobs in the elk valley but had to leave because they could not find affordable long term rentals. This has a significant impact on our community and economy.

Screen Name Redacted

7/12/2021 08:41 AM

Abuse of the area

Screen Name Redacted

7/12/2021 08:46 AM

Reserving the provision of short term rentals for full time residents reduces the risk of inflation of property (this way people won't be

buying property strictly for short term rentals, driving up the market any more than it already is). We already have the problem of loss of community feel, noise disturbance, risk of delinquent behaviour from our high tourist and transient summer population- allowing locals to make some side income will not increase this risk.

Screen Name Redacted

7/12/2021 08:59 AM

Complete and total lack of respect for the environment and surrounding areas - garbage thrown, cans thrown, chase off wildlife, stupid behavior, lack of morals

Screen Name Redacted

7/12/2021 01:05 PM

An STR should not be allowed where existing covenants prohibit suchnuse.

Screen Name Redacted

7/12/2021 01:52 PM

For STR to make any sense in this area RCMP would need to be increased; hospital would need to be expanded; water supply would have to be increased; highway maintenance personal would need to be enhanced, as well as stores would need to insure a greater supply of products than we are presently getting. We are already stressed to the maximum when our tourists arrive; STR would greatly contribute to restricting access to amenities that local taxpayers pay for and would like to enjoy. A definite no on anymore congestion in our valley!

Screen Name Redacted

7/12/2021 02:22 PM

Issue with STRs is always around excessive noise, rude renters and potential for property damage

Screen Name Redacted

7/12/2021 03:24 PM

Aaa

Screen Name Redacted

7/12/2021 03:59 PM

Although I can understand how a foreign (in the sense that someone owns a property but does not use that property other than as a rental) could cause a problem with the current long term rental shortage I do not understand how that effects families like ours who use the property for 80% of the year and rent to select families for 20% of the year allowing us to off set some costs. When we are at the property we are very active and contributing members of the community. Now allowing us to rent our property might force us to sell our property altogether and I don't understand any benefit in that.

Screen Name Redacted

No respect of STR on properties surrounding that may be working

7/12/2021 04:43 PM

full time residents and don't want to party 24/7 or repair damage

Screen Name Redacted

7/12/2021 05:03 PM

We are in dire need of long term rentals in the area. I am not opposed to strs in principal dwellings. However, second homes should not be rented short term.

Screen Name Redacted

7/12/2021 05:44 PM

Very stressful for strata property owners dealing with constant disturbance

Screen Name Redacted

7/12/2021 05:58 PM

Short term housing reduces the chance for low income families/workers/seniors to stay and create community. Short term rentals 100% contribute to homelessness and unhoused people.

Screen Name Redacted

7/12/2021 08:36 PM

The availability of full houses to rent on a short term basis, enables large groups of badly behaving individuals to do things they would not do in their own homes. Excessive noise is one aspect but the enabling of illicit activities such as drug abuse and prostitution is occurring and co-mingling in family oriented neighbourhoods. As soon as we enable large groups to gather under one roof, when none of them are owners of the home, very often these individuals behave outside of acceptable norms as they believe there are no consequences and no one knows them. They have no boundaries and anything goes. This is unfair to respectful home owners where our rights to live in a peaceful environment are being affected. When the home owner is not present, there is no oversight and unlike a hotel where management is on staff 24/7, full home short term rentals are permitted to do things not permitted in hotels. Home owners of full home AIR B&B or VRBO can earn more rental income in a long weekend than they earn in a month of long term rental. There must be consequences to home owners who chose to rent to groups that engage in excessive noise and illicit behaviours. Home owners will do a better job of selecting tenants if they know they will be fined when tenants are disruptive. I also believe home owners of short term rentals should pay significantly higher property taxes as they using more water and sewage, they generate more waste and because they lack the pride of ownership, they contribute to the degradation of the neighbourhood appearance. Full home rentals should have property taxes on a commercial level as they are not operating as a residence but rather as a private hotel.

Screen Name Redacted

no place to rent

7/12/2021 09:15 PM

Screen Name Redacted

Na

7/13/2021 06:51 AM

Screen Name Redacted

Party crowd doesn't have oversight. Increased impact to RCMP as we don't want noise/language/drinking until all hours

7/13/2021 08:54 AM

Screen Name Redacted

The lack of affordable housing has been accumulated for years. If the ski Hill had staff housing like every other resort it would help. Look at other resorts, eventually all houses become too expensive and workers move to the next town. I.e. Pemberton and Squamish. The high cost of housing is also being driven by the ever more complex and expensive building code.

7/13/2021 12:05 PM

Screen Name Redacted

Inflates property values for locals who likely have significantly different earning potential than tourist/absentee owners. First/primary home affordability is out of reach for many.

7/13/2021 12:38 PM

Screen Name Redacted

Personally I get tired of the affordable housing argument. There is a lot of affordable housing in the valley. The issue is everyone wants to be in downtown Fernie or on the ski hill. Let me know when a 20 or 30 minute commute anywhere else would be an issue?

7/13/2021 03:15 PM

Screen Name Redacted

It's called gentrification for a reason. When we turn housing into a commodity we inevitably create a class divide that drives inequality. When single parents, service industry staff, the elderly, etc cannot afford to live in our community the place is broken. You can't build more affordable housing with the current cost to build. Just look at the low income housing project that is 20% built beside Isabella Dicken. That sort of project will never replace the units that have been stripped out of the rental pool.

7/13/2021 07:29 PM

Screen Name Redacted

Neighbours ran a AirBnB; however advertised 10 bedroom. Attracted a party crowd and definitely was not fun to live next door. Four houses away they have their two bedroom basement setup for AirBnB and it is no problem. Do not even realize they are there. I would like to see the owners have to be onsite to manage their guests instead of leaving it up to the neighborhood to manage

7/13/2021 07:35 PM

Screen Name Redacted

7/13/2021 07:58 PM

Some very significant impacts on residential areas - When I purchased home in a quiet residential neighbourhood I didn't sign up for no parking / others blocking my driveway, loud parties and other 'congestion' type issues from packed rental accommodations next door. I understand the need and benefit to some to have added revenue from a rental suit on their property but the sad reality around Fernie is that absentee land owners from out of town have snapped up real estate to 'rent' for crazy profit reducing the community feel of the town/neighbourhood, and making Fernie a totally unaffordable place to live. Neighbours should have ability to provide input if house next door can be rental suit (perhaps a form of zoning application) and there should be limits on capacity. This type of rental suits should be 'taxed' to handle the increase in policing and other impacts (eg funnel a portion to affordable housing and community projects just as the RMI grant funding does).

Screen Name Redacted

7/13/2021 09:45 PM

Can reduce long term rentals

Screen Name Redacted

7/14/2021 06:35 AM

The impact on the hotels is fair. They need to have better service to compete. If they run a not so good hotel and someone else chooses another option that's on them.

Screen Name Redacted

7/14/2021 09:02 AM

reduces the availability of homes for purchase by local families

Screen Name Redacted

7/14/2021 09:28 AM

increased traffic, noise,

Screen Name Redacted

7/14/2021 05:18 PM

I think it should be like hunting tag's: people can submit an application and 40% of them get to do short term rentals for that year and people can reapply the following year. People can still make good money renting long term and ultimately it is better for our economy to have people who work here be able to live here

Screen Name Redacted

7/14/2021 10:00 PM

Our next door neighbours who had been long term seasonal residents converted their cottage to a short term rental unit in 2019. They said they would vet their rentals to ensure nothing but families and responsible couples would rent their cottage. Even with these assurances we experienced a summer of outright disasters. Unfortunately the short term rental websites such as VRBO are much too interested in increasing the volumes of people

listing properties and visitors going to these properties than they are about what happens at these properties. As one example we experienced an elderly couple who arrived next door and were met by the person who provided them the keys. After the key holder left 3 young men arrived who might have been their sons. At this point the elderly couple left and were not seen for the rest of the rental period. The 3 young men partied and drank and made lots of noise. One night around midnight my son in law yelled at them out on their deck but they were so drunk he could only get their attention by physically going over there and telling them to quiet down and shut down the music as we had grandkids sleeping in a room beside our neighbour's deck. Some were belligerent but fortunately calmer heads prevailed and they turned their music down. About an hour later my son in law was awoken again by the smell of smoke and woke me and we went outside to find the young men desperately trying to put out a fire they had started and then left untended that had spread from the neighbour's firepit into the surrounding grass and bushes. They didn't seem to know much about fires and they had simply sprayed water on it until the flames died down. I had to show them how to feel the ground to find hot spots that needed to be hosed down further. I called the local fire department at about 1 am to come out and ensure it had been put out completely and properly. We live in an area with lots of old growth conifers and given the dryness we were very close to having a major fire that could have wiped out numerous cottages. One short term renter built fires in the middle of the yard (not bothering with the firepit), One renter put up several tents on the property and had away more people than the occupancy limit. One had a large party with about 10 cars parked nearby. Several renters had smokers who were smart enough not to smoke in the house but I found numerous cigarette butts in my and the neighbour's grass (again during fire season). There were some who made excessive noise and had late night parties. There was one who had no idea how to deal with garbage in an area with wildlife and just threw green garbage bags full of garbage out on the deck. It was a horrible summer for us. Fortunately the neighbours came out in the fall and found the damage that had been done to their cottage and stopped renting the cottage out. Had it continued I'm not sure what we would have done as we could not have continued living beside a place where you don't know what to expect next. People generally don't know the kind of hell this can become until it happens next door. Without some kind of regulation you can expect much more in the way of late night RCMP and Fire department calls, exasperated and frustrated neighbours, short term economic gain at the cost of long term pain, a general lack of control of our neighbourhoods and possibly changes as owners realize they no longer want to be around these kinds of

uncontrolled places and leave.

Screen Name Redacted

7/14/2021 10:41 PM

Obviously visitors/STR tenants need adherence to local neighbourhood rules, STR providers need abide to local /federal tax laws, follow safety and fire regulations (smoke alarms, CO2 alarms, occupancy max levels etc). And not STR tenants need to not disrupt others nearby, neighbours or other municipal regulations.

Screen Name Redacted

7/15/2021 08:56 AM

The economy in RDEK needs to improve substantially before this is a problem

Screen Name Redacted

7/15/2021 09:13 AM

See above, STRs in rural communities are becoming a serious problem. There is a reason large metropolitan regions worldwide are looking at regulation

Screen Name Redacted

7/15/2021 09:57 AM

Dosnt allow young people to stay where they grew up, causes people to become homeless and loose their jobs

Screen Name Redacted

7/15/2021 12:08 PM

By flooding the market with so much additional tourism accommodation the hotel businesses are unable to charge the public a hotel room rates that would enable the hotel to pay the expected higher wages for their staff. The higher wages are needed because the cost of long-term rentals as been pushed up by the dominance of STRs. That this was allowed to happen in Fernie - when there were so many global case studies to illustrate why STRs had to be restricted - is a stain on the performance of local and provincial government.

Screen Name Redacted

7/15/2021 07:54 PM

We have str surrounding us! All the owners have given us their personal # if we have any concerns/issues! Str owners want the best for a community and look after their property sometimes better than the locals, str properties are in pristine condition and landscape/yards are very well taken care of !

Screen Name Redacted

7/15/2021 09:21 PM

loss of community, which is why we live in the area.

Screen Name Redacted

7/16/2021 08:34 AM

Reduces opportunities for agricultural activities

Screen Name Redacted

7/16/2021 09:06 AM

-Are owners of short-term rentals paying income tax on their revenues? -short-term rentals are killing rental opportunities for young people

Screen Name Redacted

7/16/2021 09:23 AM

Short short term rentals. (Ie: 2-4 days) provides the most impact to a community, particularly weekend rentals.

Screen Name Redacted

7/16/2021 09:24 AM

See Above

Screen Name Redacted

7/16/2021 09:38 AM

1 - STR renters for the most part are not vested in the property or amenities, want to full time recreate and put pressure on the lake and overall recreation amenities often with little or limited responsibility or accountability! 2 - The property tax structure for STRs is the same as for existing owners whether full time or part time which is not equitable as overall costs will be higher. Also commercial establishments are in an unfair position with the responsibility for higher safety, security, health requirements and the associated sales, property taxes and permitting costs. 3 - Typically the STR owners seem to believe that it's best to maximize out their property (hence \$\$) and as such there are large groups at any given time, multi families, multi vehicles, full on wanting to recreate and often party. The renters are generally not there to just relax but get the most for their money! This is not the profile of resident owners, whether full or part time, who have what one would call a "normal" ongoing lifestyle, not super charged. With the turnover of STRs in prime time this can result in full ongoing chaos as ongoing renters constantly are recreating full on.

Screen Name Redacted

7/16/2021 11:32 AM

There are not any B&B's in this community. Affordable housing does not apply to us!

Screen Name Redacted

7/17/2021 07:33 AM

Large group parties (because houses can accomodate more people), garbage, noise, irresponsible fire use, fast driving, vandalism, people not following community rules. Greatly affects paid homeowners ability to enjoy their property.

Screen Name Redacted

7/17/2021 07:52 AM

I don't feel that STRs drastically affect rental property availability for long term renters as most STR owners would likely not purchase in the area if they couldn't rent when not using their

property, but that by no means guarantees any of those properties would be purchased by people looking for long-term tenants. If the demand for long term rental properties as a business venture was so high, then buildings like the abandoned condo project near Radium wouldn't have sat dormant for well over a decade.

Screen Name Redacted

7/17/2021 07:52 AM

I don't feel that STRs drastically affect rental property availability for long term renters as most STR owners would likely not purchase in the area if they couldn't rent when not using their property, but that by no means guarantees any of those properties would be purchased by people looking for long-term tenants. If the demand for long term rental properties as a business venture was so high, then buildings like the abandoned condo project near Radium wouldn't have sat dormant for well over a decade.

Screen Name Redacted

7/17/2021 08:54 AM

The STR are causing long term renter to face extreme difficulties finding residency in our communities. As such, the STR is actually harming our communities as it is forcing those who have spent their entire lives living in the area to move elsewhere to find a home to live in. And what little LTRs are in the area are being offered at prices that are greatly exaggerated and unaffordable to the average joe. For example, a 3 bedroom home in Fernie is being offered at \$4000 a month rent, however the average income earned each month is \$1800-\$2500. How can a Person afford to live in this home? As for the STR, those prices can be offered at higher values as the tenants that are renting are usually those that have planned and saved up the money to be able to afford to live there for a set specific period of time. Long term renters however are unable to do just that.

Screen Name Redacted

7/17/2021 11:57 AM

General disruption to those residents in the community. Good people are moving away - being driven away by the disrespectful behaviour or short term renters.

Screen Name Redacted

7/17/2021 12:13 PM

I really don't know how you would regulate this. What's the difference between being an AirB&B and High Country Properties who have a rental pool of cabins and condos?

Screen Name Redacted

7/17/2021 12:59 PM

Renters using the limited community amenities we pay fees for. This leads to congestion and wear and tear on these areas.

Screen Name Redacted

7/17/2021 01:38 PM

It has completely changed the feel of the community. Not fair to anyone who has been here for 30+ years, is invested, cares and wants the best for all of the residents.

Screen Name Redacted

7/18/2021 07:35 AM

Attracts irresponsible clients. Renters do not respect the permanent residence of the area, We chose to live in a rural area to avoid loud parties excessive traffic etc. Short term renters tend to disrespect the quiet rural lifestyle.

Screen Name Redacted

7/19/2021 01:35 AM

Most people who choose to do short term rentals with their properties would not rent them out to longer term tenants, either because they want to use the property them selves and/or they had bad past experiences. Any regulation or policy regarding STR's should not focus on the impacts to B&B and hotels. These businesses can adapt and compete, they do not need protection. There should be some distinction between single family homes in neighbourhoods, vs. condos in a self contained complex with amenities (ex: swimming pool). There should also be some distinction between occasional rental and "professional" full time rentals.

Screen Name Redacted

7/19/2021 12:45 PM

Noise disturbance-Mostly positive happy vacation noise. Better that domestic disturbance or other long term noise. People visit and some (like me) choose to make a home here, increasing our community diversity and tax base. Long term tenants rights outweigh the homeowners rights by too great a margin. The owner has little or no control. I would like an explanation for "unfair to legitimate" etc. Does this sound like protectionism? Short term rental is an AFFORDABLE vacation alternative for those who CANNOT AFFORD "commercial accommodations". What is "affordable housing"

Screen Name Redacted

7/19/2021 12:48 PM

I would like to expand on my choices above. We have been in Fairmont for the past 14 years visiting. There has never been a time where we have ever felt unsafe. We have spoken to our neighbors, as we are quite close to them and they have never felt unsafe either. I do believe that if a short term rental is taking place there should be adequate parking available on the property for the guess. Full-time residence of the district should not be a nuisance By unnecessary parking. As far as noise complaints, this is where I believe a property manager or a contact close by will be needed. The majority of people that live in Fairmont are seasonal already so the idea of community is already somewhat limited. As far as

being unfair to bed and breakfasts and hotels, competition is a normal part of a healthy economy. If you do feel the market is oversaturated and in competition with hotels and bed-and-breakfast then limiting STR that are in competition with these types of properties, specifically one and two bedroom homes would be the answer. Larger homes are not in conflict with bed-and-breakfast or the hotel. Hopefully by doing this, it will create more affordable housing for smaller families and couples coming to the valley. Personally, selling my home if it wasn't allowed to be a short term rental wouldn't happen. We have been planning to own in Fairmont for years and will continue to keep our home. We wouldn't rent it out on a long-term basis but would absolutely open our doors to friends and family that want to use it. It's a beautiful area and we would love to have other people enjoy the area as much as we do.

Screen Name Redacted

7/19/2021 02:10 PM

Mental stress of not knowing who is coming and going and what disturbances they will bring. Sleeplessness and anxiety. Being verbally shouted at as renters feel they are entitled. There is no longer a sense of community

Screen Name Redacted

7/19/2021 02:49 PM

n/a

Screen Name Redacted

7/19/2021 03:41 PM

There's enough strangers around here now. I realize we live in a vacation spot but these short term rentals cause nothing but problems to those of us who live here. We don't want them here.

Screen Name Redacted

7/19/2021 04:03 PM

Having an STR beside me brings my house value down so not sure how you see that they inflate real estate prices. Unless the only people buying in this market are those who only want STR's and will pay a premium to get into this market.

Screen Name Redacted

7/19/2021 04:59 PM

Disproportionately high instances of calls to and responses from emergency services.

Screen Name Redacted

7/19/2021 05:12 PM

Some municipalities/regions of BC are now distinctly known as tourism locales; such as Whistler. RDEK is becoming the tourism destination for many. A consequence is the loss of residents who believe in community responsibility. When these people are forced away because of the impacts of short-term rentals in neighbourhoods, we lose our neighbours, volunteers and

community leaders; as well as the "feeling" that we all are neighbours... not just visitors.

Screen Name Redacted

7/19/2021 05:36 PM

Business has trouble getting and retaining staff due to no affordable long term accommodation.

Screen Name Redacted

7/19/2021 05:42 PM

All of the listed concerns absolutely apply to the continuation of short term rentals in our community. Short term renters do not contribute to the local economy, they disrupt the life of residents and are driving them away. Most owners of short term rental properties, in the area where I live, are from out of province or even from abroad.

Screen Name Redacted

7/19/2021 07:59 PM

No control over large noisy parties, and adherence to local regulations :(fire pits, street parking, beach access, watering, garbage disposal, dog control) and negative impact on property values. Would you want a short term rental as your neighbour?

Screen Name Redacted

7/20/2021 07:43 AM

Short term renters do not have accountability to the community and many often disregard quiet hours and lack consideration for others wanting a family friendly experience.

Screen Name Redacted

7/20/2021 08:06 AM

We currently have a dire situation with the new Windermere water system running at max capacity and we are all be asked to conserve water and not water our lawns and gardens. This is a serious issues, as we have a lot of money invested in our landscaping and want to preserve it, and we also want to be able to grow vegetables and enjoy gardening in the summer. When we approved the system, we were told there was ample excess capacity to accommodate growth in the Windermere area. I wonder if the problem could be related to all the short term rentals, as not every part time property owner uses their property every day of the year, but with short term rentals, they are being used much more—and often with many more people.

Screen Name Redacted

7/20/2021 08:57 AM

Potential for less long term housing availability. Absentee owner often not available to control noise, traffic and surrounding property damage. At times there are uncontrolled and excessive number of guests per household. Do not pay the local taxes similar to what hotels and motels are required to pay.

Screen Name Redacted

7/20/2021 10:54 AM

Reduces nearby home and property values.

Screen Name Redacted

7/20/2021 10:54 AM

Allowing too many STR without the appropriate investment in infrastructure such as road, parking, services, simply transfers the burden of these "visitors" to the public, not to the property owner, or the City as it should be. My tax dollars, should not be used to support an individual persons gain when they have no responsibility to pay their fair share of the impacts of short term rental units. We already have a hard enough time, in this area, getting good quality services for full time residents (do you notice bare shelves at the grocery store - I sure do, and no health care, etc.). If no taxes are collected for STR, then the property owner is burdening the public for their sole benefit. Not acceptable. I also do not want STR's in just any home. If they are going to operate, they need to pay taxes, they need to establish appropriate parking and other supports for each unit made available. Also, taking long-term rentals off the market for gain is killing this community and many others. How do we recruit quality workers to our community if they can't find housing? This is a no brain-er, there need to be limits.

Screen Name Redacted

7/20/2021 11:32 AM

Allowing the town to become over crowded and ignorant on going disregard for full time resident lives for the reasons we live here. Invermere feels like a resort where local residents have to attempt to carry out some normality within.

Screen Name Redacted

7/20/2021 04:37 PM

Noise can be unbearable. Have even seen short term renters light a fire in the fire pit during times when open fires are disallowed, urinating off the deck onto lawn, excessive drinking, etc.

Screen Name Redacted

7/20/2021 04:42 PM

STR approval totally ignores the rights of people who, in good faith, bought in R1 Zoned areas, with the clear understanding that mini hotel operations would NOT exist.

Screen Name Redacted

7/20/2021 08:48 PM

the house next door is a full time partie . loud and you phone and nothing ever happens . Let the hotels and motels have the bussiness.

Screen Name Redacted

7/21/2021 08:04 AM

STR's increase the demand for emergency services beyond the level of normal demand. Communication of emergency messaging to this group is very difficult if not impossible. STR's increase the

disparity between the haves and the have-nots and drive property values out of reach for first time home owners.

Screen Name Redacted

7/22/2021 08:45 AM

As I previously stated, the negatives are that landlord would rather deal with a short term tenant than deal with the BC res. tenancy act thus the long term rentals are being converted.

Screen Name Redacted

7/22/2021 09:57 AM

STR do not affect Long term rental, people rent short term as it suits them You cannot force people to rent their properties long term. The biggest problem with Long Term rentals is the Landlord Tenancy Act which favours the tenants and penalizes the Landlord. A home owner with a bad tenant even one who doesn't pay the rent has no recourse except the Act which is totally unfair to the landlords The argument that STR take away from LTR is totally with out merit.

Screen Name Redacted

7/22/2021 11:44 AM

The short term rentals create a party atmosphere weekly and tie up important RCMP assets to deal with noise complaints, etc

Screen Name Redacted

7/22/2021 03:33 PM

Increases the income of tourist orientated businesses ie. restaurants, rentals re sports, downtown core shoppers, farmers markets, sporting events re: Cars, bikes, running, etc. Grocery stores, market places, etc.

Screen Name Redacted

7/22/2021 04:19 PM

Introduce tax for out of city home owners to encourage long term rentals

Screen Name Redacted

7/22/2021 05:30 PM

There is a serious lack of rental accommodation in this area for residents. This is exacerbated by allowing people to operate short term rentals.

Screen Name Redacted

7/22/2021 06:30 PM

STRs affect the ability for locals to afford to buy and/or rent housing. The decision by both local and second homeowners to covert their properties to STRs removes long term rentals from the housing pool. Conversion by exiting landlords can be influenced by BC legislation which often favours tenants. It is a complicated issue which should be examined in this study. STRs change the residential character of the neighbourhood in an area where there is a huge percentage of second homeowners which already contributes to different community feel from other residential areas

in the RDEK .

Screen Name Redacted

7/23/2021 09:26 AM

One reason we left Revelstoke is because of the housing situation there. Homeowners originally put in secondary suites to help with the shortage of housing. They all started switching the units over to Air BandB's, and VRBO's. The city then lost control and was unable to enforce these types of rental units. Parking, noise, safety and security have become a real problem. Fairmont is beautiful location with many types of commercial STR's. Some private STR's are starting to pop up where the homeowner is not on site and the neighbours are starting to complain.

Screen Name Redacted

7/23/2021 09:29 AM

We moved from Revelstoke which went, going through all these concerns. As I was involved in these issues, I believe that IF str are allowed, they should be placed in there own zoning area. This would ensure that everyone knows what might be placed beside them. Fairmont is a beautiful area and already has many str options.

Screen Name Redacted

7/23/2021 12:13 PM

Home value depreciation when in close proximity of a short term rental

Screen Name Redacted

7/23/2021 02:31 PM

Party-ers who come for 2-3 days, create noise disturbance at all hours, and "wreck" the place.

Screen Name Redacted

7/24/2021 06:46 AM

Communication: There have been instances of swearing at residents in the area when politely asked to turn down music from cars outside the property. There may not be the same understanding of the feel of the lake and noise bylaw/consideration of quiet after 11pm.

Screen Name Redacted

7/24/2021 07:07 AM

not under regulations as to Health and safety like hotels and motels

Screen Name Redacted

7/24/2021 07:15 AM

STRs in R1 neighbourhoods need to be stopped, we have thousands of STRs in Fairmont to be used where appropriate

Screen Name Redacted

7/24/2021 07:30 AM

There are very few long term affordable rentals for Healthcare Workers. I am moving out of the area because of this. I have

witnessed other new hires struggle to find affordable accommodations. It is very challenging to attract young competent professional healthcare workers when there is nowhere for them to live without being broke due to the high cost of rent.

Screen Name Redacted

7/24/2021 09:57 AM

Housing prices are already a major struggle for many families alike are vacations. Providing more options will help reduce the cost inflated prices we deal with in every other market on a daily basis. It also provides families the opportunity to build and strengthen their relationships.

Screen Name Redacted

7/24/2021 02:10 PM

Increased noise, loss of local neighbours, loss of community spirit and commitment.

Screen Name Redacted

7/24/2021 02:18 PM

We live in an R1 community (Ft. Point) and built here because of that about 30 years ago. We now have at least 7-8 STR's in our little area. I am totally against STR's in any R1 communities. We have virtually no rental property because of STR's and therefore are losing the opportunity for support staff, families etc. to live here. We know of a number of instances where families renting homes were given notice that the owner decided to sell given the present market. Those families were unable to afford to buy, and couldn't find a place to rent, so ended up moving out of our town. That is our loss in so many ways. We lose the vibrancy that full time committed residents, particularly families, add to any area. We have at least 2 -4 homes in our area that were bought specifically to use as STR's If you think that I am angry, you are right. Our council seems to have NO interest in taking the lead in changing the present situation, and, given that we have 2 Real Estate councilors and 1 owner of a building supply store as Mayor any change is not in their best interests.

Screen Name Redacted

7/25/2021 10:17 AM

Parking is a concern in Kimberley only because the parking bylaws, at least on our street are silly. The road is wide and accommodates angled parking, yet only parallel is permitted which fills up the roadsides. These bylaws need to be updated for modern times, multi vehicle, multi family households.

Screen Name Redacted

7/25/2021 03:49 PM

Owners should be onsite to supervise renters for noise, partying, reckless behaviour, swearing and general disrespect for the neighborhood.

Screen Name Redacted

7/26/2021 07:49 AM

The key issue with short term rental accommodation is that they be located only in locations where they do not have potential to disrupt the fundamental nature of the community and place stress on sensitive and critically important aspects of those communities. Examples of appropriate locations would be Fairmont Hot Springs, Canal Flats, Invermere. Examples of inappropriate locations would be Columbia Ridge and Columere Park, with their critically important and highly safety sensitive railway crossings.

Screen Name Redacted

7/26/2021 07:57 AM

This impacts locals and low income yearly workers and full time residents thats a problem . But! it also allows for Seasonal workers options to rent short term . There needs to be Vacation/short term rentals that open up for Summer and Winter for the out of town workers .

Screen Name Redacted

7/26/2021 11:25 AM

This is a note regarding Long-term rental and inflated real estate prices, loss of community feel... Having lived in both Windermere (grew up in Windermere) and Invermere, I have seen the extreme changes as a result of the short-term rentals. As a former renter, we were forced to buy (we both own businesses in Invermere and did not want to move out of the valley), because there were no long-term rentals available in the valley when our landlord decided to sell the house we were living in. There were only 2 available rentals in the valley, (this was 1.5 years ago, the apartments were furnished, in Radium and were not suitable as we are a mature couple with a full house of furniture etc.) Luckily we could afford to buy and were fortunate enough to find something suitable, but that option of buying is not available to everyone. I have no idea where young people or people that have lower incomes can live year-round. It is creating a massive imbalance in our service industry if the workers cannot find places to live/rent in the valley, I have colleagues that are having trouble finding staff so are reducing their business hours.

Screen Name Redacted

7/26/2021 04:07 PM

People using the STRs do not know the local rules, noise, fire etc.

Screen Name Redacted

7/26/2021 08:57 PM

Parties on beaches and neighbourhoods that litter or destroy facilities/property; large parties that are noisy; more traffic on roads; vehicles on roads that are not street legal, i.e. quads, golf carts, motorbikes, etc.; owners do not follow RDEK orders, i.e. fire bans, watering restrictions, etc.

Screen Name Redacted

7/26/2021 11:28 PM

Crime has NOTICABLLY increased in neighborhoods where there are multiple STRs. As a FULL TIME local for the past 40+ years, this is disheartening and concerning.

Screen Name Redacted

7/27/2021 06:09 AM

Loss of commercial tax revenue for the region as owners only pay residential taxes when making huge profits.

Screen Name Redacted

7/27/2021 11:07 AM

These are very important issues

Screen Name Redacted

7/28/2021 07:32 AM

Hotels for families are out of reach for many people...this type of weekly accommodation might help if the prices are reasonable

Screen Name Redacted

7/28/2021 10:16 AM

We want our community to stay safe and not attract so much tourism, so in saying that we would like to see the short term housing limited in our area!

Screen Name Redacted

7/28/2021 01:36 PM

Note that our cabin would never be available as an option for affordable housing because of family use.

Screen Name Redacted

7/29/2021 09:12 AM

STRs have little to no skin in the game to follow community established rules/by-laws. For example, a cabin that hosts 7 to 10 young 20 year old crowd are just there to party all weekend, make noise to all hours and subsequently REDUCE the quality of life of the majority of cabin owners out at the lake for family -friendly peaceful time. Said another way, property owners to want STRs gain cash flow at the EXPENSE of the neighbours REDUCED quality of life.

Screen Name Redacted

7/29/2021 12:32 PM

Puts additional pressure on By Law officers and the RCMP

Screen Name Redacted

7/29/2021 01:01 PM

We have a beach and infrastructure maintained by our community. Renters are causing many problems. We have worked hard over the years to maintain our relationship with CP Rail so we can keep our crossing. Renters have stopped the train on many occasions due to their inappropriate actions which then puts our use of the beach at risk and therefore most likely would significantly reduce property values. Our water system was not designed for this increased use. In the STVR house across from me they advertise

"sleeps 11." Which means there are often a lot more than 11 people there - on one occasion recently i counted 21 people leaving to walk to the beach where they are not supposed to be. That means 21 people having showers, doing laundry and flushing toilettes. I purchased this property to enjoy some peace and quiet and i am constantly kept up at night with the parties - along with many other neighbours. Many friends and acquaintances in Invermere don't have a place to live. Just in the past two weeks, two people told me they are living out of a vehicle as they have no choice. There are many businesses with reduced hours because they can't get staff because there is nothing to rent. Please stop STVR from taking over our beautiful valley.

Screen Name Redacted

7/29/2021 02:19 PM

Many short term vacation rentals do not collect or remit taxes, hire people under the table, don't adhere to safety and cleaning protocols, fail to screen guests, have no oversight of guest behaviors, fail to follow community and strata bylaws. Because of the lack of affordable housing driven largely by the massive number of short term vacation rentals and draconian provincial tenancy laws there is almost no affordable housing and as a result hiring and retaining employees for local businesses is exceedingly difficult. In addition, it is not a fair playing field between short term vacation rentals and traditional accommodators.

Screen Name Redacted

7/29/2021 02:30 PM

Lax regulations on rentals

Screen Name Redacted

7/29/2021 02:58 PM

They do nothing but impede the real estate prices. STR don't fill any gap for those who need LTR. Just see the paper every week when folks move away as they cannot provide for family even though they have a good job

Screen Name Redacted

7/30/2021 10:25 AM

Puts additional strain on water supplies, especially at times of drought and/or fire hazards. Has the potential to change the character of a neighborhood re: noise (many people come to short term rentals to "party", increased traffic, strain on local facilities (paid for through Community Association membership), inattention or lack of concern about the dangers on railway property.

Screen Name Redacted

7/30/2021 01:25 PM

If hotel doors are available 365 days per year there may be a competitive concern but when many commercial doors are only seasonal there is little impact.

Screen Name Redacted

7/30/2021 03:40 PM

short term rental persons do not have to repair the damage done to neighborhoods because of their parties, over parking on the street, noise, and disregard for other homes around them. Especially landlords that do not screen potential renters.

Screen Name Redacted

7/30/2021 05:54 PM

1) Living next to a STR often lowers adjacent property values - its less appealing to potential buyers to purchase next to one. 2) Those who already have a property likely did not expect to have what is essentially a "business"/hotel next door. 3) It is known to police that there have been many instances where users of STR's have used their rental in order to become familiar with the routines and material property of the owners nearby, and then use this information to break into those properties. This is first-hand knowledge.

Screen Name Redacted

7/30/2021 06:33 PM

We bought in Lakeview meadows specifically because it doesn't allow short term rentals. Short term equals more parties, traffic and lack of community feel

Screen Name Redacted

7/30/2021 07:26 PM

we have worked hard to build and maintain our property, it would be unfortunate if our investment is either decreased by neighbours offering on-going rentals, or our property is damaged by renters

Screen Name Redacted

7/30/2021 07:37 PM

Short term rentals have proven to cause Increased vandalism and ensuing security costs.

Screen Name Redacted

7/30/2021 08:57 PM

The majority of purchases that in turn are increasing the cost of accommodation in the area is not from units bought for rental but rather units bought to be used by families who live outside the area. Short term rentals have a minimal impact on the prices.

Screen Name Redacted

7/30/2021 10:04 PM

Lose the quiet family feel of our Lakeview Meadows community. Hate the idea of short term rentals coming and going. Guests who are loud/inappropriate/ not family friendly. We specifically purchased in this community because there were no short term rentals allowed.

Screen Name Redacted

7/30/2021 10:21 PM

AGAIN, i'm not interested in short term rentals and therefore have no comment

Screen Name Redacted

7/30/2021 10:36 PM

I believe STR actually decrease the value of our properties.

Screen Name Redacted

7/30/2021 10:36 PM

—//

Screen Name Redacted

7/31/2021 08:48 AM

Increased insurance premiums for adjoining or close-by properties, increased security/police patrols, vandalism to other properties, access to common areas in condo/apartment complexes, overcrowding of units, damage to adjoining properties from empty/unchecked properties for extended periods of time, no controls/checks of who is leasing a property, illegal/criminal activities, garbage left behind, increased condo fees for strata owners (increased maintenance costs, insurance premiums, repairs, garbage removal).

Screen Name Redacted

7/31/2021 09:40 AM

My comments under #14 and 15 should go here - the program doesn't allow me to copy and paste. Furthermore, any home that has a secondary suites or secondary dwellings (whether they are legal or illegal) should pay significantly higher property tax than true single family dwellings, regardless of whether the secondary suite/secondary dwelling adds to the value of the property (so the tax should not strictly be based on property value).

Screen Name Redacted

7/31/2021 11:19 AM

I cannot find a place to rent. I've been stuck in a tiny basement for 3 years. Upstairs is an airbnb and there have been guests that disturb the neighbors, huge parties, no respect for our community here. The cost of rentals has increased by a huge amount in the last few years because of STR. Many people I know are in dire need of housing but there are too many long term rentals that have turned to STR that people are moving away. We can't work in a community where there is no where to live so in the long term STR are driving away the people that service the guests of the community. There is a shortage of employees because of lack of affordable housing. My rent is triple my monthly income.

Screen Name Redacted

7/31/2021 02:54 PM

I do NOT believe that short term rentals increase the value of my property. I believe that they decrease property value due to the concerns raised. You would have to show me some data.

Screen Name Redacted

7/31/2021 04:30 PM

STR Would bring the value of my neighborhood way down. There is no recourse if renters don't follow our strict community guidelines.

Screen Name Redacted

7/31/2021 05:19 PM

I believe that all of the above listed concerns are sufficient to disallow short term rentals in the RDEK

Screen Name Redacted

7/31/2021 09:10 PM

Again until you live with or beside an STR you are unaware of the detrimental impact it has on your personal lifestyle and your community! Once you allow STR's in a neighbourhood it is very difficult to disallow them! Before allowing STR's you need to have a way of managing, enforcing and the ability to fine the home owner and disallow home owners to rent if issues arise! Please think long and hard about the limited resources we have available to enforce rules, manage the entire process, the impact it has on those of us who did not buy a home to live beside a hotel with a revolving door!

Screen Name Redacted

7/31/2021 11:09 PM

STRs add huge safety and security issues to this LMC area.

Screen Name Redacted

8/01/2021 09:24 AM

Undesirable guest behaviour -- guests are generally not aware of local laws and guidelines (e.g. fire bans; use of common areas; parking restrictions) and, in some instances, they are indignant and difficult when made aware of the local laws and guidelines.

Screen Name Redacted

8/01/2021 10:45 AM

Impact of noise and associated issues with partying and drinking

Screen Name Redacted

8/01/2021 01:54 PM

Short term renter have a total disregard to the owners surrounding them.

Screen Name Redacted

8/01/2021 02:28 PM

Yes. Some regulation is warranted to ensure that short term renters are required to visit and stay under the same living guidelines as residents. I suspect however that this exercise is more about how much more the RDEK might extract from their constituents. It is possible and I do hope that I am wrong about that.

Screen Name Redacted

8/01/2021 05:53 PM

Absent landlords have no responsibility to the neighbours.

Screen Name Redacted

8/02/2021 11:21 AM

I completely agree with all of the above statements as being concerns about the continuance of short term rentals in our area. There is a lack of housing and especially of rental accommodation.

Screen Name Redacted

8/02/2021 03:31 PM

I think what an owner does with their property is up to them. If there are noise complaints they should be handled the same way they would be regardless if it is a short term renter or the owner. Just cause your neighbor doesn't like that you do short term rentals shouldn't me you can't

Screen Name Redacted

8/02/2021 03:52 PM

Sales are tending to be valued on more of a commercial basis reflecting potential or actual income streams rather than on traditional comparative or replacement costs.

Screen Name Redacted

8/02/2021 08:02 PM

Reduce local tourism will cost community and local government in revenues

Screen Name Redacted

8/02/2021 11:56 PM

Over crowding - most single family homes are being rented to large groups of people. For example: golf weekends; snow mobile weekends; stagettes; friend gatherings, families who can't afford single hotel rooms will pool together and share a house that has more than 2 bedrooms. We see numerous vehicles parked at and on the streets around these houses and the groups are there for a short time to party and have fun. Pollution - more and more garbage is being left on the streets by people who just do not have the same level of care as a home owner. Lack of supervision - the original premise behind short term rentals was to provide additional income to full time residential owners to assist with costs. This seemed reasonable but now it has changed to investment opportunities for part time home owners and absent investors. The result is an overpriced real estate market and communities that are more like expanded hotels - without the security to manage the crowds. Employee shortages due to lack of affordable housing.

Screen Name Redacted

8/03/2021 06:46 AM

Significant difficulty managing the use and maintenance of community assets. Including Community spaces that are regularly abused by short term renters. It's a classic Tragedy of the Commons scenario.

Screen Name Redacted

Increases conflict within communities that have common areas that

8/03/2021 09:10 AM

are for the homeowners when short term renters do not know the rules or choose to ignore the rules.

Screen Name Redacted

8/03/2021 10:52 AM

In addition to the obvious traffic, security and noise issues I am very concerned about the complete disregard for community rules that I have witnessed in the more recent past. In our community of primarily owner occupied single family homes I have observed a total lack of respect for rules which were put in place for all our collective benefit. I have witnessed gangs of very young adults and adolescents renting without supervision single family homes and wandering the streets at all hours in an intoxicated state vomiting and urinating on public space and littering the community with empty cans and bottles. It seems the property owners do not exercise any judgement or rules in renting their property and have no local contact for the occasions when the renters get out of control.

Screen Name Redacted

8/03/2021 12:48 PM

Disrespect for working residents schedules, lack of care with in yard campfires and neglect/ignoring local bylaws (watering restrictions, noise curfews) and lack of community or RCMP policing of these constant issues. Short term renters expectations are that they can do as they wish and are never fined or restricted with their behaviours

Screen Name Redacted

8/03/2021 01:12 PM

As long term local residents we are saddened that our children are unable to live in a community which has only 'service industry' jobs and a seriously inflated housing market to accomodate the influx of short term renters and provide profit for the investors who have no intention of living in the area or strengthening community.

Screen Name Redacted

8/03/2021 01:53 PM

Wreckless ownership and rentals would be of concern to neighbors and community. Generally owners are responsible and care about their properties too much to allow or enable wrecklessness

Screen Name Redacted

8/03/2021 01:54 PM

Parking

Screen Name Redacted

8/03/2021 02:27 PM

We completely understand there is a lack of or shortage of long term housing solutions in the valley but taking away the short term rentals isn't going to solve that problems as we would just let the house sit empty. This would then lead to less visitors spending money in the valley and numerous contracts we would cancel for those who help maintain the house. In my opinion I don't see how

this is a positive change.

Screen Name Redacted

8/03/2021 02:47 PM

Because we provide rental to Panorama employees in the winter they are able to come and work there. Because we rent in the summer to families it allows visitors to support the local economy.

Screen Name Redacted

8/03/2021 03:19 PM

Regarding the following statements: Reduces the availability of long-term rentals: As a Health Clinician, many of us need short term rentals, as do contractors which are heavily relied upon within the Elk Valley. So the ability and accessibility to rent short-term is a necessity. Reduced options for affordable housing: There is no affordable housing in BC whether you are an owner or a tenant. The cost of owning and up keeping ones home are outrageous and those costs are reflected in rental costs for suites/homes; property taxes; utilities, insurance, maintenance..etc. Unfair to legitimate commercial accommodations (Bed & Breakfasts, hotels): unsure of what you are asking.

Screen Name Redacted

8/03/2021 03:36 PM

Invermere is a family friendly destination. I am concerned that short term rentals would change the perspective and it would become a "party" destination for young people. This would ruin the ambiance of the town and create social issues that we currently do not have the capacity to deal with. We would need more bylaws and more police to enforce them.

Screen Name Redacted

8/03/2021 03:45 PM

There is no regulation, no supervision, no inspections. It is almost impossible to get police to come out when having a problem with a short term renter. And when they do come some several hours later it is often too late.

Screen Name Redacted

8/03/2021 04:18 PM

I don't believe that the onus is on the property owner to provide affordable housing. The inflated prices come much from the increase in city projects and taxes making it a desirable place to live. Hotels and B&B also need to change with a changing , shareable economic model. Long term rentals aren't affordable in many desirable places like central London, Whistler, NY or Vancouver. It is what happens when places develop.

Screen Name Redacted

8/03/2021 04:24 PM

If you cannot afford a house in this neighborhood then move somewhere else. There is too much of the tourism/service industry based on very poor wages. Yet we are trying to promote tourism?

On top of that, the jobs are seasonal as well. In our case, regulating STR to 120 days a year is not going to fix any shortage of housing problems. We will just leave the place empty or find another way to book. Running a business for 120 days of the year is just ridiculous. It is not up to us to tell people what they can do with their investment property.

Screen Name Redacted

8/03/2021 05:38 PM

If the short term has off street parking there is no issue. Most people that like short term rentals are families, not young people that are into partying.

Screen Name Redacted

8/03/2021 05:50 PM

Airbnb destroys property value and reduces local lifestyle enjoyment

Screen Name Redacted

8/03/2021 07:32 PM

I'm in favour of having some sort of permit system to operate short term rentals at your property. I.e. can you provide adequate parking, remit peeper taxes, show proper insurance etc.

Screen Name Redacted

8/03/2021 08:01 PM

Short term rentals provides income to businesses that long term rentals would not. It provides tourism dollars that allow for the amenities that the valley offers. Limiting this would hinder local businesses to profit.

Screen Name Redacted

8/03/2021 08:19 PM

There is zero negative impact to short term rentals people who think there is need to read a economics for dummies. Eliminating short term rentals will cripple communities and make finding a rental much harder.

Screen Name Redacted

8/03/2021 09:17 PM

As we live in the ALR, I do not provide long a term rental. But I could see how it would impact hotels, B&Bs in a non rural setting.

Screen Name Redacted

8/03/2021 10:10 PM

This gives more options for people who want to work away from home We have rented our home out for 2 or 3 months at a time Great for bringing monies into the valley This is a tourist area

Screen Name Redacted

8/03/2021 11:05 PM

It IS a legitimate commercial accommodation if the owner is running their STR as a business. We do need more affordable local housing, however these should be rent controlled units built for this purpose. A 5 bedroom waterfront cabin would not be an affordable

local rental whether or not STRs are permitted.

Screen Name Redacted

8/04/2021 06:02 AM

Your question of legitimate hotels is not comparable in the area as there isn't enough of those either. No one wants to stay in the 1970s radium motels when they are skiing at Panorama or want lake access.

Screen Name Redacted

8/04/2021 06:11 AM

Long term renters kicked out within a month when their renting home is sold out from under them. Many stories and concerns of this issue happening. No place to live, must move, lose job, lose animals, forced to relocate out of community. My volunteer non profit receives calls of surrendering companion animals because locals must move as a result of homes being sold out from under long term renting.

Screen Name Redacted

8/04/2021 06:55 AM

I've addressed a number of the concerns above with my Airbnb. I provide off-street parking for all my guests so as not to cause traffic concerns with the neighbors. We also have "quiet time" 11:00pm to 7:00am as there are families and other guests.

Screen Name Redacted

8/04/2021 07:00 AM

NO housing is available for seasonal workers in Windermere.

Screen Name Redacted

8/04/2021 07:07 AM

STR have no impact on LTR as noted above.

Screen Name Redacted

8/04/2021 07:31 AM

Housing costs effect long term rent as well. Long term rent also has to go up with housing costs!!

Screen Name Redacted

8/04/2021 08:40 AM

Most short term rentals are not Primary residence and are therefore taxed at full assessment to support roads and infrastructure - ploughing etc. In our case, having the property vacant does not contribute to community nor support local business, industry (tourism) Long term rental is not an option as the family uses it extensively. It's been in the family for the past 35 years and is not part of the affordable housing category.

Screen Name Redacted

8/04/2021 09:13 AM

In a cottage country like Invermere, if no short term rental, areas will still be vacant if the owners have seasonal use, they would not put their place for long term rental, for what? Local economy

benefits for Invermere with short term rentals, out weigh any thought of negative impact. It is largely that the local a governments want a piece of the action or areas that can't have short term rentals, complain because they can't.

Screen Name Redacted

8/04/2021 09:28 AM

STRs don't respect community norms, rules and often noise(partying), can stretch resources(20 peopling in a house - water utility), try to utilize community beach and marina without contribution to same, and could jeopardize rail crossing to beach/marina.

Screen Name Redacted

8/04/2021 10:12 AM

N/a

Screen Name Redacted

8/04/2021 12:56 PM

fix the laws for hone owners with regard to long term renters. so they can evict problem renters in 30 days

Screen Name Redacted

8/04/2021 03:29 PM

Homeowners are a significant source of tax revenue for all levels of government and their ability to enjoy their property is negatively affected when they live near to what is an unlicensed, unregulated, and untaxed hotel. The problem of short-term rentals in residential areas is a very very significant problem and concern.

Screen Name Redacted

8/04/2021 06:01 PM

Our property is a legitimate bed and breakfast. It bothers nobody in the neighborhood and provides upkeep to a house that would otherwise sit empty.

Screen Name Redacted

8/04/2021 06:07 PM

Strangers trespassing on our property.

Optional question (301 response(s), 1190 skipped)

Question type: Essay Question

APPENDIX D

What have we missed? Please provide any further comments you may have.



Q1 | What have we missed? Please provide any further comments you may have.

Screen Name Redacted

7/03/2021 09:13 AM

Mobile homes

Screen Name Redacted

7/04/2021 11:00 AM

Homeowners MUST be present on property so they assume all the nuisances and responsibilities. No absent homeowners rentals at all. We are a community of homes and residents not a vacation destination.

Screen Name Redacted

7/04/2021 11:02 AM

Area F should permit secondary suites in single family homes! It is ludicrous that this is not permissible given the dire shortage of housing

Screen Name Redacted

7/04/2021 11:06 AM

Byelaw enforcement is critical

Screen Name Redacted

7/04/2021 11:09 AM

1. The availability of rentals has been greatly reduced by the unfair tenancies act forcing landowners to find alternative uses and revenues. 2. All rental properties should be assessed for safety. Given BC doesn't do this for long term rentals currently (appalling) it creates an opportunity to remove slum landlords. Of course safety costs money and rents will rise accordingly. 3. Affordable housing is not the role of the private sector, and should not be conflated with this issue.

Screen Name Redacted

7/04/2021 11:10 AM

I believe that STR's are here to stay and should be an option for travelers. Regulating them provides a way to level the playing field and make it more fair for other accommodators who have overhead costs that they have to deal with.

Screen Name Redacted

7/04/2021 11:11 AM

Regulating so that only owner occupied or owner present properties are allowed to rent under 30days so that there is accountability and regulations towards safety, noise and concerns.

Screen Name Redacted

7/04/2021 11:11 AM

Putting a protocol in place somewhat similar the Golden would be good. You can only run an Air BnB if you live full time on site.

Screen Name Redacted

7/04/2021 11:13 AM

Just leave everything alone. People who don't live in the country don't need to be here. They won't respect the land or have any interest in keeping it natural. They are extremely dangerous. Show me one area that hasn't been devastated by motorized vehicles.

Screen Name Redacted

7/04/2021 11:16 AM

I invested in a STR unit as part of my retirement income plan. I based my decision on the fact that the RDEK does not interfere with an owner's right to use their property as they see fit within the law. If you mess with that it will cause me financial loss and hardship Please leave things as they are.

Screen Name Redacted

7/04/2021 11:20 AM

We believe this STR bylaw amendment affects our property negatively and sets a bad precedent to allow for more, similar amendments allowing for short term rentals ("STRs") to inundate our community. We bought our properties in Fairmont and moved here full time because of the R1 zoning for Single Family Dwellings and also because of the building schemes registered on title that disallow any rentals. If STRs are approved, we are concerned with the issues that arise from mismanaged rentals being run as a business in a residential neighbourhood. We are also concerned with the process that is followed when building applications are submitted to RDEK, it does not appear that the building schemes are being enforced or reviewed prior to approvals being given. In particular, we are concerned that this amendment allowing for STRs could lead to excessive noise and foul language at all hours, increased traffic, safety issues such as overbooking occupants, unattended bbq's and fires, fireworks, insurance issues if homeowner insurance does not cover damages, mismanagement of attractants causing conflicts with wildlife, verbal or physical confrontations with unruly renters, and general negative perception of the community. We have already experienced all of these issues in our community, they are not just potential, but are real and troubling. We did not move here to live next to an unregulated hotel with no rules and no onsite/near site management to contact, profiting an absentee landlord who does not even pay taxes on their rental income business. We already have a Resort, multiple timeshares and hotel accommodations here that need guests to remain in business, these STRs are taking business from them and we need them to survive. We should not have properties purchased based on rental income and investments as that is not a guaranteed funding method and could result in abandoned properties and foreclosures. The RDEK has one bylaw enforcement officer in the district, located at least an hour away, who cannot possibly enforce all of the bylaws when complaints are made. There has already been a BC Supreme Court decision

prohibiting STRs in residential resort communities and we believe it should be referenced in this review. In that case, it was the Regional District who protected their constituents from the issues of STRs, we should hope ours would be willing to do the same.

Screen Name Redacted

7/04/2021 11:21 AM

Biggest concern is that the majority of absentee owners who purchase properties for the purpose of renting them thru short term management companies such as VRBO and AirBNB seem to have little concern about the customer vetting process (resulting in neighbour complaints) and don't seem to care how this can affect their neighbours.

Screen Name Redacted

7/04/2021 11:21 AM

Uncontrolled rentals cause issues with partying and noise.

Screen Name Redacted

7/04/2021 11:23 AM

If a unit is rented it needs to have on site management to ensure the peace and security of the neighbours. Also so many people are packed into these rentals as the nightly fee is usually quite high.

Screen Name Redacted

7/04/2021 11:24 AM

It appears to be too difficult to have regulations enforced in small communities therefore I am against short term rentals

Screen Name Redacted

7/04/2021 11:24 AM

STR's should not be allowed in neighbourhoods of detached single family dwellings. Jamming in multiple families, golfers, skiers into a dwelling in a residential neighbourhood doesn't work.

Screen Name Redacted

7/04/2021 11:25 AM

What type of units should be regulated? Your question allows for "regulatory creep" or relaxing of current zoning. Much of Area F is zoned single family. To allow the renting of basement suits, detached secondary suites etc is to change the current zoning. I am totally against this as it increases existing densities and IS NOT what we bought into nor is it currently supported by most property owners. See above negative impacts.

Screen Name Redacted

7/04/2021 11:26 AM

Easy solution to this problem is to tax short term rentals even higher than the straight BC taxes that hotels/motels charge. Use that tax revenue to build straight rental multi-family accommodation.

Screen Name Redacted

Trailers

7/04/2021 11:31 AM

Screen Name Redacted

7/04/2021 11:42 AM

One of the biggest issues is a lack of immediate short term rental oversight. Often other condo owners don't know the owner who has the short term rental and can't contact them if there is excessive noise, partying, smoking, bad behaviour etc. Airbnb guest sometimes treat the common facilities like a hotel and create excess mess assuming the condo staff will be cleaning it up quickly.

Screen Name Redacted

7/04/2021 11:43 AM

Whatever can be regulated will be. Then come interpretation of the regulation. Then enforcement. This is an issue that should not be dealt with in any format by the administration nor elected officials. Focus upon public infrastructure and regulating developers and the clear cut timber industry that is ruining our valley.

Screen Name Redacted

7/04/2021 11:43 AM

For workers coming to work here on short term rental they should used Resort services for housing and services!

Screen Name Redacted

7/04/2021 11:47 AM

Fines for non-honest owners of short term rentals. But how to manage it???

Screen Name Redacted

7/04/2021 11:51 AM

We have lived next a STR for 5years and have experienced many bad short term renters. The owner lived in Calgary and maybe came out twice a year. There was no management to deal with the problems, many safety hazards for us and our community. Many STRS are not up to code, ex. fire pits, basement bedrooms with no fire escape, parking violations, littering.

Screen Name Redacted

7/04/2021 11:54 AM

I have been a previous B.C. landlord. (One duplex and one house in Kelowna so 3 units.) I took good care of my properties and tenants. I sold the properties and will never own rental property in B.C. again. Reasons - 1. 50% of monthly rental for damage is too low. I've lost too much money. 2. I can't raise rent - eventually lost \$\$ every month. 3. Too hard to evict a tenant - for renovations or if there are problems. There has to be a balance in between landlord rights and tenant rights. B.C. is a landlord's nightmare.

Screen Name Redacted

7/04/2021 11:57 AM

Consider granting short term rental status to only those units contained within or upon owner-occupied properties. Heavily tax those that are not.

Screen Name Redacted

7/04/2021 11:58 AM

With limits on rental options, people will go elsewhere. This would affect the economy within the valley.

Screen Name Redacted

7/04/2021 11:59 AM

Our strata addressed this issue last year at our AGM and no controls were established. Vocal members pressed their neighbours issue not to make any changes. It is becoming a contentious issue in our community and will be addressed again at the upcoming AGM. We have stayed in Airbnb's in Europe.

Screen Name Redacted

7/04/2021 12:08 PM

If it assists the economy of the area but doesn't increase crime I would be in favor.

Screen Name Redacted

7/04/2021 12:12 PM

just want it to be known we own and reside in 2 properties in the RDEK Panorama and Wasa. We lived at Panorama for 27 years before retiring to WASA we now split our time between both areas. My feelings are similar for the Wasa area although short term rentals have not been an issue for us in Wasa to date. Always concerned about houses being rented to too many occupants at once for the party weekends. Fireworks and campfires are a concern here as well. Panorama short term rentals in large homes that are zoned single family need to be looked at. Homes with more than 3 bedrooms should probably have to have a care taker on site like a hotel. Many homes are short term rentals only and owners are never present. Most people that bought and live in single family homes did not buy the property to be beside a commercial enterprise. These homes should be paying increased security fees and hotel tax or something to help deal with the noise and mess these people leave behind also the free marketing they get from the hotels in the area.

Screen Name Redacted

7/04/2021 12:12 PM

Short term rentals are not conducive to stable, safe neighbourhoods. They are definitely out of place in affordable working communities.

Screen Name Redacted

7/04/2021 12:21 PM

The key is regulation through licensing and treating the property as a business when it is used as such.

Screen Name Redacted

7/04/2021 12:21 PM

Short term rentals of less than 30 days within residential neighborhoods should be completely illegal within the RDEK except

where the owner of the property is also resident. This would eliminate most, if not all of the problems this activity brings with it.

Screen Name Redacted

7/04/2021 12:23 PM

If hotels have a problem, then they should change their business model and also, government should back out if that too

Screen Name Redacted

7/04/2021 12:24 PM

If short term renters are using the rental with respect to neighbours and noise levels, there should not be a problem. Except perhaps parking. Perhaps parking restrictions should be set (vendor to ensure compliance).

Screen Name Redacted

7/04/2021 12:25 PM

In Maricopa Country in the Phoenix area you have to agree not to put in a STR for two years. In many areas only LTR's are allowed because of many problems with STR's

Screen Name Redacted

7/04/2021 12:30 PM

Short term rentals do not carry the same damage to property concerns that long term rentals do. As well, propert owners are not stuck with undesireable tenants for a long period

Screen Name Redacted

7/04/2021 12:31 PM

Short term rental need to be regulated so they are safe and clean. Need to have standards just like hotels. Property owner need to under Stand the risks and carry appropriate insurance. They need to be licensed.

Screen Name Redacted

7/04/2021 12:39 PM

Any rental in an established community should be a minimum of 30 days and only to families and not groups. Regulations need to be enforced with large fines.

Screen Name Redacted

7/04/2021 12:47 PM

We need to recognise that short-term rentals are the lifeblood of this region. Anything we do to limit the availability of rental accommodations reduces the potential income the region stands to generate. Please don't make life more difficult for local business owners, especially after such a difficult year!

Screen Name Redacted

7/04/2021 12:47 PM

All STR owners must post a \$10,000 bond against any negative impact on the lake and environment. STR owners of lake front property should have to pass a test about lake front living and foreshore boundaries and impacts.

Screen Name Redacted

7/04/2021 12:54 PM

Concerns for the landlord in any type of rentals. eg....bad renters who pay no attention to rules. Most laws protect only the renter!

Screen Name Redacted

7/04/2021 12:55 PM

Neighbors have had bad experiences with long term and short term renters who do not follow rules and regulations and don't have any consideration for other residents living close to them. Renters were the cause of permanent residents selling and moving to another area as there was no way to enforce rules.

Screen Name Redacted

7/04/2021 01:08 PM

Please enforce the existing land use by laws and remove STR's from R1 districts

Screen Name Redacted

7/04/2021 01:11 PM

Maybe it's not about the type of dwelling but rather how many dwellings in total. It's more work (?) to create a registry and police it but just restricting or allowing by dwelling type seems like it would create an unfair advantage too. Don't pit neighbours against neighbours, if you create controls ensure you (RDEK) are able to enforce and back them up without relying on the public to report or complain.

Screen Name Redacted

7/04/2021 01:15 PM

The biggest potential problem lies with property owners who are not residents of the community and rent for solely investment purposes. Where properties are neglected or there are continual complaints being made about certain properties, penalties must be enforced and the privilege of renting withdrawn.

Screen Name Redacted

7/04/2021 01:27 PM

As a full time resident the effects of short term rentals have been massive. We have called the police, management companies and home owners with serious complaints about safety and security on numerous occasions. We've dealt with belligerent parties, rude adults and screaming kids at all hours of the day and night. And then..... the short term rental house sits empty for the entire off season while there are local people leaving the area because they can't find places to rent. Nobody wins right now except for some small financial gain to a private second home owner.

Screen Name Redacted

7/04/2021 01:28 PM

if the intent is to socialize the cost of housing, or to protect commercial businesses, there are many other ways to achieve that objective without more government regulation, which ends up trampling on the rights of individual families. The eventual cost of the regulation will not alleviate the concerns. This is not a public

interest equation!

Screen Name Redacted

7/04/2021 01:33 PM

As you can tell from the above responses, our family is essentially against ANY type of short-term (less than 6 months) rental in the Fairmont community. We moved here 24 years ago largely because of the then existing covenants that protected against such a thing as short term rentals, reduced regulations for size and type of residence, quality maintenance for exterior and roofing, etc. There has been a gradual erosion of these standards in the last couple of years, once the initial covenant regulations lapsed. Our covenant, which we still have a copy of, clearly outlawed any rental of less than 6 months, the house had to be of a minimal size (ground floor), asphalt shingles were prohibited, and siding was to be stucco. In this time of fire safety, those regulations make even more sense now. Please respect those of us who moved here with certain expectations in mind as to quality of lifestyle and appearance of our surrounding neighborhood. We have had instances over the years where homes nearby were rented to people even unknown to the owners via rental companies and we had to complain at 2:00 in the morning about cars parked in front of our residence, noise, etc. (One of our neighbors a few years ago, got so irritated with the noise and ruckus coming from the "guests" that he phoned the owner, who lived in Edmonton, put his phone out his window, and let the owner hear what we were hearing.!!) I would not mind at all to talk to you individually about these concerns, and can be reached at 250-270-0163. Thank you for investigating this very important issue.

Screen Name Redacted

7/04/2021 01:36 PM

You have not mentioned RV stall rentals. In an area like Burton Lake Estates, with no zoning going, I see lots that are having illegal RV rental stalls of 3 or more stalls. There is no accommodation for wastewater disposal and an overburden on the water wells. This needs to be also regulated along with the short term rentals within the RDEK. Burton Lake Estates has grown through phase I and recently phase II, and now the developer is working on Phase 3 and 4. As the local residents voted against the introduction of some sort of zoning a few years ago in Elko area, this allows developers to build low standard residential developments without adhering to environmental and zoning impacts that may be required in other areas. This allows them to offer the appearance of a great place to purchase property at a high price, however, due to the lack of proper impact assessment these developments start to fail in what is normally a responsibility to the developers. By the time the concerns surface, the developers is long gone with his bag of money and the RDEK and local residences are left to clean and

pay to clean up the mess. Please, RDEK, seek help from other municipal districts that have gone through such experiences. Don't learn the hard way.

Screen Name Redacted

7/04/2021 01:36 PM

I do NOT want short term rental in my neighborhood!

Screen Name Redacted

7/04/2021 01:39 PM

You have not addressed the issue that we have zoning bylaws and building covenants in place already that address short term rentals and where they are permitted and where they are not permitted, but no one seems to have the balls to enforce them at all! And I don't expect the bylaw offer to enforce them, but I am talking about the delegates who are elected and supposed to serve the rights and interests of the constituents! The buck stops with them! So if you're adding STR bylaws, who's to say anyone will enforce them either and we'll be in the same boat we're already in - a free for all, neighbours be damned attitude by STR owners! Also, the fact we have real estate agents misrepresenting property, suggesting there are no zoning bylaws or building covenants precluding individuals from buying the land/building as a investment property is despicable. Have they lost all sense of morality and made it all about the mighty dollar!?! There should be a "prefer not to say" for #18 so we can express our viewpoint that we don't want STRs in areas that are not zoned for it.

Screen Name Redacted

7/04/2021 01:46 PM

If regulations are to be implemented, clarification and governance would need to be clear and enforced. This might require increased RCMP officers as we are already at a capacity where the RCMP are under staffed to property police our communities

Screen Name Redacted

7/04/2021 02:11 PM

Short term rentals should only be available in commercial / business zoned areas not in residential ones. People who have bought into a family residential area should not feel that they now need to move because of STR been allowed in their neighborhood and I've seen it happen.

Screen Name Redacted

7/04/2021 02:12 PM

I would prefer no short term rentals but if they are permitted and regulated they should be very limited to the number of rooms and guests allowed. No party houses.

Screen Name Redacted

7/04/2021 02:19 PM

I am not sure, but the thought of anyone telling me what I can or cannot do with my property upsets me. What i have is a second

home and I love going to the Panorama area. I understand different impact that the influx of weekenders/holidayers may have for planning purposes and it sure seem to keep a lot of people employed. What would Invermere be without tourists/second home owners. I am assuming the survey results will be added to a newsletter at some point. Have you thought of asking what second home owners are willing to do for your community/area. Other than paying property taxes.

Screen Name Redacted

7/04/2021 02:35 PM

As is obvious from my responses, I am very much against short-term rentals in the RDEK (and in the City of Cranbrook, for that matter). They negatively impact those of us who make Cranbrook our home. There are many hotels/motels/Bed and Breakfasts in the area that provide regulated accommodation while also supporting the community as a whole through taxes. I have almost never seen all of the rooms in Cranbrook fully booked; this is a rare occurrence indeed. As such, I do not feel we require short-term rentals in private homes when our local businesses are rarely at capacity. Just say no to short-term rentals!

Screen Name Redacted

7/04/2021 02:35 PM

Change zoning to allow for small cabins for short term rental

Screen Name Redacted

7/04/2021 02:46 PM

It is going to depend on the regulations and where the units are. Are the owners on site or off site? For places with common property, such as stratas, is use of the common property included in rental? Who will police the rental units? This is important as others in the community are not police and should not be expected to be. We are a widespread District and have limited police to adjudicate disturbances such as noise violations, pet violations, trespassing. Benefits to owners of individual private property is a small consideration in my view. There are hotel, motels, resorts and campgrounds in our district. These should be utilized more and less emphasis on the VRBO types of accommodation.

Screen Name Redacted

7/04/2021 02:56 PM

If a homeowner who pays provincial and federal taxes chooses to rent their home, it is none of RDEK's business. If you're concerned about affordable housing, build some.

Screen Name Redacted

7/04/2021 03:08 PM

Owner or property manager must respond to problems, shouldn't fall on citizens or RCMP

Screen Name Redacted

7/04/2021 03:10 PM

Business property rentals are required to abide by legal rules and regulations. Airb&b have no controls over noise, garbage, taxes. It just a money grab without any payback to the community that has to put up with these short term rentals.

Screen Name Redacted

7/04/2021 03:13 PM

we were in a condo association that did not allow for rentals under 30 days; this eliminated a lot of the problems that communities here are facing with short term rentals.

Screen Name Redacted

7/04/2021 03:18 PM

RDEK should not be involved in regulation short-term rentals of privately owned property

Screen Name Redacted

7/04/2021 03:41 PM

Good luck for man power enforcement If looking for more taxes to focus on established businesses eg air bnb in the area

Screen Name Redacted

7/04/2021 04:04 PM

Create a regulatory body that can deal with short rental issues. Cost paid by rental property owners. Ensure that all short term rentals are licensed and inspected. Cost paid by rental property owners. I think that Covid has proven that appropriate cleaning and disinfecting is necessary. As a community, taking appropriate steps to manage short term rentals to keep our community members, shorelines and our wildlife safe should be a priority for RDEK. We all live here because we cherish the beauty and peacefulness of the East Kootenay's. Let's ensure that this peaceful beauty is never spoiled. If people cannot afford to own property here without short term rental incomes, perhaps they should look elsewhere to purchase property.

Screen Name Redacted

7/04/2021 04:08 PM

Cabins on land zoned for such.

Screen Name Redacted

7/04/2021 04:27 PM

As mentioned, the survey is slanted and as such, non permanent home owners should not have any input to this issue, Their responses are for the most part altruistic. They have no concern on the impact of non traditional STR's. We have 4 in two blocks.

Screen Name Redacted

7/04/2021 04:27 PM

Short term rentals we can see as healthy copetition for expensive resort and hotels accomodation.

Screen Name Redacted

7/04/2021 04:46 PM

In general I do not support short term rentals because of the concerns ticked off above. Primarily because they eliminate attainable housing for longer term residents in the Valley.

Screen Name Redacted

7/04/2021 04:46 PM

Well, most of the people around here bought property for retirement and appreciate the safety and quiet of the area. But with the extra traffic and noise that those renters emit makes the area not so much pleasant and safe.

Screen Name Redacted

7/04/2021 05:02 PM

I think they should be banned altogether, allowing for more long term rentals and supporting the motel and hotels which have full time management in place. Canmore has banned them entirely.

Screen Name Redacted

7/04/2021 05:24 PM

Limit number of guests and extra campers on a property, issue permits for exceptional circumstances such as weddings or family reunions, maybe 1 per year for any non commercial property.

Screen Name Redacted

7/04/2021 05:25 PM

Since there is already no enforcement of existing bylaws then allowing this will already compound the issue. There are already and overrun of stray dogs, many of whom are aggressive, many junky properties. Any latitudes you give homeowners on this issue you know darn well that those homeowners will take advantage of that and do what ever they want. More party houses, more fire risk, more stray dogs running around, more piped dirt bikes, quads, sleds ripping around at all hours of the night. Can't the RDEK just deal with the problems we already have instead of turning a blind eye.

Screen Name Redacted

7/04/2021 05:33 PM

Short term rentals make me want to sell my property and leave often. They make me not want to go to my peaceful property on occasions. Renters are not following laws and bylaws and greatly devalue the area.

Screen Name Redacted

7/04/2021 05:34 PM

Again I know many locals and recreation owners have heard a lot of nightmares with full time rentals and have turned to airBNB or STR to avoid the financial stress bad tenants put on them.

Screen Name Redacted

7/04/2021 05:58 PM

Most str r seasonal and help Locals generate an income for only part of the year opening up for longer term in the fall winter and spring . we encourage guests to buy local -Our guests buy local

honey, produce , visit the farmers markets , and local restaurants .
We pay full accommodation taxes . We employ local kids for yard work , firewood and get help with cleaning . We hire local professionals ;electrical ,gas fitters, construction , and neighbours with big equipment .

Screen Name Redacted

7/04/2021 06:08 PM

I am quite interested in the STR issue. I see merit in STRs but they must be managed appropriately now or they can get away and leave us with nothing but troubles in the future The timing is perfect to get on top of these matters.Im fine leaving STRs alone on ski hills and inside resort communities, let the strata manage them or not. In the cities and rural areas that are not tied to a resort, I would look at implementing a strategy that allowed STRs, subject of course to appropriate zoning, in homes where somebody actually resides, Very similar to the initial idea behind Airbnb. Having a resident managing the STR provides a lot of the STR benefits and should mitigate a lot of the STR issues we have seen

Screen Name Redacted

7/04/2021 06:09 PM

The world need less regulation, not more. If the different levels of government get their hands any deeper in the taxpayers pockets, they will be scraping their knuckles on the ground. Our tax system is out of control.

Screen Name Redacted

7/04/2021 06:12 PM

We need long term housing throughout our Valley. These suites within homes are okay because there is an owner upstairs keeping an eye on things and can regulate noise etcetera.

Screen Name Redacted

7/04/2021 06:24 PM

Living next to these units ruins neighbourhood friendliness.

Screen Name Redacted

7/04/2021 06:46 PM

If regulated and taxed properly, short term rentals could add more to the community. Alow allow in more central communities, require professional management and 24 hour immediate response monitoring, require an annual license that can be revoked if regulations not followed, require permitting or property taxes that will support the drain on services and put short term rental on an even basis with motels. Require short term renters to show compliance with GST and income tax laws.

Screen Name Redacted

7/04/2021 07:16 PM

Your survey is heavily biased towards allowing short term rentals which is not the view of homeowners and residents.

Screen Name Redacted

7/04/2021 07:26 PM

In question 18 you missed the option to completely ban STR. As in my response above you have missed the impact on community infrastructure such as water and sewer especially where its a shared resource and STR can swamp the systems.

Screen Name Redacted

7/04/2021 07:38 PM

Question 18 my answer would be none of the above. My Family moved to Fairmont in 2006 and there were little to no STRs, since then it has exploded into a non regulated greedy mess. I moved here for a quiet life. I have 4 Str's pretty close to me. I've calculated that I must of had over 3000 new neighbours over the years I have lived here that's insane. I could write an essay of stories for you but here's a few. Big minivan of lads drive up to the STR open the doors and the beer cans fall all drunk even the driver, then out pops the stag with antlers stuck to his head running around the neighbourhood half naked and drunk with antlers stuck to his head (complete moron) yeas I said that twice cause it was nuts, is this what RDEK wants in a residential neighbourhood? One time there were young adults doing drugs in the STR, again not what I want in my neighbourhood. I've lost count how many times I've asked the renters to pipe it down and be quiet, but the best one was when at 4 am in the morning after I went over and asked them to be quiet I was told to " Fuck Off Bitch " This is not the Las Vegas strip this is a residential area of Fairmont Hot Springs that the RDEK has allowed Strs to get totally out of control. All these STRs are businesses and should not be allowed to set up in a residential area period. They have obliterated the long term rental market people can not find housing and we lose good working people as they can not find anywhere to live. Sometimes its like living in a car park the amount of cars they bring. We also have rules listed on our property when we purchase not to have any business like STRs in our homes but I guess that rule gets over looked from RDEK or the relator that sells the property. Now in a prefect world I believe there should be no STRs, but I know RDEK has not the balls to shut them all down. If the RDEK does regulate them, don't pussy foot around. There should be a minimum of STRs in a town, just cause you buy a property does not give the right to set up a str. There should be an application process and a yearly fee minimum \$2000. This fee should then go back into the community the STR is in not direct into the RDEK purse. Monies from theses fees need to go to employ more bylaw officers cause what the RDEK has now is a joke. There need to be a 3 strikes your out rule, 3 or more complaints on a property they need to be shut down. We need to be able to to have a phone number to call to report problems as its going down, not days later when the tourists have left the area.

RDEK need to communicate with local community associations and listen to their concerns. Sorry but I just cant give you anything positive about STRs, I hate the summer and long weekend cause I fret on what my neighbours are gong to be like. So that's just a small snapshot of how I feel about the illegal rentals in my residential area. Thanks for listening!

Screen Name Redacted

7/04/2021 07:51 PM

A generic survey for an area as large as Panorama misses the nuances of specific neighborhoods zoned for specific purposes. The Panorama Subdivision is zoned R1 and, as such, there should be no rentals permitted less than 30 days.

Screen Name Redacted

7/04/2021 07:55 PM

Please do not lose sight of the impact that visitors to the Columbia Valley have on the local tourism economy who use and value the flexibility of STRs.

Screen Name Redacted

7/04/2021 08:35 PM

I believe most people do not want a hotel operating next to them avoiding taxation. However, I believe it is better to have an occupied residence rather than a vacant one. There should be a minimum occupancy by the property owner. Obviously that is tough to enforce, so at a minimum you could pass a bylaw that the property may not be rented more than 75% of the time.

Screen Name Redacted

7/04/2021 09:10 PM

Only if the owner/staff is present as they would be in a motel/hotel or B&B. I have rented in these and there is little impact other than to utilities. I have also rented condos Maui but there was security and help available if Issues arose.

Screen Name Redacted

7/04/2021 10:41 PM

The short term rentals are putting immense pressure on housing shortage. Workers are forced to leave the area because there is no affordable place to live!

Screen Name Redacted

7/05/2021 12:02 AM

Tipis, tents, other lodging.

Screen Name Redacted

7/05/2021 12:44 AM

Due to environmental and habitat issues RV facilities need to be regulated and policed for the safety of permanent residents and wildlife habitat.

Screen Name Redacted

Governments need to stay out regulating everything. Your only

7/05/2021 04:49 AM

interest is in collecting taxes.

Screen Name Redacted

7/05/2021 07:25 AM

Question 18 has no response that "we do not agree with short term rentals". They are nothing but problems for every community!

Screen Name Redacted

7/05/2021 07:25 AM

Owners providing short-term rentals do not provide sufficient contact information in case of issues, specifically fire department response to alarms.

Screen Name Redacted

7/05/2021 07:43 AM

Quantity. The absolute key is quantity. I don't know if that is calculated as a % per block or per community, but the density of STRs is the problem. Regulating other parts about STRs without addressing the number is a complete waste of time.

Screen Name Redacted

7/05/2021 08:57 AM

I see a difference between resort properties and other properties

Screen Name Redacted

7/05/2021 09:03 AM

I think the tax loss potential is a big issue, especially when such rentals often take away from the BC tax coffers in a couple of ways when the owners are not resident here.

Screen Name Redacted

7/05/2021 09:25 AM

Any units that have constant supervision can be rented short-term so please present can immediately deal with unacceptable conduct by renters. Whole homes or units should not be rented by part-time residents who are not living here while their unit is being rented as they cannot monitor their property or renters.

Screen Name Redacted

7/05/2021 10:02 AM

Short term rentals are required to support the tourism industry. I am not a NIMBY. My concerns are to the management of such properties. We must not lose sight of the fact that we require affordable long-term (seasonal) rentals for the support staff for the tourism industry. These people are being priced out of the rental market. This concern is specific to a tourism-related area. We also need to ensure long-term (over a year) affordable rentals are available for residents of the area. This is similar to, but different from the needs of the support staff. This concern is common to all towns / cities, and falls within (I hope) the current concerns of RDEK to ensure our communities thrive and are not hollowed out by people having to leave that would otherwise stay for a long time. I am OK with most / all property types being made available for short-term rentals, but it is the management of such properties

that is my concern. Over-crowding, noise and rowdyism and overall security are key concerns. It is tough enough to enforce when on-site property management and security is available (rental units managed by Panorama Resort). It is next to impossible when absentee property managers (VRBO etc.) are involved. COVID-19 protocols were unlikely to be enforced at such properties the past year. I saw this firsthand. Panorama Safety Services will not respond to requests for support at non-PMV rentals, from my experience. I am not sure if this was a COVID-19 limitation or a permanent restriction. I had to call RCMP at night (this call being routed to Kelowna dispatch since Invermere dispatch was closed). Delegation / escalation protocols for all security requests must be clarified and codified in law, if possible.

Screen Name Redacted

7/05/2021 10:22 AM

It is also vitally important that any secondary suites be legal suites.

Screen Name Redacted

7/05/2021 10:39 AM

Yes, nobody is talking about how many people work in the STR industry; people who work directly for management companies or have developed a solid business model catering to VRBO/airbnb folks. People make a decent living in these jobs or businesses and their interests should be considered. Not to mention the those who benefit indirectly.

Screen Name Redacted

7/05/2021 10:42 AM

I am not opposed to much of the short-term rentals as you can see from my answers above, HOWEVER, the rentals should be closely monitored by the owner. To ensure that, a basement suite, the detached suite, and the half a duplex can be short-term rentals IF the owner lives on the property. A unit within a multi-family dwelling can be a short-term rental if it is limited to less than 20 percent of the dwelling. Most people there must be long-term. These restrictions ensures close monitoring and still provides short-term rental capabilities. The owners must have strict guidelines to follow which addresses the concerns in number 15 above. I am opposed to an entire house, apartment building, condo or duplex being made available for short-term rentals because, for the most part, no one is onsite to monitor how they are used.

Screen Name Redacted

7/05/2021 10:49 AM

What about rules concerning the number of people allowable in any unit? ... the number of vehicles allowable? ... require renters to execute a RDEK document covering noise and fire, and fireworks, bylaws? What about a new tax on STRs? One of the issues of allowing STRs in single family dwellings is that they are

large enough to provide room for much larger groups - the more bedrooms the more it invites parties who ignore the rules and are discourteous to the neighbouring home owners. The revenues generated are huge but nearly all that money goes out of the community. There should be a requirement for a local property management firm who can be contacted to respond to problem renters.

Screen Name Redacted

7/05/2021 11:09 AM

Allow STR's when it is also used as a primary residence.
Restrict/discourage people from purchasing secondary investment properties to use as a STR. Regardless of the outcome of this project, I recommend implementing a regional STR tax that is used to fund affordable housing in the RDEK.

Screen Name Redacted

7/05/2021 11:10 AM

It would not be a bad idea to completely limit all rentals to a min of 30 days. Similar to places like Canmore.

Screen Name Redacted

7/05/2021 11:16 AM

Limiting the amount of short term rentals, increasing tax on short term rentals. Most insurance providers most likely don't know that the properties are short term rentals and thus would not cover damage. More short term rentals means more people in the valley, the valley's infrastructure isn't setup to accommodate the increase.

Screen Name Redacted

7/05/2021 12:05 PM

We should not have short term rental less than 30 days

Screen Name Redacted

7/05/2021 12:05 PM

There are a few questions that we cannot answer. Question 18, we don't want STR so none. And unfair to legitimate B&B and hotels. I would assume their businesses would profit with no STR in Columere Park.

Screen Name Redacted

7/05/2021 12:35 PM

Government does not need to spend manpower on this

Screen Name Redacted

7/05/2021 12:50 PM

... This questionnaire is not helpful for the concerns of Columere park as it has a specific issue with the Railway crossing

Screen Name Redacted

7/05/2021 01:16 PM

AirBNB pits neighbor against neighbor. When there are complaints, for example short term renter is partying and noisy and causing a disturbance, it's difficult to have the issue addressed and dealt with

in a timely fashion. The owner in the majority of cases usually lives outside of B.C. and is therefore not able to attend the premises in person to adequately deal with any situation that arises and do so on the spot as taking place. It's a headache for neighbors.... We have monthly strata fees for our infrastructure, and we all pay the same amount. It's unfair for us to be paying the same price as someone who is benefitting from making additional income by using their residence as a STR. We may be paying for use as a couple, while the short term rental may have for instance 2-12 people staying overnight. Multiple that by days, weeks etc being rented and can easily see not fair to neighbouring residents. While the STR owner makes additional income they are not even having to pay increased fees/expenses although putting a heavier burden on the community infrastructure. Surely at the very least they should be paying a greater monthly fee. Let alone if earning income to which not paying additional/appropriate taxes that's not fair to the community at large, as there is no benefit other than solely to the homeowner taking advantage of being for instance an AirBNB operator. Note: AirBNB very well could cause a decrease in home value for neighbours if it's a continual stream of short term renters who are staying merely to party. It could lead to property damage and surely is a disturbance to quality of life for others when STRs are noisy and at times even disrespectful to those who actually live full time next door.

Screen Name Redacted

7/05/2021 01:31 PM

No comment

Screen Name Redacted

7/05/2021 01:33 PM

Any option where the owner is present at the same time as the guests to monitor and control behavior of the guests

Screen Name Redacted

7/05/2021 02:04 PM

Unable to answer question #18 because the term regarding 'regulating' needs further definition. This could include; 1) provide guidelines to an STR operator for safety, liability, local bylaws 2) Require permits to be an STR operator 3) all of the above plus recruiting of staff for enforcement

Screen Name Redacted

7/05/2021 02:08 PM

Other options to full regulation aren't discussed. If you regulate, it won't get rid of short-term rentals, so nullifies the concerns.

Screen Name Redacted

7/05/2021 02:10 PM

Please stop whining about tourists coming here. If we have local people and businesses working within this community together we could be more self sufficient without constantly pandering to people

from Calgary. If prices were reasonable here, we wouldn't travel to Cranbrook to Walmart for things like peanut butter and clothes. The pandemic has brought (example) food trucks to our area with great food, reasonable prices. More of this perhaps and less catering to the rich who only go to the golf courses and eat expensive food. Our "community" shouldn't shut down right after Thanksgiving. We should be year round so more people could have opportunities. Please think of bringing in more industry--manufacturing on a smaller scale, thereby making more jobs for locals that don't involve food & beverage only.

Screen Name Redacted

7/05/2021 02:58 PM

My comments are site specific. Given the uniqueness of Columere Park, (rentals should not be allowed (is a business as it involves money for rent) and RDEK should prevent this as per established Columere Park Community Policy. Otherwise RDEK is going against existing and established bylaws. Note: No detached accommodations (cabins, trailers etc) are allowed in the Community. I also note that a nearby residence has been approved for multi family use (Bella Vista) and how will RDEK regulate and enforce the restricted use that is part of the Columere Park Bylaws?

Screen Name Redacted

7/05/2021 03:52 PM

You are missing the fact that most people are great hosts. 99% of guests are great guests. They respect the area, and the rules set out. Our property manager collects and remits all the same taxes as a hotel does. 8% PST and the 2% MRDT. If RDEK wants to make more money from short term rentals, then why not charge \$100 per year to register them.

Screen Name Redacted

7/05/2021 04:09 PM

To Question 18 above, where there are single family homes there should be NO Short term Rentals permitted. If it is allowed to continue these properties should have their property taxes increased and monitored to ensure their income is reported as income. Any B&B or hotel/resort business have the owners present at all times to control any issues that may arise, Short Term Rentals do NOT.

Screen Name Redacted

7/05/2021 05:18 PM

Require owners to register with the RDEK for a fee to cover costs of enforcement.

Screen Name Redacted

7/05/2021 05:26 PM

Our community has no walkable services and a railway crossing to a private beach area that can be dangerous to random visitors

Screen Name Redacted

7/05/2021 05:40 PM

I don't want people increasing the foot print of there houses by renting out parts of their houses or adding suites to their houses. Do not want the density increase. That is the most important thing. Okay to rent out their house if they are not going to be there so no increase to density.

Screen Name Redacted

7/05/2021 06:00 PM

Short term rentals do not compete fairly with other accommodation businesses. Short term rentals often do not pay the appropriate commercial insurance rates.

Screen Name Redacted

7/05/2021 06:51 PM

Dutch Creek has always been a vacation area. Back before the housing/cabins appeared was a hotel/motel. There are no other B&B's in the area that offer a unique home away from home appeal like the properties in Dutch Creek do. The area is very family oriented and attracts families to the area. It would be disappointing to see if regulations were brought in to stop STRs in Dutch Creek and will be devastating to the local economy.

Screen Name Redacted

7/05/2021 07:00 PM

Fairmont is a vacation destination no industry exists other than to serve tourism. Seems senseless to try and curtail accommodation options.

Screen Name Redacted

7/05/2021 07:05 PM

I don't agree with the last question. I don't think STR should have a permit. There was no option for non of the above? It's clear who ever made this survey is against STR.

Screen Name Redacted

7/05/2021 07:05 PM

Regulating these just to give business to property management companies feels completely unjustified and a complete money grab for those companies. We love our cabin dearly and rent to families who will treat the cabin and community with respect. Just as there are issues with noise etc with full time renters and homeowners, there will occasionally be issues with str's but they provide so much income for every segment of this whole valley, I can't imagine the area without them. Affordable housing is a separate important issue that must be addressed, but places like our family cabin would not fill that kind of need. Strict regulations would devastate the fragile tourism economy in this area in ways we can't even really measure.

Screen Name Redacted

7/05/2021 07:24 PM

STR should be required to pay for permits and the same taxes as commercial enterprises.

Screen Name Redacted

7/05/2021 07:29 PM

Short term rentals provide a way for families to visits to enjoy the valley economically. This valley would not survive without tourism. I think of homeowners want to rent out their homes short term, it's no ones business but the homeowners. While I don't rent my secondary home out, neighbours of ours do. It has never been a concern to us.

Screen Name Redacted

7/05/2021 07:35 PM

This is a rapidly growing concern. With property prices rising, some people will only be able to afford a place in the valley if they can rent it out at times. On the other hand for some people it's strictly a 'for profit' full time rental, not their home or seasonal property, and this is changing the character of our neighbourhood in a bad way. At last count more than 10% of our properties are now regular rentals and this % is rising rapidly. Thanks for taking on the issue.

Screen Name Redacted

7/05/2021 07:41 PM

If STR's were allowed in secondary suites or basements within a home the home should be the owners permanently resident. That way they can "police" their clients ie parties, noise etc.

Screen Name Redacted

7/05/2021 07:44 PM

As naive as it sounds property owners getting revenue from STR should at least be asked and be expected to pay the "additional local infrastructure and public spaces usage" contribution on honor basis. Of course platforms could / should be monitored for the local offerings and provincial and other regulations should be put in place adding this "tax" at the point/place of booking.

Screen Name Redacted

7/05/2021 07:56 PM

If short term rentals were allowed the home owner must be in the building the entire time the renters are there. All vehicles must be on the property where the short term renters are. No street parking. Quiet time must be strictly enforced from 9 pm to 9 am. No exceptions. Permanent residents deserve that consideration. The minimum stay for a short term rental must be at least 10 days. Local hotels and motels can accommodate stays of 1 to 9 days. That is their business.

Screen Name Redacted

7/05/2021 08:14 PM

In a Bareland Strata a big concern would be the noise/security. If STR were to happen within a Bareland Strata, it would be helpful to have the owner who are renting to be close by to look after any

issues....instead of other owners near by having to look after issues.

Screen Name Redacted

7/05/2021 08:56 PM

There are too many air bnb amd short term rentals and not enough rentals for people who live here. Locals can't find rentals and end up leaving the valley.

Screen Name Redacted

7/05/2021 09:04 PM

I feel that short term rentals are destroying my ability to afford a house one day. The real estate around here is jumping up to astronomically high prices, which makes it harder for me to leave my long term rental. If more short term rentals are popping up, it could cause me to move out of the valley due to a lack of available long term rentals.

Screen Name Redacted

7/05/2021 09:10 PM

Answer to Question 18 is: NONE They should be ran by legitimate businesses i.e: Hotels etc. These establishments have security staff to deal with noisy and obnoxious parties.

Screen Name Redacted

7/05/2021 09:31 PM

Costs of increased demand on water and sewer treatment. Zoning needs. Restrictions on non resident ownership - ie If the owner does not reside in the area district, restrict the number of properties can be owned or something like th.. or else you will have same issues as can more with vacant communities for part of the week then they become over crowded on weekends. Consider parking access, enforcement.

Screen Name Redacted

7/05/2021 10:51 PM

Problem with absentee management of property. Who do neighbors contact with issues regarding the renters? Party atmosphere of renters on vacation within full time residential neighborhoods.

Screen Name Redacted

7/06/2021 12:58 AM

Over the last few years, the PEOPLE have heard an increase in public concern regarding actions of RDEK and its never ending quest for Increased Regulatory Interventions (IRIs). The PEOPLE have recognized that pursuing management options of IRIs is extremely desirable and sensible particularly with the goal of minimizing or eliminating IRIs to the extent possible. It is well known that IRI's are wasteful and unnecessary and tend to perpetuate the growth of bureaucracy, in the name of bureaucracy and for the sake of bureaucracy perpetuating a negative feedback loop that is detrimental on many fronts and as a result, public

consultation, issue identification and management options for IRIs was identified as a 2021 strategic priority for the PEOPLE who will ensure that any Board members who support the growth of IRI's such as the present STR initiative are replaced by those who seek to minimize the harmful effects of IRIs.

Screen Name Redacted

7/06/2021 04:53 AM

I think it is important to consider that although noise and parking issues may be a concern on occasion they can also be a concern with the recreational owners of the property as well. Not just the short term renters. I think having a licensing system in place with a mandatory contact for whomever owns or is managing/taking care of the rental would be crucial, with a non-renewal period if there are multiple complaints with the same rental. I have had just as many issues with long term rentals over the years in our neighbourhood. I know it appears that the house prices are going up due to the short term rentals, although if you look around the neighbouring resort towns and our prices historically, we were due for an upswing regardless of the designated land use. We live in a unique and beautiful valley that won't be able to stay the little bit of a hidden gem it has been forever.

Screen Name Redacted

7/06/2021 06:10 AM

None of the above, no rental

Screen Name Redacted

7/06/2021 06:20 AM

Question 18 doesn't make sense if short-term rentals are not to be allowed in the context of tourism. If you are talking about rentals for seasonal employees, that should be another category and not confused with VRBOs. Employers would be allowed to rent purpose-built accommodation to seasonal or full-time employees . More affordable rental accommodation is needed for full-time residents of the valley. Visitor experience is not enhanced by disruptions to neighbourhoods where neighbourhood values (noise, respect for community property) are not respected. Hotel and motel owners have complained about the impact of short-term rentals on their businesses. Their businesses should be encouraged.

Screen Name Redacted

7/06/2021 06:21 AM

I would be in favour of business licensing, using the same health and safety scrutiny as for B and Bs. Local accessible management is important. It is a complex issue, I wish you well with your deliberations.

Screen Name Redacted

None

7/06/2021 07:54 AM

Screen Name Redacted

7/06/2021 08:15 AM

I think the damage done to the community by short term rental units far outweighs any benefits. Also, most of these benefits flow to the owner, not necessarily the community.

Screen Name Redacted

7/06/2021 08:19 AM

I think it's important to note that restricting short term rentals based on community or even housing type is not the best solution. We own property in Canmore where they are neighborhoods that don't allow STR, but this also means owners can't rent their own home out on weekends if they go away etc. I think limiting the STR to X number of nights / month or year so houses don't become full time STR's is more practical to allow HO to make income if they need it but also minimize the impact on Long term housing in an area.

Screen Name Redacted

7/06/2021 08:40 AM

The community has the right to expect authority to support their own zoning laws and stop turning blind eyes to people breaking the laws, in fact, in our case at Panorama, actually supporting those who break the laws rather than folks who feel who feel they should show respect for the community they live in. The RDEK has, thus far, been complicit.

Screen Name Redacted

7/06/2021 08:47 AM

After grappling with many of the same challenges presented by the rise in STRs, Vancouver appears to have a reasonable model where STRs must have a business license and approval from the district. Also the STR must be the principal residence of the owner which helps to promote self policing of the property (for safety and security). There are one or two of those type of STRs in our strata and there has never been a problem with their renters. Renters of entire homes with no owner present has caused many problems of carousing, noise, disregard for quiet times, disregard for fire bans(very, very concerning), speeding, excessive number of vehicles parking, to name a few. Local residents have called the RCMP (which was suggested by the owners when they were approached about their renters). It is unfortunate that the RCMP may consider increasing staff just to accommodate the rise in STR activity.

Screen Name Redacted

7/06/2021 08:57 AM

If RDEK does write bylaws to regulate STRs, they need to have enforcement and consequences, i.e. heavy fines, closures, immediate action to address concerns, however, the entire STR concept is unacceptable in R1 zoned properties with covenants disallowing rentals of any kind.

Screen Name Redacted

7/06/2021 09:02 AM

I'd prefer not to see additional regulations. I'd rather see government action on affordable housing and revision of BC tenancy laws. That being said I understand the concern of STRs in small family neighbourhoods and apartment buildings. If regulations are to be put in place it makes sense that it applies to those types of rentals for those communities to feel safe and comfortable in their homes. However, a cabin in the bush, or a free standing dwelling in a commercially dominant neighbourhood, or someone's basement suite in their primary dwelling should not be held back in any way. Those type of rentals do not affect the safety of neighbours or add noise concerns etc. Thank you and I look forward to what will be determined.

Screen Name Redacted

7/06/2021 09:17 AM

STR's are ruining affordability for locals. The housing market has gotten too expensive for locals, as people are generating income off of the STR's to offset the high cost of housing. RDEK should regulate STR's and impose considerably higher property taxes for people that generate income from renting their house, basement or a spare room.

Screen Name Redacted

7/06/2021 09:53 AM

How can you regulate what has already been happening with garage rentals and cabin rentals as you move forward.

Screen Name Redacted

7/06/2021 10:27 AM

I would have less concerns over secondary suites if the homeowners were on site to monitor noise, misuse of property, etc. Short term renters such as weekenders are not invested in the community and may not care how they treat the accommodations they are in or the surrounding neighbours.

Screen Name Redacted

7/06/2021 11:01 AM

Prologue: As far as bed and breakfast go, I don't think they are disadvantaged by STR's - it is a different experience over basic rentals and they have the option and probably do advertize on AirBnB and VRBO. Q.17: Answered "somewhat important", but cannot really state affirmatively until I see what regulations you would intend to manage. If it is just a tax, I wouldn't support it. I don't rent out my single family house right now, but who knows what the future holds and I may need to rent in the future. I see the biggest loss/issue to apartments that go STR instead of long-term, is to the local/temporary workers/residents that need accommodation. More lucrative for STR and would drive up rental prices. Sort of like Fraser Valley where there is now a tax for empty

apartments. This is the problem to solve. Q18: I still believe owner is king of their castle and to rent is one right of the homeowner (regardless of how it is advertized) as long as it is still within the zoning laws. That is why we have zoning so properties are used within the designated usage. Enforce the zoning or create a new zoning designation for new apartments to be long term rental only. As mentioned earlier, this is the problem to solve.

Screen Name Redacted

7/06/2021 11:43 AM

There is no option to not allow any less than 30 day rentals. Leave that market to the hotel motel operators who have the capacity to operate short term rentals properly. All of the current operators of these Airbnb locations have no controls on them and are having negative affects on every community in which they are located .

Screen Name Redacted

7/06/2021 11:45 AM

Short term rentals should not be allowed in single family communities because it disrupts sense of community - something much needed in our society today.

Screen Name Redacted

7/06/2021 12:27 PM

Too much regulation will have unintended consequences. It will impact many locals who own small businesses such as Realtors, restaurant owners, tourism operators, workers and many others. If anything, you could limit the number of units owned, but it's a slippery slope.

Screen Name Redacted

7/06/2021 12:43 PM

if they were fully licensed business' that paid all the same fees as bed/breakfasts and hotels then would not be such an issue

Screen Name Redacted

7/06/2021 02:32 PM

My view is that STRs should not be allowed in residential areas. These are commercial enterprises and as such should be allowed only in areas zoned commercial.

Screen Name Redacted

7/06/2021 02:36 PM

Many many short term owners do not collect/pay taxes there needs to be more done about this as legitimate businesses have zero choice which makes them unable to complete properly.

Screen Name Redacted

7/06/2021 02:44 PM

To me all of the categories above, with the exception of single family homes are in fact in competition with hotels and B&B's in the area. Entire family dwellings are not. Noise complains and security issues usually stem from people renting cheaper accommodation, such as apartments, duplexes and so forth.

Screen Name Redacted

7/06/2021 03:24 PM

Basically not fond of for profit in R-1 zoned recreational small developed areas, such as Columere or Columbia Ridge.

Screen Name Redacted

7/06/2021 04:14 PM

People need to remember this is a destination and retirement community. We need to share this beautiful place

Screen Name Redacted

7/06/2021 04:15 PM

Regulation should limit the number of STR in each area. Too many STRs in a concentrated area are a great cause for concern, noise, traffic and safety are very important issues to be regulated.

Screen Name Redacted

7/06/2021 05:00 PM

Homes should be for people living here. Homes are not, or rather, should not be a commodity used to speculate. Unregulated short-term rentals encourage investment in valuable homes for purposes other than creating homes. Homes are for people living here. Tourists can stay in hotels. If I go on holiday for three weeks and want to rent my home out, sure, I should be able to do that. I probably wouldn't use an online system like AirBnB or VRBO to do it.

Screen Name Redacted

7/06/2021 06:34 PM

There should be a designated area for short term rentals and keep them all together, that would leave communities to grow in a family oriented environment without fowl language and party atmosphere and beer cans on our front yards.

Screen Name Redacted

7/06/2021 06:45 PM

This is a clear tax grab from the RDEK. I have issues on how you could Ben police such a thing. Stop wasting our money and do more important things,

Screen Name Redacted

7/06/2021 06:50 PM

They should be in the same area so they don't bother the rest of us

Screen Name Redacted

7/06/2021 07:40 PM

Zoning

Screen Name Redacted

7/06/2021 07:54 PM

Clear definition of STR, is it less than 30 days, what are the rules and expectations, what is the monitoring and enforcement. Until these are all understood and addressed it will be hard to have a solution.

Screen Name Redacted

7/06/2021 08:51 PM

Noise seems to be a big concern but there isn't enough resources to manage that on evenings and weekends.

Screen Name Redacted

7/06/2021 09:00 PM

I feel the concerns surrounding short term rentals are politically driven from a perceived loss of tax revenue. The entire value chain must be taken into consideration by evaluating the increased tourism revenue at local stores, services, restaurants, etc, that are a result of the increase STR availability. Prior to issuing regulations, an occupancy study should be conducted to clearly and fairly assess if traditional short term accommodations have been impacted by the introduction of STRs or if their occupancy remained steady. The majority of STR owners are not looking for long term renters and will not convert to a LTR scenario if STRs are banned. This will only result in a significant decrease in accommodations available and significant drop in tourism revenue in the area.

Screen Name Redacted

7/06/2021 09:56 PM

Remember people work hard to be able to purchase a home. Also a second or third...RDEK taxes sewer water utilities insurance snow removal mowing maintenance costs are going up so much people should be able to rent so they can pay these bills and pay RDEK. We have met wonderful people friends that come here to enjoy and they love renting short term rentals. They make memories families couples fun enjoying life! If there is a noise issue call the RCMP if a bad problem they will shut it down. Not everyone that rents short term are noisy. Many very respectful and treat like their own homes and love it here! JOYFUL experiences.

Screen Name Redacted

7/07/2021 06:55 AM

I think short term rentals can sometimes be villainized as though all are just filled with parties that cause all the problems. Frankly many ones I have seen and have been to have been family gatherings, most of which have been very respectful. I think it does fall on the owners to be responsible in whom they rent to, educate their guests, and ensure they are behaving in a way that doesn't effect the properties around them. Any regulations should be towards that goal and not an outright ban.

Screen Name Redacted

7/07/2021 08:16 AM

You have missed stating how you would regulate and what regulations look like in order for me to respond to question #18.

Screen Name Redacted

I believe that condo's, and communities with existing strata's have

7/07/2021 08:39 AM

the right to create and influence there rental terms. However, as a acreage owner on free hold land, I would be very upset to see any bylaws on short term rentals. I feel that many excellent families visit the valley every year, and some year round and support local business in a very significant way. Many people do not wish to stay in a hotel on there vacation. I hope that the community does not make it difficult or cumbersome for guests to come and explore the valley.

Screen Name Redacted

7/07/2021 08:39 AM

I think it is important to support our hotels/motels for short term stays.

Screen Name Redacted

7/07/2021 12:36 PM

We have a single family dwelling with a basement suite, which we rent to a long-term tenant at a reduced rate for looking after our property. We use the main floor suite when we can and rent it out as STR. We feel we have struck a good balance between providing a long-term rental suite and STR. This type of housing unit is not identified in question 25.

Screen Name Redacted

7/07/2021 04:55 PM

STR are undesirable in private residential neighbourhoods, that is what hotels, timeshares, and cabin rental businesses are for.

Screen Name Redacted

7/07/2021 05:56 PM

The RDEK has a responsibility to help ensure that adequate affordable housing is available. By not regulating short term housing, the RDEK will be making the affordable housing problem worse

Screen Name Redacted

7/07/2021 08:09 PM

Without regulatory and enforcement capabilities, such as business licensing and additional resources for bylaw enforcement and compliance, attempting to regulate only short term accommodations would be pointless. The RDEK has neither the manpower or resources to regulate and enforce additional regulations that would require and amount of oversight.

Screen Name Redacted

7/07/2021 11:18 PM

Only short term rentals that can be monitored by property owners should be considered - that is - the owners of the property should be present at all times.

Screen Name Redacted

7/08/2021 07:12 AM

In Fernie, and perhaps other municipalities in the the Elk Valley, the infrastructure can't handle the current population. Adding a

large transient population puts strain on an already aging water and road system. Fernies property taxes are the highest I have seen in many different towns yet we are falling behind, particularly with water infrastructure, and I don't see that improving anytime soon. So to add more people via short term rentals only exacerbates the issues.

Screen Name Redacted

7/08/2021 11:20 AM

What are the options for various regulations? What is the timeline? What will happen to existing units. Will they be grandfathered.

Screen Name Redacted

7/08/2021 01:31 PM

What about the short/ long term rental of a permanently parked RV/ mobile home on a R-1 Single Family Residential property which already has an existing house (i.e. maybe in Dutch Creek)?

Screen Name Redacted

7/08/2021 02:39 PM

As the owner of a small resort, (Windermere Creek B&B Cabins), we pay a much higher tax rate as a commercial property zoned Res-3 than these short term rentals do. We also are very conscious of our impact on our neighbours, so maintain a business that doesn't impact others with noise, rowdiness, etc. A house down the road that was historically a single family house, then a long term rental has recently been listed as a short term rental. We've seen guests there ignore travel bans when they were in place, come with numerous RVs and tents and fill the lawns with them and party loudly well into the wee hours. When does a short term rental allow for campground zoning? I'm not against short term rentals completely, but the playing field should be level. If it's a business, like a stand alone house being rented entirely as a short term rental, it should be taxed as the commercial property that it is.

Screen Name Redacted

7/08/2021 05:39 PM

All the other types of accommodations listed above are in direct competition with the hotels, if you're going to restrict or regulate any types of accommodations it should be things like Apartments, not for homes that are not comparable two hotels and bed and breakfast. Even with bed and breakfast the house is not yours, someone is there, you are just renting a room and getting served breakfast. Renting a whole house is a completely different intimate family experience

Screen Name Redacted

7/08/2021 07:13 PM

I am shocked that you even want to entertain short term rental; stupid decision!

Screen Name Redacted

7/08/2021 07:14 PM

I think you should entertain the notion in some areas, but not primarily residential areas with full time residents. So, near the ski hill where there are condo's, but not primarily residential areas.

Screen Name Redacted

7/08/2021 07:37 PM

I have been thinking about this issue for sometime. I can see why people like to make money from a property that is not being used by the owner. Short term rentals seem to hollow out the heart of the community. Renters don't care about the community they are in. If those unused homes were sold and purchased by families to use as holiday homes or as a permanent residences it is better for the community as a whole.

Screen Name Redacted

7/09/2021 12:26 AM

Simply bring in a fine across the whole valley... as a home owner if you get a complaint from neighbors and police are called you call get slapped with a \$500 fine.. this would eliminate all bad renters as well as keep home owners that do STR accountable to managing their guest better and establishing rules for all visitors so that people are not disturbed.. we all know one of the biggest concerns you hear out there in any community is noise or some kind of disturbance from STR.. (even though we have never had that issue we know some area do) So regulate and enforce some community rules for anyone.. full time or part time people... seriously it would keep the unruly humans in line knowing that at any given moment a \$500 fine could be given and especially renters would know from their host that if they break the rules then they have to pay this.. We bought in an area a free area (not strata governed) for a reason.. we should not be controlled by commercial accommodators.. generating an extra source of income using our homes and our hard earned investments should be allowed.. it is not fair if this right is taken away.. we all chose not to live in strata development for a reason. Please whomever is reading this understand that you are not dealing with rich Albertans that buy up houses for then rent to make excess Disposable income .. you are dealing with local people's livelihoods that have relied on STR income for now 10 plus years and would be crushing families and home owners if you try to stop it all together.. We are all for the rules for making sure neighborhoods are not disturbed but.. please don't cripple us anymore than you have to... I can be a stay at home mum because we have a home we can open for visitors to come and enjoy... we would not be able to afford to live here otherwise.. no one on our street even knows we do Airbnb we are that great at managing it our neighbors are the only ones and they have never had any issues.. please keep all this in mind..

Screen Name Redacted

7/09/2021 07:06 AM

I think Airbnb is a vital part of attracting tourism to Fairmont. Getting rid of this would negatively impact Fairmont!! People who come to Fairmont and stay in the hotel OFTEN just use the hotels dining etc. People In Airbnb's use the local restaurants, golf, skiing, local attractions etc. Airbnb does NOT affect the hotel's accommodations. And it DOES bring more people to the area. In the past, We have BOTH owned a long-term rental property and hosted and Airbnb. The Airbnb was a much better outcome for us. We had more access to our own property, in fact, it forced us to keep the home in tip top shape in regards to maintenance and curb appeal. We entered the property between each booking and kept it up with cleaning, maintaining etc. This was NOT the case with long term rentals. When renters left the property,(months or years later) it was almost in shambles because of the tenancy act, we, as owners, hardly had access. Airbnb for the win!! So: options for long term rentals: change the tenancy act to make it more beneficial for the homeowners, rather than the tenants. Enforce a permit for Airbnb owners. This way, neighbors are able to Contact owners if there are any issues.

Screen Name Redacted

7/09/2021 07:28 AM

While some folks may not want short term rentals available, I think it's true that more do. Shutting them down would be an encroachment on the freedoms and abilities to survive financially that we enjoy in this country. This area is difficult at best in which to survive financially. For those who are willing for the work involved, encourage them and require them to run a facility that does not harm or trouble the neighbors.

Screen Name Redacted

7/09/2021 08:33 AM

Do not regulate STR.

Screen Name Redacted

7/09/2021 01:35 PM

i feel that short term rentals should be only permitted for ones primary residence, otherwise long term only

Screen Name Redacted

7/09/2021 02:42 PM

Because there is such a shortage of affordable rental units in the invermere/Windermere area, I feel it's very important for as many quality rental units to be available for long-term rentals (minimum one year lease). This would allow for young families to find quality affordable housing in the area.

Screen Name Redacted

7/09/2021 02:47 PM

This is a necessity to owning in the valley for most home owners for extra income It's a way of sharing the valley with others who

cannot own there and it brings a class of people that can afford to spend there extra dollars in the valley please do not take air bnb away

Screen Name Redacted

7/09/2021 03:52 PM

What I do with my secondary suite is no else's business but mine. The less regulation the better, especially in rural areas.

Screen Name Redacted

7/10/2021 09:04 AM

If increased housing supply is the issue than fewer restrictions in removing land from the ALR might assist.

Screen Name Redacted

7/10/2021 09:20 AM

Strong regulations and with teeth. Especially noise and behaviours

Screen Name Redacted

7/10/2021 11:07 AM

Area F STRs are predominantly owned by out of province owners - rental fees do not stay in the area apart from ST renter consumer spending, management costs. The abundance of STRs in Area F creates a radical surge in population during long weekends and summer, outstripping infrastructure capabilities.

Screen Name Redacted

7/10/2021 11:38 AM

Number 18 should have had none as a choice,

Screen Name Redacted

7/10/2021 01:37 PM

We don't think short term rentals under 30 days should be allowed. There are many hotels and resorts in the area that provide short term stays.

Screen Name Redacted

7/10/2021 03:14 PM

Just to restate - I think short term rentals are a bad idea. They take away much needed long term rental opportunities and introduce quiet neighbourhoods to strangers, extra traffic and noise. They also hurt business's that are geared towards taking care of the need of tourists. I understand that home owners could generate income from these rentals, but the same benefit would happen if they rented to long-term tenants - with much less impact on the neighbourhood.

Screen Name Redacted

7/10/2021 04:05 PM

We live in a resort community. Short-term rentals are how they roll. I think it has helped to promote tourism in Panorama...this is a good thing.

Screen Name Redacted

7/10/2021 08:29 PM

I have no concern with purpose-built short term rental properties (Timeshare units and condos) but have serious concern with homes in single-family residential areas being repurposed as short term rentals.

Screen Name Redacted

7/10/2021 11:16 PM

As a STR (vacation rental) we already remit GST, PST and MRDT at the same rate as hotels and other commercial accommodation. Many STR are also LEGITIMATE and offer an alternative accommodation to more traditional options. To suggest that these businesses are not legitimate is UNFAIR. Vacation rentals are an alternative to more traditional accommodation offerings that deserves to be recognized and not discounted or seen as illegitimate businesses. And many visitors prefer vacation rentals or STR to Hotels and Bed and Breakfasts. I hope that you will also survey visitors to understand what they are looking for when visiting Panorama and other areas in the East Kootenays. In addition, can hotels in the area satisfy the demand of visitors to the area???

Screen Name Redacted

7/11/2021 07:23 AM

This is a by law issue for all home owners compliance with noise/parking /garbage etc. Everyone has to follow the same rules- you are going to have people lie that it is friends staying or family so they get a free pass? Those that do not follow the rules now will look for any angle. Our population doubles or triples in the peak seasons you need to be realistic. Are you going to question everyone on who is staying in their place if they are the tax paying voter with ID? If they have Alberta plates they will be discriminated as visitors?

Screen Name Redacted

7/11/2021 08:27 AM

Decreasing or limiting short term availability will in the long run cause local businesses a financial decline which in turn will result in lower tax revenues. The final result will be an increase to local property taxes to cover shortfall. This will be bad for everyone other than the government in this tax region.

Screen Name Redacted

7/11/2021 10:48 AM

Short term rentals are best suited to larger properties and in established resort areas, with limited rentals in single family residential neighbourhoods away from resort communities.

Screen Name Redacted

7/11/2021 03:23 PM

Tax implications. Stress on the wildlife, trails, lakes, fishing

Screen Name Redacted

7/11/2021 03:51 PM

I think they need to limit the amount of people that can rent a place I have seen upwards of 5 vehicles in one home. No pool key to renters only property owners.

Screen Name Redacted

7/11/2021 06:40 PM

If short term rentals are not allowed in this area, it's another hit for already struggling businesses who are recovering from Covid restrictions. Focus on things that this area needs like affordable housing to attract a workforce to keep up with an up and up tourism industry that our valley thrives on.

Screen Name Redacted

7/11/2021 06:44 PM

You can't force people to rent to the lowlifes that want to rent. Make some laws to keep people from ditching on the landlords and destroying landlords properties.

Screen Name Redacted

7/11/2021 08:59 PM

Government should not be involved in STRs. It is Not government mandate to regulate private business. Every time government gets involved regulating private activities it screws up. Long term rental is a perfect example.

Screen Name Redacted

7/11/2021 09:36 PM

Short term rentals fill a need in the communities in which they are located. Regulating this type of accommodation will damage the local economy. Fewer tourists result in reduced income for local businesses. Do not regulate short term rentals. It will damage the businesses in town attempting to remain afloat following the pandemic.

Screen Name Redacted

7/12/2021 08:23 AM

Tourism is important, but I believe making sure locals or residents wanting to move here to work need to be prioritized in the housing market. Not sure if this falls under the same category, but Sparwood also has an issue with people turning residences in to boarding houses for shift workers with rooms to rent. This also affects housing as it takes away rentals for families in need.

Screen Name Redacted

7/12/2021 08:41 AM

Currently, STR are not a permitted use in our area. Would like to see this continue.

Screen Name Redacted

7/12/2021 08:46 AM

Cabins

Screen Name Redacted

7/12/2021 08:47 AM

As a STR provider, I don't have a problem with having to abide by some of the same regulations/licensing as commercial providers (hotels, motels etc.) I disagree that STRs put unfair pressure on established tourism accommodation providers; in my opinion, this is an opportunity for commercial providers to adapt and evolve with the changing preferences of the traveling public.

Screen Name Redacted

7/12/2021 08:56 AM

Short-term rentals are our preference over hotels anywhere we visit, as they often have much more character and more of a welcoming family feel. It's a great way to immerse yourself in the local community when traveling and is often what makes our visits so special.

Screen Name Redacted

7/12/2021 09:24 AM

Please do not spend time and valuable resources on 'regulation' of existing private residences. Focus on facilitating new opportunities to assist with the housing crisis and create smart policies to support their development.

Screen Name Redacted

7/12/2021 10:32 AM

Would prefer NO short term rentals.

Screen Name Redacted

7/12/2021 12:57 PM

My comments are in relation to the Toby Benches only - others in various other locations may have alternate views with varying degrees of impact. The rural nature of my area leads to minimal impacts in these regards and I would hope that in lieu of blanket decisions by electoral area consideration be given to the various areas within the electoral with a decision process based on individual area merits.

Screen Name Redacted

7/12/2021 11:10 AM

Many people renting these homes have no clue how to even stay in the country and have no regard to the safety of our community or the people who live their. We have had to deal with late night parties, drones, and the worst worry is fire from disregard of bans and fireworks. I have great neighbors except for the air bnb 😞 They bring nothing to the community.

Screen Name Redacted

7/12/2021 12:34 PM

There is a reason why people move into the country to enjoy privacy and quiet

Screen Name Redacted

7/12/2021 01:05 PM

If STRs are allowed to exist, they must be regulated effectively. At minimum, they should require local property management services.

There should be recourse for adjacent residents if an STR is mismanaged. Owners of STRs should be charged a fee to cover bylaw enforcement, as well as pay increased property taxes to offset costs associated with effective management and bylaw enforcement. They need to be regulated to even the playing field with commercial hospitality operators.

Screen Name Redacted

7/12/2021 01:30 PM

It really does not make sense for the RDEK to "regulate" property owners who rent their accommodations short-term...from my experience, long-term renters are a MUCH greater risk and have the potential to create MUCH bigger problems for the landlord and surrounding community...and then you cannot "get rid of them"!

Screen Name Redacted

7/12/2021 01:41 PM

Communities such as Golden & Fernie need to stop this BS of placing tourism as a higher priority over the long term residents, as there is no longer any such thing of "affordable housing" unless if a person is lucky in being able to get into subsidized housing or be fortunate enough to have 3-4 compatible friends to where they can share an outrageously high priced rental.

Screen Name Redacted

7/12/2021 01:52 PM

Having the option to STR a property should strictly be the choice of the homeowner. When issues arise, the responsibility lies with the homeowner, which is my mind receives better ratification than dealing with full time long term occupants of a rental property. People are here to enjoy the area and spend money in an area where, if regulated, the home may stay vacant for extended periods. It brings money to the entire economy. Now, more than ever, people are travelling locally within Canada, and STRs are a way to stimulate a suffering economy.

Screen Name Redacted

7/12/2021 01:52 PM

let me know of your decision

Screen Name Redacted

7/12/2021 02:12 PM

I will not answer 19 as I do not believe we should have short term rentals in Fernie, Annex or West Fernie. People can use hotels and RV areas.

Screen Name Redacted

7/12/2021 03:12 PM

Second homes or part-time homes should not be allowed to be used for making money (short-term rental). Its not the type of unit that matters, but the fact that units are purchased and owned for renting and making money on short term rentals. This takes away

the long-term rental options for others, such as seasonal workers or less fortunate families.

Screen Name Redacted

7/12/2021 03:59 PM

Although I do not know all the taxes that are paid by a hotel or a Bed and Breakfast I do feel it is unfair to say STR do not pay taxes. We only work with AirBnB but we pay taxes, GST and with every rental there are local Occupancy Taxes that are collected from the guest by AirBnB and given back to the BC government. "Province of British Columbia Guests who book AirbnB listings that are located in the province of British Columbia, Canada will pay the following taxes as part of their reservation: Provincial Sales Tax: 8% of the listing price including any cleaning fees for reservations of 26 nights or fewer in the province of British Columbia. For detailed information, please visit the British Columbia Sales Tax website. Municipal and Regional District Tax: 2–3% of the listing price including any cleaning fees for reservations of 26 nights or fewer in the province of British Columbia. For detailed information, please visit the British Columbia Sales Tax website" We also pay fees to AirBnB for creating the website and the insurance policies that we automatically receive with each booking. If we were renting to guest under the table so to speak we would not have any insurance policies and this may create bigger problems for a community should there be a problems Hotels and Bed and Breakfasts are able to use AirBnB. If they choose not to (likely because they don't want to pay the AirBnB fees) that is completely ok of course but all the same it is still a choice they made. Just as we are making a choice to rent on occasion. I feel similar when it comes to the lack of long term rentals. I can appreciate that is a real concern but I am not sure the solution should rest on folks like us who have worked hard for many years to acquire a second home, spend our resources within the community and give back where we can but want to offset some costs of owning a second property. Everyone gets to decide where they live and work to some degree and there are many different areas across the country that are suited to all sorts of lifestyles and financial abilities.

Screen Name Redacted

7/12/2021 04:06 PM

Short term rentals do not belong in single family housing communities at all. Many cities in the the US do not allow it and for very good reasons, ie: Palm Springs, Scottsdale. Studies have proven that short term rentals decrease property value, increase noise, increase a of a sense of loss in the community, and increase vandalism and crime. Furthermore, the area of East Kootney does not have the resources to monitor and police short term rentals and the complaints and problems they will generate.

Screen Name Redacted

7/12/2021 05:20 PM

The Valley is a tourist destination and, as such, regulating rentals shouldn't be very high on your priority list. We used to have a place we rented out and it was our job to ensure the renters were respectful. Unless you have so many tourists that you're turning people away that want to rent a place in the valley, I don't think you have the luxury of restricting rentals. These types of regulations tend to get a life of their own and become very political. It's not necessary.

Screen Name Redacted

7/12/2021 05:44 PM

I think rentals are fine if the owners have a suite and they are present.

Screen Name Redacted

7/12/2021 06:39 PM

Absentee owners who rent their homes to people that aren't vetted, and are not close by to monitor the renter's behaviour .

Screen Name Redacted

7/12/2021 09:15 PM

Everybody can have a STR. I cleaned some of them, and some of the units i saw, doesn't worth the price they asked. Lots of appliances doesn't work properly, the owner often lives in alberta, so they do not deal with problems.

Screen Name Redacted

7/13/2021 06:24 AM

Again, there is no one shoe fits all here. Airbnb's are diverse. We have lots of parking at our place. We Offer a quality experience. We Provide a much needed option for working professionals and doctors who need short term accommodation. We are supported by our neighbours. We live on and monitor the property amd our guests closely, we have never had a noise complaint, had never had a problem. We don't want to be landlords to long term tenants. renters have so much power in BC — we've watched other homeowners struggle to get bad tenants out of their home. We like having the option to have and use our suite over the holidays so we have room for family and friends to stay. AirBnB is a perfect solution for us, and one that provides a niche service to our community. We need the supplemental income to help with our mortgage but don't want to commit to a long term tenant.

Screen Name Redacted

7/13/2021 08:54 AM

Without dedicated onsite management/security it allows the party's to continue and disrupt our quiet family friendly neighborhoods

Screen Name Redacted

7/13/2021 09:45 AM

BC leaves no rights for its landlords so no wonder they don't want any more shitty long term tenants that cause damage, don't pay

and are impossible to evict. You played yourself.

Screen Name Redacted

7/13/2021 09:58 AM

The issues isn't as much about the type of dwelling as it should be about what "Regulate" means and this will vary depending on the nature of the community. What may be good for Canal Flats, Fairmont and Radium is not necessarily good for Dutch, Columere, Bella Vista, Columbia Ridge etc. Having rented a number of properties in the Valley 20+ years ago and having many properties around our now seasonal property being rented short & longer term there has never been a problem. Unfortunately other parts of our community have not been so lucky. The issues is not as much about whether or not a property is rented and more about policing of out of control guests that disrupt, damage, intimidate and illegally accessing private properties and how to regulate and penalizing both renters and property owners.

Screen Name Redacted

7/13/2021 11:55 AM

STRs should be allowed. There should be a standardized system if issues arise (i.e. STR license number on door, 24/7 phone for noise complaints/issues, enforcement powers for non-compliance or recurring issues)

Screen Name Redacted

7/13/2021 12:26 PM

I think if the house is an entire house then it should be available for long term rental. Unless that person who owns it lives in it 6 plus months a year. If it is in a residential street of full time home owners then short term rental needs some enforcement for noise control and disturbing the people around and there needs to be a fee to pay for this. I have only purchased condo that have 1/4 share options in then which means there is alway rotating guests staying in there and these places are expected to have short term rental.

Screen Name Redacted

7/13/2021 12:51 PM

An alternative to the housing crisis... we need publicly owned housing for locals ASAP. If short term rentals are not allowed i will keep the property entirely vacant and many would do the same. If short term rentals were converted to long term, owners would still ask for amounts outside of local affordability. This is a brick and mortar issue and we need more construction on the ground

Screen Name Redacted

7/13/2021 01:16 PM

In many other areas, short term rentals are permitted and regulated. I feel as though not doing so is a missed opportunity.

Screen Name Redacted

As mentioned above, if someone can afford to own the property

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

7/13/2021 03:15 PM

they should be allowed to do what they want with the property as long as it is legal. We don't need more regulation.

Screen Name Redacted

7/13/2021 03:16 PM

A lot of properties in the valley are owned by people that dont live here

Screen Name Redacted

7/13/2021 06:33 PM

You should require a license to operate short term rental to allow for Enforcement of max occupants and for followup with any noise or area disturbances. What gets monitored gets managed.

Screen Name Redacted

7/13/2021 06:35 PM

STR will not bring long term sustainability and will hurt existing accomidators that already struggle to sell their products

Screen Name Redacted

7/13/2021 07:35 PM

The owners need to be present to manage their rental

Screen Name Redacted

7/13/2021 07:58 PM

The RDEK should be a region for residents first and foremost. We cannot deny that tourism dollars play a critical role in our local economy AND that there is a need for this type of accommodation option. BUT, if we continue down this path of absentee landowners, infill housing secondary suites, and exorbitant real estate prices we will soon have no real 'community' in which to live, play, or attract others to enjoy as well.

Screen Name Redacted

7/13/2021 08:50 PM

Anything someone is comfortable to rent out should be as long as it as posted for what it actually is

Screen Name Redacted

7/13/2021 09:40 PM

I don't think STRs are good for the region in any way.

Screen Name Redacted

7/13/2021 09:45 PM

No additional ones

Screen Name Redacted

7/13/2021 09:49 PM

There needs to be some regulation, as there is an extreme shortage of long-term rentals. At the same time, tourism is a valuable industry in RDEK. A balance must be found.

Screen Name Redacted

7/14/2021 06:35 AM

Give people the freedom to do what they want with their homes!

Screen Name Redacted

7/14/2021 07:02 AM

We agree that it is unfair to other businesses and that short term rentals should pay the same taxes and fees.

Screen Name Redacted

7/14/2021 07:53 AM

I would hope that our park stays with no rentals, the safety and security we have in there is so peaceful. Traffic is really low as well which is great for kids and all around maintenance of the streets.

Screen Name Redacted

7/14/2021 09:02 AM

Short term rentals are black holes in our communities, owners and 'renters' do not contribute to the volunteer base that maintains our communities. Employers cannot find workers because the workers cannot find accommodation to either rent or own - a VERY serious problem!! Some communities like Edgewater should not be allowed to have ANY short term rentals.

Screen Name Redacted

7/14/2021 09:28 AM

Currently there is no regulation, in our neighbourhood we have multiple detached short term rentals being used as wedding venues, for major gatherings etc. Further detached short term rentals are being constructed, permitted ?, I do not know. Our gravel road had deteriorated substantially due to increased traffic and minimal maintenance. Dust control is also minimal. The overall impact of short term rentals needs to be considered. How busy does the Valley need to be?

Screen Name Redacted

7/14/2021 09:54 AM

Please consider that although there is a correlation between the long term rental shortage and short term rentals, this is not direct causation from SRTs.

Screen Name Redacted

7/14/2021 10:25 AM

In closing, I believe that the vast majority of STR owners are and want to be perceived as responsible citizens and neighbours. As with life there are however a small number of "outliers" that need to be reined in for the benefit of both sides of this arrangement.

Screen Name Redacted

7/14/2021 10:37 AM

I think you have missed the fact that trying to regulate short term rentals is an overreach on the part of local government and a complete waste of your time. How are you possibly going to prevent people from arranging private rental accommodation? I personally will be ignoring any regulations you may impose and know many others who would do the same. I appreciate the concern some locals may have regarding the impact on real estate pricing of non-resident owners and short term rentals but the reality

is Fernie is a tourist town and the local economy could be devastated by ham fisted political interference. You would be much better off telling all the Karen's complaining of the influx of Albertans to take a pill and focus on the economic benefit rather than their little pet peeve issues. I myself have injected literally hundreds of thousands of dollars into the local economy.

Screen Name Redacted

7/14/2021 03:17 PM

Should only be allowed where the owner is still present and maintaining control of the property

Screen Name Redacted

7/14/2021 04:10 PM

If there are concerns in properties where it is a multi family dwelling, duplex or half duplex, the other owners to adjacent units could vote on whether to allow short term rentals in their building or not.

Screen Name Redacted

7/14/2021 04:54 PM

We have experienced the destruction of community by the STR market in other locations. RDEK has a significant 'seasonal ' population already that is hard to assimilate into the wider community. STRs would only exacerbate and exaggerate this divisiveness!!!

Screen Name Redacted

7/14/2021 05:07 PM

What are the hotel vacancy rates, companies have invested to build these and people renting out rooms is not on the same playing field.

Screen Name Redacted

7/14/2021 05:18 PM

I think everything should be able to be rented, as there is the demand for a variety of types of short term rentals- however the amount that can be rented in each category needs to be limited and policed

Screen Name Redacted

7/14/2021 06:17 PM

I don't think they should be regulated, but if they are, maybe the commercial properties management companies should not be permitted, and only individuals renting out the properties they personally own should be permitted.

Screen Name Redacted

7/14/2021 06:39 PM

Please note that all of the STR owners I know in the area are PT or FT residents of the property and DESPITE the huge issue of LT housing, this is not the solution for it. Even if these houses were to open up for families, they are sure to be rented at a rate far above the average desired rental amount in the area. Low income

housing in INVERMERE (as no one is willing to drive outside of the area apparently for housing) is required on the area and should be an entirely separate focus from this conversation. We've thoroughly done our due diligence in insuring that we are operating a legitimate business that is providing multiple benefits to our community. We are in constant discussions with those around us as well to ensure they are never bothered by it (neighborhood across from us doesn't allow them) and no issues have ever come to light, and we would address them readily if they did.

Screen Name Redacted

7/14/2021 07:21 PM

Having first hand communication between owner and guest helps to create a level of trust that can not be matched by a hotels management company. Airbnb was misspelled in question 13.

Screen Name Redacted

7/14/2021 07:43 PM

Short term rentals are out of control, making it nearly impossible for people to find any long term rentals. People who cannot afford to be home owners depend on those long term rentals. As our towns are growing in size we need more workers but they can't find any long term rentals making things difficult for a lot of small businesses.

Screen Name Redacted

7/14/2021 09:04 PM

Not supportive of commercial businesses taking advantage of this.

Screen Name Redacted

7/14/2021 09:44 PM

I feel short term rentals are ok when the owner is present ie) as listed above. My concern is when homes, condos, or duplexes are being rented out and owner is not there. Who then regulates these guests? I am also concerned with the lack of affordable accomodations in the Fernie area. I know many people who want to come back to the valley where they grew up to live/ work here. It is impossible to find affordable housing and short term rentals is adding to this problem. Landlords are able to make more money with short term rentals than long term rentals. Another concern is that real estate demand will go up if investors buy to rent out as short term rentals, further making it difficult for young people to afford to live here.

Screen Name Redacted

7/14/2021 10:48 PM

Those who own short term rentals or buy homes for the purpose of turning them into short term rentals need to consider the market and how their decision overwhelms our market and community as a whole.

Screen Name Redacted

7/15/2021 03:20 AM

The permanent living situation in the valley, rental or ownership, is dire! From an availability and affordability perspective. If we cannot find a new place to reside within the next year my family and I will have to leave the valley after making it our home for 15 years and having great permanent employment. This has lost the community feel that has kept me here.

Screen Name Redacted

7/15/2021 06:38 AM

Listen to the people that live here and not only to the 1% who wish to capitalize on what they perceive as an opportunity for ROI. Greed, Greed, Greed

Screen Name Redacted

7/15/2021 06:56 AM

I think this is an overreach by rdek. Short term rentals do not need to be regulated in this area. There are no hotels and there would be no options for visitors to stay if str are restricted. There are some areas with denser populations that are controlled by strata's that can put the controls on the rentals. Back off rdek.

Screen Name Redacted

7/15/2021 07:50 AM

Please take this issue seriously and provide action to curb the explosion of short term rentals.

Screen Name Redacted

7/15/2021 08:56 AM

Misconception that area is a Canmore or Kelowna. Area needs more economic demand before restricting access. The area is a secondary location and further restrictions will cause the area to lose it's economic advantage over the higher demand areas. Understand need for more affordable housing but what good is it if economic activity declines as it has in Fairmont and businesses cannot survive for 12 months of the year? Focus should be on affordable housing not hotel lobbying.

Screen Name Redacted

7/15/2021 09:09 AM

Short term rentals in quiet residential neighbourhoods cause short term parties that put further strain on community policing.

Screen Name Redacted

7/15/2021 09:13 AM

Thank you for considering regulation of STRs. Please also consider substantially increased property taxes for second homes

Screen Name Redacted

7/15/2021 09:57 AM

Other towns I have been to regulate short term rentals based on areas. Tourist areas have short term rentals allowed ie down town or close to beaches. And long term only rentals are areas close to schools, industrial areas, and hospitals.

Screen Name Redacted

7/15/2021 10:08 AM

One of my major concerns is that landlords are renting out entire homes and claiming potential occupancies (for example 10 or 12 beds) way above what should be allowed in a normal residential neighbourhood. Unfortunately, short term renters appear to be willing to pay outrageous daily rates if they can pack a lot of people in the accommodation. For example, \$500 per night equals about \$48 per person if they stuff 12 people into a house. This is both a burden on local services and a danger to life and limb in the event of fire. Perhaps RDEK / Fire services should be permitted and required to examine all STR's and establish a maximum occupancy, much like is done for community and private meeting facilities.

Screen Name Redacted

7/15/2021 10:45 AM

As an Osprey landing owner I am a bit concerned about safety and security of my property when continuous renters are coming and going

Screen Name Redacted

7/15/2021 12:08 PM

Entire Apartment/Condos should be rented where they were constructed for that purpose - e.g. at the ski hill.

Screen Name Redacted

7/15/2021 02:38 PM

I have no problem with spare rooms offered a STR. I think allowing secondary suites as STRs is a reasonable compromise, but I don't really like it. Entire units in residential developments should never be permitted to be used as STRs imo, this is commercial activity, further inflates already inflated house valuations, and reduces the housing pool for residents.

Screen Name Redacted

7/15/2021 05:23 PM

Reducing STR would significantly impact tourism in the Valley, I would suggest a survey of local businesses also be completed to help determine the impact to them. Impact to businesses will have an impact to the long term or permanent community you are hoping to create by regulating or removing STR. When businesses close communities close. Housing prices in BC are out of control and I don't believe that STR's are the reason so if this is indeed true, I would suggest providing the evidence to support and widely sharing it with the community and property owners. As indicated above a majority of property owners that offer STR would not be able to afford these properties otherwise. STR are the middle ground a majority of them STR are repeat renters with families who can't afford the hotel or fancy homes on wheels to go camping. I hope this process is slow and thorough and that all points are considered for the best outcome of the community.

Screen Name Redacted

7/15/2021 06:08 PM

I think the rdek should keep its nose out of private peoples decisions if they want to do a short term rental or not. It's none of their business as long as they get the property tax money they shouldn't be concerned.

Screen Name Redacted

7/15/2021 07:54 PM

Str are very comfortable and affordable. Just checked Fairmont Hot Springs Resort pricing \$260-530 per night! Copper Point Resort rates start at \$229. a night! There are a lot of families that cannot afford that but could afford a str and then they would spend money in the community benefiting the working people not the corporations running these big resorts !!!

Screen Name Redacted

7/16/2021 04:58 AM

This is a double edged sword as I see it. The short term rentals provide vacationers (which we need here) with places to stay however it causes permanent people little or nothing to choose from that is affordable. Also I will add it is crazy to think we are heading in the direction where someone else is able to dictate how you use your property. When RDEK Pays for the taxes on a property they can tell people how to use them. We are talking about PERSONAL property.

Screen Name Redacted

7/16/2021 06:09 AM

In area b there is no accommodation type places this is our only option for vacationers to stay our area is quite full of campsites in the summer months this helps our economy year round .

Screen Name Redacted

7/16/2021 09:06 AM

I do not believe entire homes should be rented out. Based on my experiences with short-term rentals (around the world) this type of accommodation, left unregulated, is very negative to communities by seriously eroding the supply of rental stock and making it nearly impossible for young people/newcomers to establish themselves. Having three adult children, I honestly find the concept essentially unregulated short-term rentals very distressing. Unfortunately, greed seems to be the primary motivator for this.

Screen Name Redacted

7/16/2021 09:23 AM

Minimum rental , if allowed should be 1 week.

Screen Name Redacted

7/16/2021 09:24 AM

We have owned property in the valley for a long time, first a partnership with another family in Terra Vista, and for the past 30 years a home in Timber Ridge. Timber Ridge is not a commercial

rental area or did not used to be. It is a quiet recreational cottage neighborhood and we would strongly prefer it remain that way.

Screen Name Redacted

7/16/2021 09:34 AM

Canmore and Pedley Heights have limited short term rentals to a minimum of 30 days. Other rentals are not allowed. There have been too many issues with noise, safety, security, underage drinking, fireworks, campfires, garbage, trespassing. It needs to be controlled.

Screen Name Redacted

7/16/2021 09:38 AM

Should full exclusion of STRs in residential zoned areas not be made, at a minimum make rentals a minimum of 10 days, with no overlap of 10 day segments, a maximum of say 15 - 20 rentals per calendar year. Make reporting by owners of rentals mandatory, primary renter, # of renters, contact # of renters and collect occupancy fees / taxes.

Screen Name Redacted

7/16/2021 09:44 AM

Some regulations should be set by RDEK, such as fire safety, use of public spaces, etc. I believe it may be appropriate to have some further regulations in place for longer term rentals (>2-3 months), but I do not see benefit in RDEK regulating <30 day renters. In my case, I am renting to family and close trusted friends, who would not otherwise stop or stay in the valley.

Screen Name Redacted

7/16/2021 09:48 AM

Just let the rental owners sort out the best way for the rental owners control what the owners do with THEIR property..... leave them alone. Your time would be better served spending it rectifying the shortcomings of what you already control. Its horrible to have paid "extra" for an "oversized" water handling system that seems to provide less water than the previous "undersized" system for instance. The free enterprise system will sort itself out without even more interference from bloated government.

Screen Name Redacted

7/16/2021 10:36 AM

We prefer no short rentals in our area

Screen Name Redacted

7/16/2021 11:23 AM

Noise , vandalism and fire bylaws need to be enforced...these currently are not so why try to create another bylaw that would even create larger problems and who would enforce these and at what cost?

Screen Name Redacted

I have stayed in Airbnb places before, but only when I have had no

7/16/2021 01:20 PM

other options. I am a long-term renter and have always been. I am single with one salary and so buying a house will never happen. The Airbnb explosion has made my life difficult and more expensive so I'm somewhat biased about their popularity with homeowners. I can understand why home-owners would rather rent a room in their own home a couple of times a month and bring in the same amount of money as having somebody permanently sharing their space, but too many homeowners rent out entire units which could otherwise be used by long-term renters. Until the city of Fernie can provide a large stock of purpose built long-term rental accommodation (probably not in my lifetime...), then regulating short-term rentals to only allow so many licenses per year is the best way forward as it helps ensure accommodation is still available for long-term renters. In the current housing market where many people will never be able to purchase a home in their lifetime this is more important than ever.

Screen Name Redacted

7/16/2021 06:40 PM

don't penalize home owners trying to better their futures and create other affordable housing options. Put the pressure on large hotels/ski hills/ etc to provide or subsidize staff accommodation.

Screen Name Redacted

7/16/2021 07:31 PM

Str's are nice and a good option, but they must be properly regulated and taxed accordingly.

Screen Name Redacted

7/17/2021 04:32 AM

STRs, particularly in resort communities like Panorama, do not require regulation. There are many properties that sit vacant for long portions of the year that are only used by owners and are never rented. If this inquiry is being done to investigate housing shortages or prices in nearby communities such as Radium or Invermere, regulation of STRs in Panorama will have very little effect on this. I am further of the belief that regulating how people can rent their properties will have farther reaching negative consequences in how tax and spending revenue is derived. Decreasing the availability of STRs would have an impact to the number of tourists in the area, particularly Panorama, as there are limited options to accommodate all tourists interested in visiting the area, and the jobs and other general spending which the operation of STRs create locally will decrease. If I cannot offer my property for short term rent when our family is not using it, I will have no need for a housekeeper or property manager, nor will I need to get as much regular property maintenance done, all which is derived locally. I also won't need to stock my property with household supplies which we purchase locally or purchase things like appliances or furniture when they need replacing. Purchases such

as that could be made in my home city where it might be cheaper or I have more selection. When tourism is a primary industry in a community, decision-makers need to consider ALL of the income generating activities that occur when examining operations such as STRs and not just at the STR itself.

Screen Name Redacted

7/17/2021 07:33 AM

People who buy in a condo are typically not looking for the same sort of "community" feel that single family home owners are. We don't want transients at the private beach. They don't respect or care for our community like the homeowners do. It is disruptive to the home owners that are there to enjoy their paid for property but must bear the burden of garbage, increased noise, irresponsible fires, fast driving in the community, vandalism, etc etc.

Screen Name Redacted

7/17/2021 11:57 AM

In my experience most of the properties rented out in a short term basis are owned by out of province residents. There is absolutely no benefit to anyone in BC from allowing short term rentals to continue. I feel most strongly that they should be prohibited.

Screen Name Redacted

7/17/2021 12:59 PM

The constant rotation of short term renters deteriorates the sense of community in Dutch Creek.

Screen Name Redacted

7/17/2021 01:38 PM

It is frustrating, sad and disheartening to see the change that having renters has done. I sincerely hope RDEK takes this issue very seriously and puts strict parameters on it. Thank you for sending out a survey.

Screen Name Redacted

7/17/2021 11:10 PM

See comment above.

Screen Name Redacted

7/18/2021 07:35 AM

STR should only be allowed if the owners are on the property during the rental period. The owners should be held responsible for the conduct of the guests,

Screen Name Redacted

7/18/2021 08:43 AM

STR's need to be limited to principle residences occupied by the owner more than 180 days a year or there will be investors/speculators purchasing properties and displacing full time rentals & inflating property values

Screen Name Redacted

possibly a tiny home as an option

7/18/2021 10:28 AM

Screen Name Redacted

7/18/2021 12:33 PM

Short term rentals defiantly should be limited. Does the Windermere valley need 400+short term rentals? Maybe the number should be limited like a lottery (permits for str)were people can apply and they either get drawn or not! It's a sad state of affairs were motels and hotels becoming long term rentals and houses become short term rentals. There's is so many people and family's looking for rentals and there is nothing available. The work is here but nowhere to live! And if something comes up for rent , it's so expensive (gauging because there is nothing available) that locals can't afford to live here. Other country's limited str to only 2 weeks per year! Or even didn't allow any str for a year to give people a chance to find a long term rental! we do still need the people to serve the visitors but if there is nowhere to live we will see a lot more people to have to move away!

Screen Name Redacted

7/19/2021 01:35 AM

Regulation should be coordinated with and somewhat consistent in each sub-region between electoral Areas and nearby municipalities. Blanket banning of renting full single family homes should not occur. However, some regulation on controlling the bad operators and discouraging full single family homes from being purchased and run professionally for full time short term rentals, makes sense.

Screen Name Redacted

7/19/2021 07:39 AM

I think it is extreemly misguided for the RDEK to even consider being involved or regulating short term rentals. That is not your mandate. It is at best something at a provincial level or even national, and even at those levels, the reality is people should be able to choose what they want to do with their property, without unnecessary interference from government. I belive any action from RDEK would not change how rentals work in the community, and would only be a tax grab.

Screen Name Redacted

7/19/2021 09:30 AM

The owners of STR's still pay their fair share of property taxes and the expenses of someone living there not spending money is offset by the increase in spending the tourists bring. Some of these places are known worldwide. A lot of STR use this method to offset costs until they can afford to use it without STRs, retirement planning, or investments. The benefits outweigh the negatives.

Screen Name Redacted

7/19/2021 11:51 AM

Timber Ridge is zoned R1. We need to enforce this restriction. How can you justify ignoring the residential restriction and allow

commercial accommodation (which is what short term rentals are) to be set up in a community. We bought in Timber Ridge because it was zoned R1. Now we have to put-up with living in a commercial neighbourhood. We now have parking problems. Renters park with out regard to the needs of full time residents Short term rentals are destroying our communities. We now have loud parties on weekends, we have illegal fires in fire pits, We have noise from slamming vehicle doors after 11:00. We exposed profanity from the party people and my little guests should not have to listen to it. Local businesses have difficulty finding staff because long term rental property is being converted into short term rentals.

Screen Name Redacted

7/19/2021 12:45 PM

Why is there any question about the rights of a homeowner to use their property in whatever way they deem appropriate, as long as their guests or tenants conform to the same rules and regulations as the residents of these communities? If there is to be "regulation", then that should be the extent of it. RULES GOVERNING RESPONSIBLE TEMPORARY OR SHORT TERM RESEDENCY.

Screen Name Redacted

7/19/2021 12:48 PM

When you look at larger homes, owners will not be renting them for under \$2000. Most families looking for homes to rent in the area are looking for properties that are renting for \$2000 or less. Restricting larger homes for short term rentals will neither help renters or create affordable housing, but rather just limit tourism to the area for larger groups that like to travel together such as families

Screen Name Redacted

7/19/2021 02:10 PM

Short term rentals have become increasingly concerning and will get worse. We live in an area that is zoned for single family homes, not constant new renters coming and going. We bought in this area years ago with the anticipation of retiring here and now in our retirement we are experiencing mental stress, sleeplessness and anxiety.

Screen Name Redacted

7/19/2021 03:00 PM

We believe that STR have the potential to deflate the value of properties within the area as often renters are not respectful of expectations, rules,etc which detracts from the overall 'positive feel' that home owners are wanting to have in their neighbourhood.

Screen Name Redacted

7/19/2021 03:00 PM

The fact there is even a survey for this is disturbing to me. While I love data gathering, constant regulation of rural areas is wasteful of

time/money.

Screen Name Redacted

7/19/2021 03:01 PM

Due to OCP regulations for secondary suites, I think there are plenty of illegal suites that would make short-term rental proponents leary of admitting or adhering to an RDEK policy. This should be taken into consideration, ie. Unsanctioned suites will not be penalized or subject to further scrutiny if they were to comply with a short-term rental permitting system (such as a business license). Airbnb collects Municipal taxes and PST.

Screen Name Redacted

7/19/2021 03:01 PM

I would support a short term rental license requirement. Depending on research I would support a bed tax assuming bed and breakfasts and hotels pay the same.

Screen Name Redacted

7/19/2021 03:06 PM

It should be up to each community to regulate the housing in that community not the RDEK

Screen Name Redacted

7/19/2021 03:09 PM

We do not need more government regulation. The only ruling on this is to let it happen. Do not view this as an area to create another big government program! There is too much regulation in everything we do already.

Screen Name Redacted

7/19/2021 03:13 PM

As a full timer living here I get frustrated because it is not my job to police STR tenants, I do not have a contract with them so receive no monetary compensation for my efforts. I don't know if all of the hotel accommodations are maxed out but maybe our focus should be to rent them first. Groups of people who want to party big time tend to migrate to STR especially condos of single dwellings. That is where the problem is.

Screen Name Redacted

7/19/2021 04:03 PM

People who rent do not respect the property or the neighbours.

Screen Name Redacted

7/19/2021 04:59 PM

Cost or service regulation and enforcement needs to be funded by the STR owners

Screen Name Redacted

7/19/2021 05:02 PM

The condo development I own does not allow STR's and I'm OK with that. Typically STR's attract partiers that disregard noise and parking bylaws so why would anyone want to have to deal with that when they want to come and enjoy their vacation property. I'm sure

I'd feel the same way if I owned a home in Invermere or Windermere or anywhere else in the valley. What this area needs more than anything is more affordable housing and long term rental options. Many hard working residents can't afford to live here right now so let the hotels and resorts take care of the visitors until this important issue is solved.

Screen Name Redacted

7/19/2021 05:12 PM

Any short-term rental accommodation available to tourists should be under the direct management of the home owner who resides in the same unit/property. Absentee owners might be able to rent units, but only under the supervision of a licensed property management company.

Screen Name Redacted

7/19/2021 05:36 PM

It seems the short term rentals should have a surcharge or tax as the large groups are 2 or 3 times that of a family - using utilities / water & sewer / roads etc. It is unfair to people who do not are not able to generate additional income from their property

Screen Name Redacted

7/19/2021 05:42 PM

I believe that if short term rentals are allowed to continue it will only detract from the beauty, the atmosphere, the peace of this wonderful area that we call home. If they continue then I shall, too, look to move elsewhere in the province and I do not want to do that.

Screen Name Redacted

7/19/2021 07:03 PM

I think that a lot of the issues that the RDEK raises are unfounded. It is very easy to set up and expect specific things from guests; for example, no parties, no parking on the road, no noise after 10 pm. There is more control regarding the concerns that were brought up in this survey by renting via STR's rather than LTR. Certainly, other bed and breakfasts and hotels may suffer, but do a search of the area on Airbnb or VRBO, how many properties are we talking about here? I'd venture less than 100 within the RDEK. Within Cranbrook city limits, there are only six that I counted when I searched just now on Airbnb. Some of those belong to traditional bed and breakfast places, like Baker Hill, or the Baker Hotel. This seems to be a lot of effort and money to be investigating >1% of homes in the region. As for "taking homes away from those in need," I've been burned enough times with long term rental that I would instead choose not to offer my place for long term in the future.

Screen Name Redacted

This is a very tricky situation indeed and you guys are in a very

7/19/2021 07:24 PM

tough spot. On the one hand you have property owners like myself who could use the extra income from short term rentals, and on the other hand we also need a longer-term rentals available in the area. In our case in Wasa lake though it's mostly short term rentals it's not the big city where people need to live in our Place full-time to go to work, as the major reason to come to watch the meet is for a short term vacation. So I see it as a Benefit to our area as long as the guests are well behaved and respectful of other property owners

Screen Name Redacted

7/19/2021 07:59 PM

Include the following option in 18 above. "no short term rentals in fully developed neighborhoods with imbedded development controls"

Screen Name Redacted

7/19/2021 08:46 PM

Minimum 30 day terms preferred. I have resided where it has also been minimum 90 days term, and was enforced.

Screen Name Redacted

7/19/2021 09:50 PM

Specific zoning should be considered. Let the short term renters hang out outside of town in buildings constructed for that purpose. Gee, that sounds like a hotel!

Screen Name Redacted

7/20/2021 07:36 AM

Not sure what the answer is, but right now, the local, regional and provincial governments need to make some tough choices. A bit like parenting, those choices are not always popular but we have to start worrying about the ones who haven't got a home and stop catering to the wealthy and allowing landlords to evict to create short term rentals.

Screen Name Redacted

7/20/2021 07:43 AM

Only situations where owners are present would insure that renters would comply with quiet hours and show respect and consideration for neighbours. You missed asking if residents have experienced the presence of short term renters in their vicinity . Also implementing minimum age requirements for renters and fines for people who disregard rules in place to insure everyone can enjoy a family friendly experience should be considered. Our experience with short term rentals in our area has been very negative with loud late night parties, destruction of property and lack of respect and consideration for the common areas and neighbours in general.

Screen Name Redacted

7/20/2021 08:06 AM

I actually think all short term rentals need to be regulated. There is a serious shortage of rental housing for local residents. This

contributes to staffing shortages and the inability of people moving to the area — which contributes to a shortage of trades and service people (causing higher costs of maintaining your property). But if short term rentals are allowed, it should be limited to rooms or spaces working peoples' homes. That way, there will be fewer noisy and destructive parties and other issues, common when entire homes are rented on air bnb. If people have to live in the same home as their renter, they will manage their behaviour. However, there is still the potential for abuse even with these restrictions, as people could rent the suite in their home, but actually give the renter access to the entire suite. So there needs to be some enforcement mechanism. Apartments and condos should be excluded from short term rentals so that they are available as long term rentals to add to the supply of available housing. We have one rental property in the area that we rent long term to local residents. We get asked constantly by our neighbours if it is available, as their kids want to move back to the Valley, but can't find a place to rent. I think this is a real shame, and something needs to be done about it.

Screen Name Redacted

7/20/2021 08:54 AM

I will reiterate. I understand people are upset because they can't find a place to live. I do believe there are decent people looking for a place to live; however, the risk of renting to horrible renters is the sole reason why people have stopped renting their properties. I'd like to say one last thing. There's been a huge attack on homeowners in this valley because their property is pet free and smoke free. It is within the right of the homeowner to have these stipulations. To be attacked for the stipulations only demonstrates to homeowners who would not be a good tenant. Renters in this valley must take responsibility for what has happened.

Screen Name Redacted

7/20/2021 09:04 AM

License fee to operate should be mandatory and either rental tax or property surtax for short term rental properties applied. Regulations for property maintenance and noise/parking issues should be strongly enforced with fines or license suspension/cancellation.

Screen Name Redacted

7/20/2021 10:54 AM

All types of dwellings must be permitted. It is the area in which the STR is permitted. Zoning and development controls must be upheld. STR's are a type business. If a residential zone or development specifies restrictions for business or rental operations these rules must be maintained.

Screen Name Redacted

7/20/2021 10:54 AM

Thanks for seeking input on this important issue that all communities are struggling with. While I know there are some benefits to these units, and I admit, I've used them myself (in larger communities), there are also real impacts to these types of units that negatively impact neighborhoods, communities, services and infrastructure. Thanks for listening.

Screen Name Redacted

7/20/2021 11:32 AM

With an exponential growth of visitors our infra structure which is designed for 3000 full time residents cannot cope. Our local environment is being abused badly. Lake Lillian is a fragile mountain lake and it is being treated like a Carrigan island resort. Safety of the road is a huge concern and local wildlife. Gentrification is happening. This is not good for our town

Screen Name Redacted

7/20/2021 01:17 PM

residential is already extremely hard to control speeding where there is free range animals and children, this would add more to that. Not enough policing with the extra people and alcohol..

Screen Name Redacted

7/20/2021 04:37 PM

I believe there should be no short term rentals allowed in R1 zones. If regulations come into effect, they must be enforced.

Screen Name Redacted

7/20/2021 04:42 PM

The method of regulation must provide for complaint driven enforcement. Bylaw staffing levels must be sufficient to provide enforcement and the annual fee should cover the incremental costs of enforcement of STR regulations.

Screen Name Redacted

7/20/2021 08:42 PM

people that save money all their lives to buy a property to create retirement income or additional income for their families should not be punished by governments that are trying to regulate everything.

Screen Name Redacted

7/20/2021 08:55 PM

It is stunning that anyone would at RDEK's monitor someones home rental. When we put our life savings into a home and choose a small pocket of rental, how is that anyones business? Focus on building affordable housing instead of squeezing homeowners.

Screen Name Redacted

7/21/2021 07:42 AM

stick to you knitting and don't interfere, there is never going to be a perfect solution to the constant demands for accommodation in the valley

Screen Name Redacted

7/21/2021 08:23 AM

You buy a home because you can afford it, not because you can rent it out to afford it. How can young people get a start if tourists are living in all the places that used to be available.

Screen Name Redacted

7/21/2021 08:49 AM

The rental of single family dwellings do not add any benefit to the community and should be restricted to larger unit operations such as Copper Point or condo strata's such as Fairmont that are set up specifically to support short term rentals.

Screen Name Redacted

7/22/2021 07:27 AM

Residential homes should be the last options considered for short term rental inventory. Condos/ properties in strata that have the legal setup to properly administer and operate short term rentals taking the liability off the RDEK should be the first considered.

Screen Name Redacted

7/22/2021 08:07 AM

STR should not be allowed in areas designated as R1 STR should require a business licence, fire inspection and on site parking plan, Maximum number of occupants of 4 per unit The owner must reside within the STR

Screen Name Redacted

7/22/2021 08:45 AM

I think all types of units should be allowed but the condo board or the regulations of the units/bylaws of the town must still be followed.... also they need to be enforced. Perhaps the fees that these STR owners pay to get a business licence go to cover the wages of a second bylaw officer to enforce and regulate the rules around STR.

Screen Name Redacted

7/22/2021 09:57 AM

You can't regulate or enforce said bylaws on individual property owners who have existing and universal rights as an owner.

Screen Name Redacted

7/22/2021 10:32 AM

There needs to be specific noise control particularly from 11 pm to 7 am. Parties go on through the night till early morning. Take party inside at 11 pm, and shut the windows till they are sleeping.

Screen Name Redacted

7/22/2021 11:44 AM

These short term rentals are commercial businesses. Residential areas are not zoned for commercial business. They are taking business away from legitimate commercial hotels, motels etc. People who come for these short visits are usually looking to "let loose" for their short time at the expense of all the permanent residents. Hotels and motels have security and staff to deal with noise and other issues - we have the RCMP which is unfair to

them as they have other issues more pressing. We have experienced this first hand on numerous occasions with an air B&B behind us. We have had to go out and extinguish raging campfires when the renters stagger in drunk to bed. We could have called the fire department but they are volunteers so getting them up at 1 am to extinguish a campfire seems unfair. The owners want us to report the bad behaviour to them so they can deal with it from 350 Kms away. Not likely as they just want to charge more to the renters for the actions. We are totally opposed to short term rentals where the owners are not on the premises to manage the renters behaviour.

Screen Name Redacted

7/22/2021 01:30 PM

You have completely missed the day to day management and control issue, which is in my mind is one the most important ones. Part 18 above deals only with the physical property type. I did not tick any. Why? For example, a STR of a secondary suite in a single family dwelling is fine, if the owner of the property lives in the rest of the structure. If the rest of the structure is vacant due to an absentee owner or is also a STR, then it is not OK. My point - allow a STR if the owner also lives in and is present on the property at the time of rental, or is available within say 15 minutes if there is a complaint, then that is OK. What is not OK - an out of the area owner with no immediately close manager. Further, what is not OK is to allow any one owner to have more than one STR in the area. If they do, it is a business and should be subject to all the controls any commercial accommodation owner is subject to. Finally, STRs should not be allowed in an area zoned residential unless it a part of a residence in which the owner also lives and is present at the time of the rental.

Screen Name Redacted

7/22/2021 01:31 PM

The government should not interfere with competition and freedom of choice. The hotels/ motels will learn to adapt and evolve to make their own products more desirable. Competition is good.

Screen Name Redacted

7/22/2021 03:33 PM

STR are a very important asset to a vacation area and are very valuable to a homeowner if it helps pay for a home and not to forget....the local taxes. The slight impact they have on "hotels/motels" during slow periods does not even come close to the larger amount of tourists that bring more money into the area when everyone is fully booked. I have many that stay here to visit Banff area as they do not allow STR. When I tell them it's 90 mins away they say " that's our commute to work everyday" no problem..... so then I say....we'll once you visit our area and park you won't want to go back to Banff.... After 90 min gondola waits

they agree with me. Banff brings them and we keep them...coming back....

Screen Name Redacted

7/22/2021 04:19 PM

Expanding the types of properties that can short term rent would encourage home owners to register their property and possibly pay a small fee as other cities have done

Screen Name Redacted

7/22/2021 05:30 PM

None of the above described properties should be allowed to operate as short term rentals. Many of those who do run short term rentals, I am sure, do not even have a business licence. Many do not reside in the area. The owners do not realize the detrimental effect that the people who rent their properties are having on the area. They only see it as a means of making money. If we do not do something about short term rentals now, they will become a serious problem in the future. ' Residents will not be able to buy here, they will not be able to rent here, they will be driven away by the 'party people' who rent on a short term basis. Yes, we need tourists but we need responsible tourists who appreciate and respect the beautiful area in which we live. I do hope that this area will follow others in disallowing people to operate short term rentals. I look forward to hearing the results of this survey and to seeing some action taken in the near future to stop the use of properties as short term rentals. The current, unacceptable situation, will become much much worse if it is left to continue without the prohibition of short term rentals. Properties are in short supply, local people are in need of those properties. Those who do own property in the area should be allowed to enjoy the surroundings - and their property - in peace and contentment. I bought here for the wonderful things that this community has to offer and do not like the way those things that I enjoy about the area and my home are being eroded on a daily basis. Please do something now.

Screen Name Redacted

7/22/2021 05:52 PM

You should not regulate what can be rented. If an owner can rent a property and not create issues for those around them, they should be free to do so.

Screen Name Redacted

7/22/2021 06:30 PM

Unfortunately #19 did not provide space to provide comments on the regulation of STRs which is key to the issue. It's not really about the building unit type but about how the STR is managed. The least disruptive STRs are found where the owner is home during the rental. Next best is when the unit is managed by a property management company who take responsibility for the

actions of the tenants. Absentee landlords are the problem as there is no one to call when issues arise. Even if you know the owner there is a reluctance to raise issues with them for a variety of reasons. Currently there are limited regulations regarding the negative issues STRs create for neighbours such as noise, parking, garbage etc. The bylaws that do exist (i.e.noise) are ineffective given there is only one compliance officer for the entire RDEK. All STRs should be licensed and the funds generated from this source used to hire another compliance officer whose focus is on enforcement of STRs regulations. It is my understanding that RDEK can not issue business licences as they are not a municipality but a Regional District. I do however know that other Regional Districts who have STRs have been able to develop regulations despite this limitation. The RDEK should look at what those RDs have done and develop regulations specifically to deal with the issues experienced in the RDEK. Finally there should also be recognition that Area F is one of the prime areas in the RDEK where issues regarding STRs need to be addressed and resources allocated to address them. Thanks for asking our opinion on this important topic.

Screen Name Redacted

7/23/2021 08:46 AM

Consequences - no recourse for other homeowners in the area/community to address noise, damage, ignoring of local mandates/regulations, reduced property values, etc.

Screen Name Redacted

7/23/2021 09:26 AM

In relation to question 18, I am assuming that the home owner is on site. Also there is adequate parking.

Screen Name Redacted

7/23/2021 09:29 AM

Once again, I believe that STR should not be placed in areas that are zone SFD. We purchased our unit due to the zoning and are not wanting additional density beside us.

Screen Name Redacted

7/23/2021 12:13 PM

You have missed asking whether community involvement is important in the development of Short term rental regulations. Why is that? It is the communities that are affected by the regulation directly.

Screen Name Redacted

7/23/2021 01:26 PM

Noise, safety, partying, nuisance - all significant risks. My wish would be they wouldn't be allowed at all within the RDEK.

Screen Name Redacted

Not all short-term rentals are equal. For example, someone who

7/23/2021 02:31 PM

lives in the home and sublets a room. The owner is present and can monitor/vouch for the responsible behaviours of the short term renter. Owners need to provide some assurance of oversight if they are going to rent to unknown short term renters. On the other hand, allowing a short term rental in an apartment disrupts the whole building when renters holler and run up and down the hallways, and when they insist on partying all night long.

Screen Name Redacted

7/23/2021 04:38 PM

I would hate to see the hotel row in Radium disappear because of short term rentals.

Screen Name Redacted

7/23/2021 05:58 PM

Yes there are monetary benefits to more STR. However the cost of rent in the valley now is out of reach for a lot of people and families can barely find a place to live. More STR will be good for tourism but it'll ruin the beauty of our community and fewer people will be able to live here full time and it'll be a full blown resort for Calagarians. It really risks losing the sense of community within Fairmont and RDEK

Screen Name Redacted

7/24/2021 06:46 AM

I think having regulations in place that put more emphasis on providing owners with responsibilities to check in with renters is important.

Screen Name Redacted

7/24/2021 07:15 AM

STRs need to be stopped, not just regulated

Screen Name Redacted

7/24/2021 07:30 AM

There should not be any more short term rentals. There are enough.

Screen Name Redacted

7/24/2021 09:57 AM

I believe there is a case to be made for title insurance. The RDEK would be directly affecting the value of the properties involved clearly the RDEK acknowledges that this has been going on for decades and only the platform has changed.

Screen Name Redacted

7/24/2021 02:18 PM

I just hope that our local governments take the appropriate action of getting this STR problem dealt with. I am tired of spending hours filling in surveys and seeing absolutely NO results. Wake up people this is serious, and isn't going to go away, so let's deal with it now, or we will have more people moving out of town to live in areas that have this situation under control!!!!!!!!!!!!

Screen Name Redacted

7/24/2021 02:30 PM

Str's should only be permitted in owner occupied premises.No out of town owners. Business licences should be mandatory and non owner occupied STR's should be taxed at commercial business property tax rate. Mandatory fire inspection to meet building codes/standards for residences with secondary suites or multiple units. No more than 4 people per unit; exception 2 parents plus children. Not permitted in properties zoned R1. Enforcement of regulations is critical with substantial fines for non compliance along with cancellation of business licences

Screen Name Redacted

7/24/2021 05:02 PM

Party noise is a serious concern / the municipality and RCMP seem not able to control the problem. My home has always been in a single family area/ I do not wish to reside in a " hotel" zone.

Screen Name Redacted

7/24/2021 08:09 PM

I feel it would be next to impossible to regulate short term rentals in our area of Panorama (the Sub-Division) and therefore I am against the whole idea.

Screen Name Redacted

7/25/2021 09:49 AM

Please do not allow STRs other than 2 room bed and breakfast operations where size and noise and traffic can be easily controlled.

Screen Name Redacted

7/25/2021 10:17 AM

Full time whole houses bring used solely for airbnbs doesn't help neighborhoods. It drives up housing prices. Secondary suites and rooms are a good option, but I don't agree with entire houses bring used solely for airbnbs. If they are airbnb'd for part of the year, and lived in the rest of the year by longer term tenants that is acceptable.

Screen Name Redacted

7/25/2021 04:42 PM

Regulate people who purchase a property for the intended purpose of "rental" only. They are running a commercial business rather than rental of personal property.

Screen Name Redacted

7/25/2021 08:06 PM

There should be a local licensing and tax associated with short term rentals that helps solve the lack of low cost hosing for local full-time residents and seasonal workers.

Screen Name Redacted

7/25/2021 08:45 PM

Destroys the neighborhood when rented to some vacationers who are on holiday and just want to party. Noise is a problem especially

late at night. Would you want to live next door?

Screen Name Redacted

7/26/2021 07:57 AM

RV lots , campers on permanent sites privately owned.

Screen Name Redacted

7/26/2021 11:25 AM

I think STRs are not ideal for building a strong culture for our full-time residence. It encourages the current reputation of Invermere/Columbia Valley as just a seasonal boom or bust town. I think our hyper-focus on the tourist season of two months a year takes away the potential to make this place a year around thriving culture-rich town that prioritizes the needs of the locals rather than the unbalanced emphasis on the visitors. If we have a rich year-round local culture, regulate fair accommodation, the visitors will come and some will stay! Then everyone benefits. I grew up here, I love the valley, I appreciate the tourists. We could find a better balance for enriching the local's life with year-round events, activities, cultural programming that will draw more long-term residence that can afford to live here (STRs jack up the real estate prices) and will attract the tourists year around rather than just two months in the summer and two weeks at Christmas. We need to move forward from this place of desperation and fear, motivated by scarcity and not looking at the long-term consequences of today's decisions. What type of community do we want to become? Short-term rentals are pushing out long-term potential and drawing in a transient population that threatens our community culture of diverse income, young and old, high income, lower-income. I would hate Invermere/Columbia valley to become even more of a rich man's destination, that no young people or lower-income can afford or even find long-term accommodation in (can't find any long-term rentals right now for any tax bracket!). We need long-term rentals, we need affordable housing and sustainability, we need to continue to build a strong community feel...don't want to lose it. Revelstoke is losing it very fast, Whistler lost it, Canmore is losing it. I think we could be smart about this and use our growth in a way that doesn't threaten our community feel overall. Consideration with our long-time locals that have created this community feel, and potential permanent newcomers are enhancing it, we could find a wonderful balance with the tourist industry that would deplete the 'community feel' over time. Regulation is necessary. If we don't shut down short-term rentals then some options to consider are as follows: In Victoria a short-term rental unit is allowed if it is your PRINCIPLE residence. - the whole home on occasion (for example, when you are on vacation); or up to two bedrooms in your home with shared kitchen and living spaces. You are not eligible for STR if: The short-term rental unit is: a self-contained dwelling suite, except for when a renter rents it out on occasion with owner's permission. Or

consider Vancouver's adjustments to their STR:
<https://www.singleton.com/2018/07/short-term-rentals-vancouver/>
Thank you send this survey out. It has been a hot topic with the locals.

Screen Name Redacted

7/26/2021 02:35 PM

Some people are renting out their campers on their land. The noise and lack of understanding of proper camping/ generator etiquette has been disturbing to everyday life of full- time residents.

Screen Name Redacted

7/26/2021 04:07 PM

Fees should be charged to STRs to cover cost of a bylaw enforcement officer who is located in Fairmont. Arrangements with AirBnB and VRBO should be made to ensure proper fees are collected. They should not be allowed in residential zoned areas. Complaints about noise etc should be recorded and if they have 3 complaints they should have to close down. Also as STR owners are small independent business owners they should be paying Income Taxes (and larger property taxes). If they rent their STR out at \$300.00 per night 5 days a week. In 7 months they would earn \$36,000.00, which I believe is above the minimum amount for requirement to pay taxes.

Screen Name Redacted

7/27/2021 06:09 AM

Golden and Fernie have regulations which provide a good starting point for RDEK bylaws. Owners should be required to live in premises being rental on a short term basis. This would help limit noise and other problems. Business licences required. Limit maximum number of occupants in a single unit. Problems arise when groups of more than four occupy a single location. Enforcement of regulations with significant penalties for n'on compliance.

Screen Name Redacted

7/27/2021 10:28 AM

I am concerned that having an outside governing body will effect the tax rates in our area. I would be concerned about the cost of enforcement and monitoring as well.

Screen Name Redacted

7/27/2021 11:07 AM

Thank you for this section

Screen Name Redacted

7/27/2021 10:48 PM

I'm not sure why the RDEK feels the need to regulate STR's. If a person stays for a week or a month or a year and longer, either way, the tenants are the owners responsibility. Time should not play a factor. STR's allow for tourism and add life and value to the community. We should not be trying to regulate them. They should

be treated the same as a long term rental.

Screen Name Redacted

7/28/2021 08:52 AM

I am well aware that there is a shortage of rental homes in the valley for full time residents. Nevertheless, it seems punitive to restrict persons from advancing their income so that another problem can be adjusted. The Canadian society has always championed the ingenuity of the individual to advance their own well being within the law and making laws to diminish one's desire to advance their personal opportunity is counter culture. Restricting short term rental will come naturally when the market is saturated and it is a hurtful way to solve the main problem.

Screen Name Redacted

7/28/2021 01:36 PM

I cannot comment on rental in residential housing. However I believe some of the concern over STRs comes from some cabin owners renting to very large groups who are not there to enjoy the beautiful surroundings and all the valley has to offer but instead are partying, period, and being inconsiderate of others. I would suggest if there is any regulation it be to the number of people allowed to rent at any one time in order to discourage noise and disruption to neighbours who have come here for the peace and quiet.

Screen Name Redacted

7/29/2021 09:12 AM

I have not responded to question 18 because one selection added should be 'NONE of the above, unless commercial grade risk mitigation'. RDEK should only allow rental > = 30 days & require a \$1,000 noise/damage deposit. Absence of this approach or bylaws with 'commercial grade risk mitigation' means that RDEK is favoring the rights of a select few property owners 'cashflow' over the rights of the majority of the cabin owners who want to peaceful, family - friendly, relaxing cabin experience for their \$500,000 +++ property investment. Allowing STRs means a \$700 weekend STR cashflow to one property owner potentially DESTROYS the cabin experience for 5 to 10 adjacent neighbors. Is this at all fair to the majority of the cabin community that is there for the peaceful, family experience? No; disproportionately wrong!! Is there is a way to allow STRs, with proper / balanced 'commercial grade risk mitigation'? For example all RDEK area property owners that offer STRs(use AirBnB/VRBO etc) to rent their property have to post a 'behavior bond up to say \$50,000 (depending upon the cabin community) with RDEK. Then the 'cabin landlord' would have real 'skin in the game' that their STR guests 'behave' or neighbours (with appropriate video evidence 'draw upon' that 'Cabin's Behavior Bond.' Further-more, three separate calendar complaints to the RDEK over the same address would results in property owner losing STR right. Without proper risk mitigation' (I just gave

possible examples), IMO there is a serious imbalance between the rights of a property owner unable to enjoy his quality /family-friendly cabin experience and the property that wants STR cash flow. In summary, rules that clearly encourage 'landlords' to rent to guest that 'behave' or landlord loses \$\$\$ & STR right, if administered appropriately, should align the interests of the STR & non-STR property owner. I recognize that there is an administrative burden to roll-out commercial grade risk mitigation to minimize the degradation of a non-renting cabin owner's quality of life, but IMO, STRs without commercial grade risk mitigation protecting the quality of life of non-renting property owners is clearly un-acceptable.

Screen Name Redacted

7/29/2021 09:20 AM

The fire hazard is huge. The STR do not generally understand how important it is to follow the notices regarding fire bans. The noise and blatant disregard to the families that live here is a huge issue. Parties and late night noise has been an issue. This is my home and I do not want STR in my community.

Screen Name Redacted

7/29/2021 12:32 PM

Since short term rentals are not regulated or monitored neighbours must have their sleep disturbed, yard privacy invaded and safety compromised. People on holidays are here to have a good time and that often does not mix well with full time resident's way of life. Landlord's should live onsite, those who don't should pay a fee to have a dedicated RDEK Employee patrol and answer calls of complaint.

Screen Name Redacted

7/29/2021 01:01 PM

I really don't want STVR at all and i do understand we can't get away from them. Please put in really stringent rules and help protect people that are the fabric of the valley. I ask the planners to do their research and look at the many communities that have been totally ruined because locals can't afford to rent or buy. Houses are being purchased by companies for renting only, driving prices up. I am asking RDEK to really take a stand on this issue. The house across from me rents for between \$350 and \$750 a night!!! This is a commercial operation in a residential zone. Totally not fair. It is really hard for a volunteer community board to enforce no STVR (in our community.) we definitely need help. I did not know about this survey and it was only by chance i was made aware. I am concerned that it didn't go out widely or publicly enough to gather more responders. I am also asking that action be taken as soon as possible. More studies and consultations result in more delays and investors are taking over. I realize there is a process to go through buy please make this a priority. From an

economic point of view RDEK / government is losing revenue as many do not remit tax. The very many hotels and legitimate businesses that are regulated sit at much less than capacity, prepared to pay taxes and the STVR's get a lot of income without the appropriate tax.

Screen Name Redacted

7/29/2021 01:51 PM

I don't think condo / apartment buildings should allow short term rentals. This is where the problems arise with noise. However, it is up to them to implement their own Strata bylaws restricting short term rentals if they so choose - therefore there is no need for RDEK to intervene in my opinion.

Screen Name Redacted

7/29/2021 02:19 PM

This is an exceedingly important issue for the Columbia Valley and our local government needs to act.

Screen Name Redacted

7/29/2021 02:30 PM

Look at what Canmore did to address this problem. That worked well and freed up some much needed staff accommodations.

Screen Name Redacted

7/29/2021 02:58 PM

STR's should only be permitted if there is a permanent resident on site (Nelson, Fernie)

Screen Name Redacted

7/30/2021 07:56 AM

We didn't buy a house to have renters next to us. If we wanted to live in a rental community we would have bought there.

Screen Name Redacted

7/30/2021 08:55 AM

I'm not sure just restricting the type of rentals is the only thing the RDEK can do, they could also restrict the amount and develop an application or lottery system to permit those. This would potentially increase the long term rentals available as there would be a restriction on short term rentals. I think short term rentals are important, but not more so than long term. We need balance

Screen Name Redacted

7/30/2021 09:41 AM

I do not support STR below 30 days in a residential setting.

Screen Name Redacted

7/30/2021 10:25 AM

Many people who use short term rentals are quite responsible and keep the community and residents of the community in mind when it comes to enjoying what the area has to offer. Unfortunately, as happens too often, the few who "don't care" can ruin it for other visitors and the residents. As well, the more short term rental units that are made available, the less opportunity there is for local

resident to find accommodation. Perhaps a "three strikes and you're out" rule for landlords (e.g. 3 noise complaint calls to by-law or RCMP would cancel that particular rental for the season) would lessen the disruption to the local neighbours. As far as a lack of accommodation for local renters is concerned, limit the number of places available for short term rentals in each neighborhood thus allowing locals to contribute to the local economy through staying and renting here in the valley. I imagine local businesses such as "Huckleberries" or A&W would welcome being able to hire employees (who could find somewhere to rent).

Screen Name Redacted

7/30/2021 03:27 PM

Why is the government allowed to tell me how I use my property? If I rent it for more than 30days I still create income, so how is that any different?

Screen Name Redacted

7/30/2021 03:40 PM

Limits to how many persons could rent a unit. Not how many can be stuffed into a unit. For example 10 single young males renting a unit for a week has been a real problem in the past (noise - loud music, parking - 8 cars). A regular situation every summer.

Screen Name Redacted

7/30/2021 04:24 PM

STRs allow people to come into the community who are not interested in the sustainability of the community. They often ignore parking and noise bylaws for example. They are here to party rather than being invested in the community. The DOI charges a penalty on top of property taxes for non-resident homeowners. I think Short Term Renters should also be charged a penalty/surcharge that owners are required to pay to the DOI in order to pay for better enforcement of noise and parking bylaws, and more monitoring/supervision by the RCMP. More resources are needed to enforce local bylaws including those bylaws aimed at limiting STRs. For example, more bylaw officers and bigger penalties/collections for noncompliance.

Screen Name Redacted

7/30/2021 05:54 PM

Renting and STR must be regulated and there must be enforcement. An STR that does not have an owner present (living) in the same building should be required to have a business license, safety inspection and be subject to the same fees and taxes as any B&B/hotel. Annual inspections should be required, and complaints logged. If there are too many complaints, the license could be revoked and deemed a "problem" property. They should also be required to have a (local) property manager available for any complaints (from the renter or from neighbors). This is common practice in many municipalities. Where an owner is on site with the

renter, safety minimums should be regulated with an annual certificate to be renewed. Again, log any complaints.

Screen Name Redacted

7/30/2021 06:19 PM

In a large urban centre, short term rentals play more of a role with less impact on the community. For example, if it's a 100 unit condo tower, having 15% rented out at any given time doesn't alter the community fabric. Where we are (the Benches) it does. Hosts may post rules, but they aren't there to enforce them, which leaves it to the neighbours to play that role, one they didn't volunteer for. Certainly some short term renters follow these rules, and others simply ignore them. It troubles me immensely that we've been in the Valley for very nearly a half century, and the introduction of Short Term Rentals suddenly changes the character of the community. I'm entirely supportive of people running Bed and Breakfasts, etc... but unregulated Short Term Rentals is, in my view, a blight. I strongly believe that the Region has a role in regulating Short Term Rentals and in some instances, outright banning them in areas where the detrimental impact outweighs the marginal benefits (benefits that realistically accrue mostly to the renting owner; there are other accommodation options for visitors and for job creation [not cleaning vacant houses], if a ban of short term rentals spurs more hotels and bed and breakfasts, that's a positive development in the valley). Thank you for taking the time to read this submission.

Screen Name Redacted

7/30/2021 06:22 PM

Our neighbours have been breaking the rules in our neighbourhood for years with short term rentals. 90%+ are a terrible experience for us and our full time neighbours. We make 3-5 calls to the rcmp every summer regarding noise, people passed out in their yards, etc

Screen Name Redacted

7/30/2021 06:33 PM

Short term rentals decreases availability for families, which is hard enough to find in the valley

Screen Name Redacted

7/30/2021 06:35 PM

I don't want short term rentals in my community at all, although I see a need for them in the Valley

Screen Name Redacted

7/30/2021 07:18 PM

I am not in favour of disrupting communities with short term rentals of less than thirty days. Invermere is short of affordable housing for people who work here. People who come for a weekend to party are an annoyance as far as noise and property damage goes. If there were a minute percentage of homes given the ability to do

short term rentals and if they were monitored for complaints and came up with a good responsible record, then perhaps I would be willing to change my opinion. The RCMP have enough to do without responding to trouble caused by crazy partyers in short term rentals. The ability to rent for a short term should be determined by the neighbours. If there are complaints by neighbours then the people should lose their ability to rent.

Screen Name Redacted

7/30/2021 07:30 PM

I think those who are operating short term rentals should be paying more local taxes/revenue as they are running a lucrative business. In our neighbourhood, the disturbance that occurs from short term rentals is very annoying when the rental becomes "party central" or packs 10-15 visitors into a place that was meant for 4-6. Noise at night is especially an issue. Parking often spills out onto the street from the rentals and narrows our main road.

Screen Name Redacted

7/30/2021 07:37 PM

Short term rentals in units not occupied or directly supervised by the owner are inherently a source of disturbance and anxiety to neighbouring residents. I have no problem with local residents renting a room or an adjacent residence if they are present during the rental. But non-resident owners should not be allowed to disrupt the local community with unsupervised holiday rentals.

Screen Name Redacted

7/30/2021 07:45 PM

Most of the issues I have with short term rentals have been noise, either music or increased traffic. As well short term renters often don't follow strata rules or community regulations. Increased thefts and vandalism have also occurred. I could go on ... speeding on Lakeview Drive, dogs defecating on common property and lack of respect for our local wild life. It would be nice to see a common standard that all homeowners and renters would abide by. Thanks for listening.

Screen Name Redacted

7/30/2021 08:29 PM

People who operate short term rentals in a residential zoning are essentially running a hotel without the proper zoning. It is totally against the whole purpose of having zoning in the first place. We have zoning bylaws so that everyone knows what to expect when they buy a property. It is totally unreasonable that residential neighborhoods are being turned into hotel strips without any security, or oversight by the owners of those properties. It has to stop!

Screen Name Redacted

This is tough, I want the valley to flourish but I want respect for full

Short Term Rental Introductory Survey : Survey Report for 28 June 2021 to 04 August 2021

7/30/2021 08:33 PM

time residents. I am a senior but try to remember that I was young once and wanted to go to a lakeside place and have fun!

Screen Name Redacted

7/30/2021 09:16 PM

I do not want to see short term rentals in Lakeview Meadows.

Screen Name Redacted

7/30/2021 10:04 PM

We are 100 percent against these rentals.

Screen Name Redacted

7/30/2021 10:36 PM

In our community of Lakeview Meadows homeowners signed an agreement to not rent their single family homes on a short term basis - for less than three months. The condos and apartments have a different agreement which, I believe allows shorter rentals. I think this is appropriate.

Screen Name Redacted

7/30/2021 10:40 PM

Short term rentals would be harmful to Lakeview Meadows. Increasing a transient nature with guests and promoting (continued) carelessness among patrons throughout the community.

Screen Name Redacted

7/31/2021 08:28 AM

Rentals in our particular area is a huge detriment to the community and destroys the community feel of the neighbourhood. There is no need for these rentals.

Screen Name Redacted

7/31/2021 08:48 AM

If a decision is made to allow STR units in a condo or apartment building we would like to see formal regulations/bylaws developed and enforced for an STR including (but not limited to) the following; A requirement for vetting (by the Owner) of all potential short term renters to maintain the strata by-laws and ensure the complex standards are not compromised. The owner is required to provide a log of all persons renting a unit as an STR and make it available to any resident on request. Liability/Loss/Damage insurance coverage requirements (responsibility of the STR unit Owner) will be required to be identified to cover the strata building (including commercial properties) as well as any affected resident's personal property in the event of a fire or other "loss" event including personal and/or property damage caused by the STR unit's clients and/or their attendees. The regulations/by-laws should provide minimum standards for the operation (servicing, cleaning, refuse removal, unit furnishing & upkeep) of the unit by the Owner/operator. The increase in visitors to the unit may result in an increase in garbage generation requiring increased removal fees. The Owner (or their

local representative) should also be available 24/7 to be contacted and immediately attend all complaints lodged by any condo resident (renter or owner). Otherwise, an increased police presence in the community will be required (increase in taxes). The indoor/outdoor use of marijuana and other drugs (smoking) is to be banned.

Screen Name Redacted

7/31/2021 09:05 AM

In general, I have mixed feelings on short term rentals. I don't see the value of RDEK regulations and would expect local communities, condo boards and the like to be in a better position to regulate in line with the local values and also to enforce regulations. Perhaps I am missing the "value added" part of RDEK's involvement in this issue, but until enlightened, I don't see it as a necessary undertaking.

Screen Name Redacted

7/31/2021 09:40 AM

With respect to question #19 - there should be enforcement to control against illegal secondary suites/secondary dwellings - where zoning does not permit them. Commercial (short term accommodation) use of what was intended to be used as residential property should not be permitted and fines against owners who use them as such should be significant. Local full time residents should not have to put up with disruption that often arises from short term tenants who do not respect the quiet enjoyment of full time residents to their neighborhood.

Screen Name Redacted

7/31/2021 09:51 AM

With renters being amongst full time residents in a complex, security measures need to be considered so complex bylaws are adhered to.

Screen Name Redacted

7/31/2021 09:59 AM

I believe it would be very difficult to enforce STRs regulations

Screen Name Redacted

7/31/2021 02:12 PM

If units listed in 18 above are located in R2, R3 or other multiple family zones they should be regulated but STRs should be precluded in the R1 zone.

Screen Name Redacted

7/31/2021 04:40 PM

In the future I would like to be able to put a "Tiny" home on my acreage and rent it out as a STR one day.

Screen Name Redacted

7/31/2021 05:19 PM

Short Term Rentals are the start of the demise of this area. You only have to look to other resorts to see what can happen. Stop

them now. There are plenty of other places for visitors to stay which put money back into the local economy and support local business. Most STRs are operated by out of province owners.

Screen Name Redacted

7/31/2021 08:13 PM

STRs should be available but not in residential communities unless they are appropriately zoned. We face a shortage of reasonably priced accommodation for seasonal workers and at times for full-time workers. STRs reduce available accommodation.

Screen Name Redacted

7/31/2021 09:10 PM

RDEK needs to ban STR's in various residential neighbourhoods! In question 18 another option should be added...STR's should NOT be allowed in designated residential neighbourhoods! Without this option your survey is bias, and misleading, showing only support for STR's! There are many homeowners who do not want STR's! We need to support local hotels, motels, tourist attractions and eateries by banning STR's in residential neighbourhoods! IF STR's are allowed and regulated, to which I am opposed, it should be limited to those home owners who are 1) full time residents, 2) who have a "business" licence, 3) have methods to enforce acceptable behaviour 4) where homeowners are "on site" to tend to their STR's! 5) Have methods for neighbours to file complaints and have supports in place should issues arise! Fines are not enough.... ability to have problem STR's ban must be in place! The number of STR's allowed in any given neighbourhood should also be limited!

Screen Name Redacted

7/31/2021 11:09 PM

There should be NO STRs allowed in the Lakeview Meadows Community.

Screen Name Redacted

8/01/2021 07:45 AM

We do not need government infringing on real property rights.

Screen Name Redacted

8/01/2021 09:24 AM

The most common form of STRs in our area are entire dwellings with the owners not present. These are effectively mini-hotel businesses in R-1 communities that are completely unstaffed. In my view, these businesses contravene the R-1 regulations. In any case, they create numerous undesirable impacts for the communities that they are located in, especially as the density of STRs increases. STRs involving guest accommodations where the owners live are much less problematic.

Screen Name Redacted

8/01/2021 11:05 AM

The variety of choice and pricing options are needed to allow guests a opportunity to choose high-end vs budget, motel vs Air Bnb etc. Standard hotels and motels and BnBs are not sufficient to cover the increasing level of guests and guest desires of accommodation types.

Screen Name Redacted

8/01/2021 01:54 PM

The short term renters for single family homes usually have a significant number of guests and show a complete disregard to owners in surrounding homes as there are no impacts to the renters. Party and disturb and destroy the harmony in the neighborhood.

Screen Name Redacted

8/01/2021 02:28 PM

People who are providing short term rental opportunities pay their property taxes and ARE FAIRLY required to remit PST, MRDT and GST. It would be very helpful if that process was made easier for the non accountants among us. The sites have made it quite easy for owners to collect the various governing body's pound of flesh but turning it over to the proper authorities is very confusing to the average person.

Screen Name Redacted

8/01/2021 05:53 PM

I live next to a vacation rental, the property owner lives in another province. If I had to sell my house, I would think that the vacation rental would lower the value of my house. This vacation rental is a party house and we always have to deal with potential noise/music/disruption anytime of day or night. People who are renting this house that sleeps 16,(because there is no bylaws to stop this) are here to party.

Screen Name Redacted

8/01/2021 08:18 PM

We are very opposed to short term rentals in our neighbourhood of Lakeview Meadows as we have observed a few homes that have become problematic in doing so.

Screen Name Redacted

8/02/2021 08:00 AM

We are opposed to short term rentals in single family dwelling residential communities.

Screen Name Redacted

8/02/2021 08:56 AM

I believe there should be no regulations. It is a benefit to the valley to bring in revenue Tourism creates revenue for many businesses.

Screen Name Redacted

8/02/2021 12:40 PM

Short term rentals do not contribute additional taxes or community fees but over use the existing infrastructure. Short term rentals

should be heavily taxed in order to offset community impact.

Screen Name Redacted

8/02/2021 12:50 PM

I think resident homeowners should have the option for STR, but the owners should be on the property. There is a responsibility to your neighbours. I think there needs to be a formal mechanism for neighbours to complain - for example, excessive noise, parking violations, etc and that if a STR has complaints it should be shut down.

Screen Name Redacted

8/02/2021 12:54 PM

SRTs affect the ability for locals to afford to buy and/or rent housing. The decision by both local and second homeowners to convert their properties to SRTs removes long-term rental from the housing pool.

Screen Name Redacted

8/02/2021 01:52 PM

This seems to be a not-definitive (i.e. weak) survey. You have not asked whether one is or is not in favor of STR, asked about the level of permitting or policing STRs might or should have.

Screen Name Redacted

8/02/2021 02:27 PM

I think the focus should be on long term affordable accommodations for local community

Screen Name Redacted

8/02/2021 03:31 PM

I do not think limiting short term rentals will resolve the rental shortage. You need to provide better regulations for property owners to protect them from lousy tenants

Screen Name Redacted

8/02/2021 03:52 PM

Quest #19 - I don't think the type of unit is the issue. The issue is the necessity for regulations and effective enforcement. Additionally: will existing units simply be grandfathered; or with a covenant that if the ownership of the unit changes the right/license does not follow a subsequent sale of the property; can a freeze be placed on disallowing more STR's until regulations and zoning issues are addressed within individual neighbourhoods and setting a maximum number permitted. I am very concerned that if we do not resolve this issue soon we run a serious risk of damaging the broader sense of community, restricting younger families from staying here as well as attracting those who wish to move here to build or join a business or simply live in the Valley. We may also begin to skew our population to less numbers of citizens who become active and essential members of communities and volunteer within a host of organizations.

Screen Name Redacted

8/02/2021 04:15 PM

Rentals take away from the local business that provide accomadations, i'm concerned about the increase of crime with the rentals, and traffic on the roads and lakes. Also, with the increase of people, also means the hospitals/Doctors may see an increase of medical attention. I think that the hospital in Invermere cannot handle the increase that may come with many more people arriving here.

Screen Name Redacted

8/02/2021 08:02 PM

Reduce or controlling short term rentals will cost tax payers money and reduce income to local businesses and reduce tax income. This will in turn cause property taxes to increase while incomes go down.

Screen Name Redacted

8/02/2021 11:56 PM

Any short term rentals for less than 30 days should have a minimum rental of say 2 weeks in order to discourage the problem renters: golf weekend groups; stagette weekend groups; multi family and friends sharing a large house groups.

Screen Name Redacted

8/03/2021 08:55 AM

The number of rentals in a R1 area

Screen Name Redacted

8/03/2021 09:10 AM

Will there be a change in property class for a rental unit such that the taxes will increase? This, at a minimum, should be a result of regulations.

Screen Name Redacted

8/03/2021 09:20 AM

the impact of STRs is very bad for neighbours. the owners usually do not have to deal with the problems, it is left to the neighbours. not fair

Screen Name Redacted

8/03/2021 09:40 AM

The lack of information provided to renters in our community specifically is very apparent as the renters expect to be able to use the common area's paid for by the homeowners that is not for public use. The amount of people staying in one home, not paying attention to by-laws for garbage, noise, watering - general lack of respect for those who maintain & utilize their homes. I have rented other people's homes in this Valley, the rules have been very clean and without the option to rent we could not have shared our passion for this valley.

Screen Name Redacted

8/03/2021 09:48 AM

STRs should have to pay for regulation and enforcement. This would be included in their rates. Enforcement should include noise

and nuisance bylaws and parking.

Screen Name Redacted

8/03/2021 09:56 AM

STRs distort the local housing market making it difficult for singles and young families to find affordable accommodation. This in turn means that local businesses cannot find and retain employees especially during the prime summer and winter (skiing) seasons. STRs are adding extra strain on local utilities (sewer, water, roads) without being taxed appropriately to pay their share. And STRs undercut local hotel/motel owners who find it hard to compete when they pay all of the appropriate local taxes.

Screen Name Redacted

8/03/2021 10:52 AM

I believe it is very important to recognize that even for seasonal residences an owner's expectation of safety, security, consideration, respect and peacefulness are different when purchasing a single family home than for an apartment style condo. When we purchased our property some 43 years ago the community rules were clear and owners respected each other and the rules. Over that time there have been some limited short term rentals but these were primarily for family friends who also respected the rest of the community. We did not expect, as recently, to have to deal with basically full time rentals with no apparent controls, allowing 20 or more adolescents to rent and occupy a neighbouring house for a "spring break" weekend when anything goes, no matter the rules or simple consideration for the rights of the neighbours. This situation is totally unacceptable to the vast majority of the owner occupied, and never rented, single family homes in our community. We purchased and have occupied our property with mutual respect on the part of our neighbours to an expectation of behaviour that over the past few years has been totally disregarded, primarily by rental gangs overcrowding a dwelling so as to reduce individual rental costs.

Screen Name Redacted

8/03/2021 11:13 AM

The short term rentals in my community attract large groups (such as bachelor/bachelorette parties) that have large parties, leaving garbage throughout the community and have ZERO respect for other's privacy or property. They use and abuse the community amenities, and on our ageing infrastructure such as water (11 people per household x 1 shower per day plus toilet flushes and laundry is significantly more than the average household would use per day.). Despite multiple neighbors complaining to the owner they do not manage it at all. Multiple times short term renters have come onto my property to look for things like snow shovels that their place did not have in order to shovel entrances, and I have to go and retrieve it after they leave. Me and my family (2 adults & 2

kids) have been kept up or woken up past midnight every weekend since they started renting it. Renters have ZERO respect for fire bans and choose to shoot off fire works. Insufficient bylaw officer coverage and low staffing of the RCMP mean that they never come for noise complaints.

Screen Name Redacted

8/03/2021 11:20 AM

Our experience with short-term rentals has been with other single-family dwellings within a neighborhood comprised only of single-family dwellings. Users of these short term rentals seem to seek out these entire properties to be used as a venue for parties, and we frequently have noise issues or otherwise find the users disrespectful of the existing community.

Screen Name Redacted

8/03/2021 12:48 PM

Home owners have been enabled to market their homes and properties without any requirement to declare income. Many are secretive and go to great length to ensure they are not exposed. They are cheating the community and federal tax system. Homeowners are not purchasing properties to move to smaller communities but to gain profit at the expense of full time residents.

Screen Name Redacted

8/03/2021 01:12 PM

There is a tremendous amount of undeclared income or taxation and without tighter monitoring it continues to grow as homeowners (including non resident only for profit homeowners) continue to figure ways to collect and hide outrageous rental fees at the expense of community and young families unable to remain in the area

Screen Name Redacted

8/03/2021 01:25 PM

It should be the same as the city of Fernie Rules

Screen Name Redacted

8/03/2021 01:42 PM

Properties are fernie alpine resort should absolutely be permitted to have short term rentals. I can see a greater argument for some regulation in town due to the housing price impact; however, I also think there are options for affordable housing developments that could mitigate much of the harm.

Screen Name Redacted

8/03/2021 01:46 PM

I feel the government should meddle in people's choices as little as possible. Let people make decisions that work for them and trust and expect people to be considerate and sympathetic of those around them. Perhaps the world would be a much better place if we were conditioned to be kind to and tolerant of those around us rather than this legislative mentality that is conditioning us to no

longer consider anything other than what the rule is while disregarding the spirit that precipitated the rule.

Screen Name Redacted

8/03/2021 01:46 PM

Radium was a ghost town, it is thriving now. The noise would be the same if it was occupied full time and probably less with a rental that you can rate and have removed from the service. Condo buildings will always be noisy. Long term renters in the area tend to be younger and do not take care of the homes. Short term renters understand that any damage is reported and their ability to use the service would be terminated.

Screen Name Redacted

8/03/2021 01:53 PM

Airbnb remits occupancy taxes etc on short term rentals, beyond this I don't believe further regulation is required unless it's the matter of a business license. Similar to Calgary I would support an annual business license for accommodations to avoid any unsafe units being rented

Screen Name Redacted

8/03/2021 01:54 PM

Why regulate something that benefits everyone.

Screen Name Redacted

8/03/2021 01:56 PM

I've hosted shorter and longest stays through Airbnb. There is lots of demand in the area for this service.

Screen Name Redacted

8/03/2021 01:59 PM

I think it would be very hard to regulate and hurt the economy.

Screen Name Redacted

8/03/2021 02:04 PM

Some owners manage their booking and rentals very well, and respectfully of their neighbours. This appears to be most often in owner-occupied properties. Others, especially owner-absent properties, do not seem to have any control either through qualifying the bookings or some form of post-check-in monitoring or feedback. In a resort town during prime seasons, it seems that many renters come with the expectation of unbridled partying, especially for full property rentals. This leads to many instances of loud music and shouting late into the night and early morning, and verbal abuse and harassment of neighbours. The police are always reluctant to deal with such situations and cannot be counted on for assistance. Airbnb and VRBO resources claim to make efforts to contact renters or owners when contacted, but their supposed efforts seem to have little impact. Perhaps regulation could require some method for resolution of concerns and complaints be established, perhaps If no on-site owner, a local

and available property manager.

Screen Name Redacted

8/03/2021 02:05 PM

noise issues and regulations would be more impactful on crown land and houseboats. This is where noise comes from, garbage and forest fire concerns

Screen Name Redacted

8/03/2021 02:22 PM

nothing

Screen Name Redacted

8/03/2021 02:24 PM

being able to offer your home, whether it's a primary residence or not, as a short term rental allows financially stretched families more opportunity to travel and supplement income.

Screen Name Redacted

8/03/2021 02:27 PM

As I have stated above, I do understand (on a larger scale) and empathize with those who are finding it hard to obtain affordable long term housing in the valley. What I can't understand is how regulating the short term rental market fixes this problem. I can also understand why other businesses such as hotels/etc don't like the short term rentals but a hotel or B&B can list their space on Airbnb (not sure about other sites). They are not being excluded from anything we are doing - they are just choosing not to partake. There is a common argument that AirBnB hosts don't pay taxes but that is not true. We have to pay all our personal taxes, our GST and AirBnB collects 8% provincial sales tax (PST) and the up-to-3% municipal and regional district tax (MRDT) on short-term accommodations provided in British Columbia through its platform. This may not be the same amount of tax a hotel might pay (I wouldn't know) but it sure isn't nothing. And I would argue that we as individuals sure don't get the corporate or incorporated tax benefits a hotel would get. It does work both ways. Short term rentals are definitely what people want when traveling. This has been proven in numerous other areas. Stopping this will only have a negative impact on the valley overall from a tourism perspective I feel.

Screen Name Redacted

8/03/2021 02:27 PM

nothing

Screen Name Redacted

8/03/2021 02:47 PM

If RDEK moves to control the short term market there will be a mass exodus of properties causing the values in Invermere to drop dramatically and people will not be able to find accommodations as the hotels do not have enough space for all visitors, and workers in

the area.

Screen Name Redacted

8/03/2021 02:50 PM

Feel like this should not be monitored by RDEK, should be up to home owners wither they want to open their property to strangers.

Screen Name Redacted

8/03/2021 02:55 PM

Freedom for an owner who lives here to BE the owner & make their own decisions. If you live here full time, you should have the choice of how you own/live/work all that you own.

Screen Name Redacted

8/03/2021 03:00 PM

none of the above was missed

Screen Name Redacted

8/03/2021 03:07 PM

It would be a negative to change the status quo, but I do believe if it changes the current situation should be grandfathered for the people who are currently providing STRs

Screen Name Redacted

8/03/2021 03:19 PM

RE/Question 22 "If Short Term Rentals were regulated, what type of units do you think should be permitted to be rented for less than 30 days at a time? This is like calling a racist card, all types of families/people come to the Elk Valley searching for all types of different housing options to meet there needs. You cant segregate one from the other. You can have a 6 person family coming for 1 month for a contract at TECK or 1 Physician coming from UBC, clearly they will be looking for different housing needs.

Screen Name Redacted

8/03/2021 03:45 PM

Not enough emphasis on noise and partying disturbance. We currently have to deal with neighbouring residences that are occupied by partiers all summer and many long-weekends outside of summer. One "weekender tenant" had dogs that barked all day long for three days. We never have peace anymore. The only way to guarantee that short term rentals don't cause problems for neighbours is when an owner occupied residence rents out space so that they are there to patrol and control the short term renters.

Screen Name Redacted

8/03/2021 03:57 PM

Most Short Term Rentals are run by people who wish to use their property for themselves, therefore when they rent out the place they are essentially replacing themselves and how they would use the home. In addition, the changing way people travel and how they want to vacation has changed. Many people wish to travel with extended family and if the Market is dictating that this is how they wish to travel, then there should be more encouragement and

guidelines to accommodate the Market. The valley needs Tourism, and who better to be ambassadors than those who vacation and love the valley. I feel that the real economic impact Short Term Rentals bring is more than just to the home owners - it is to the entire valley. Doing an Economic Assessment would make it clear to see the true impact that Short Term Rentals by Holiday Owners really has on the quality of life in the valley. In addition, it is unfair to mandate and dictate to home owners how they run their property. As a property owner I will do what is in the best interest of my mortgage, and actual property. Often many people shy away from long term rental is because the risk of damage to property is higher when renting long term. It is also very difficult to remove someone from your property even if they are using it for criminal purposes, or refusing to pay. Short Term Rentals are often used because it allows both the owners and renters to create a relationship first. If one or the other does not like the way they are being treated then it is easy to walk away from. If I was to Rent out for Long term I would do a Short Term Rental first until I found someone who was respectful and then I would offer them long term if they needed. Which is often the case right now. Many Long Term Rentals are because of initially being Short Term

Screen Name Redacted

8/03/2021 04:24 PM

Question number 10 is worded rather ambiguous. It could be construed as your listing being new in the last 12 months (as in a new listing) or it has been listed for a number of years including the last 12 months.

Screen Name Redacted

8/03/2021 04:50 PM

Vacation RV's should be included in the list as some renters are looking for the camping experience.

Screen Name Redacted

8/03/2021 05:38 PM

I have rented my home to a long term renter (actually they had a business in town). It cost me \$14,000 in repairs. The dispute liaison always sides with the renters. I will NEVER rent to long term again. I worked hard as a single parent to become a home owner and even though the evidence was there... it didn't matter.

Screen Name Redacted

8/03/2021 05:50 PM

Airbnb destroys property value and reduces local lifestyle enjoyment. short term rentals should be limited to hotels, lodges, cottage villages etc Bed and breakfasts should remain the only exception

Screen Name Redacted

8/03/2021 06:06 PM

Screen Name Redacted

8/03/2021 07:10 PM

Honestly, I think the issue is hotel owners complaining about lack of rental and low income families having a hard time finding accommodations. Invermere is a destination resort that relies on the crowd that come week in and week out and should be treated as such. As a short term rental owner I get far more rent and get far less risk in collecting rent and way less damage to my condo. This allows me to also be able to enjoy the condo several weeks of the year. As a non resident, I also pay a lot more property tax, and accept doing so. We love supporting Invermere as much as possible when we are here.

Screen Name Redacted

8/03/2021 07:33 PM

Tackle the problem of the Fernie ski hill not having employee housing

Screen Name Redacted

8/03/2021 08:01 PM

We have had international guests, Alberta, bc and Saskatchewan guests. We have had guests who stayed while shopping for their retirement and permanent residence.

Screen Name Redacted

8/03/2021 08:26 PM

I don't think it would be enforceable realistically and I really don't see the problem with short term rentals. I see lots of problems with not allowing short term rentals

Screen Name Redacted

8/03/2021 08:47 PM

We planted our roots in this amazing community and it appears that now bigger corporations are trying to control.

Screen Name Redacted

8/03/2021 09:17 PM

Please contact me , cheers [REDACTED]

Screen Name Redacted

8/03/2021 09:26 PM

Not all short term renters are wealthy property investors. There are families (like ours) who rely on the additional income from STRs to help cover their mortgages, in our case, our only mortgage. Not all people who pay a mortgage in Fernie are able to stay there permanently. We are a Canadian Forces family who do not have the luxury of choosing where we live. Contrary to your introductory description, we DO pay all the taxes required by the Province and since we are a single unit with no employees, of course we don't fall under the same regulations and tax requirements. The wording used in this survey (and its introduction) amounts to scaremongering and is highly unprofessional. Why are you asking

peoples' opinions on whether "this or that" might happen due to STRs, when there must be empirical data for many of the questions? We live in a complex on the ski hill that was specifically designed to be holiday vacation dwellings. The condos aren't suitable for full-time, permanent living and as such, we are not reducing options for affordable housing by renting our condo. We offer accommodation that is different to "legitimate commercial accommodations" such as Bed & Breakfasts and hotels. By regulating STRs, accommodation options for tourists will be reduced thereby negatively impacting visitor experiences and the tourism industry. We have a proactive STRATA familiar with the nature of STRs. Although we aren't able to live in our condo as much as we would like, we contribute to our community through attendance of our STRATA meetings and staying in regular communication our neighbours. If owners didn't rent their properties themselves, a rental company would do it for them therefore some of the concerns listed in the survey would not be addressed anyway.

Screen Name Redacted

8/03/2021 09:41 PM

STRs should be paying the applicable taxes and contributing to the local economy. It is possible to prevent and limit community issues with procedures in place so that visitors and full-time residents can peacefully enjoy this area. Some examples are, community engagement with full time neighbours around STRs, appropriately vetting of guests to ensure the guest and nature of their stay is a good fit for the property and area, educating the guest on the expectations during their visit, providing neighbours with a 24 on-call assistance etc.

Screen Name Redacted

8/03/2021 10:18 PM

There is not a direct correlation between not having the ability to have STR and an increase in affordable housing for us. If it was not a STR it would sit empty or have the odd family/friend visit.

Screen Name Redacted

8/03/2021 10:36 PM

I feel short term rentals should have adequate water and sewage facilities for each unit that is used for short term rentals I do not agree with multiple camper trailers that are "stored" on property and used as accommodation Most of the permanent seasonal properties in our area have more value and long term commitment to the environment

Screen Name Redacted

8/03/2021 11:05 PM

STRs provide employment for many people in our communities. At the same time, there are not enough locals work in the our thriving tourism businesses. The answer isn't to limit current STRs, but

rather to create affordable rent-controlled long-term accommodation.

Screen Name Redacted

8/04/2021 06:02 AM

You missed letting the public know that there is a major conflict of interest with the representative for my area being a major stake holder in Panorama vacation rentals. How is it possible that someone who controls the rentals for the area and wants to monopolize them is the one who is representing the area? You should be stating titles with those on your board

Screen Name Redacted

8/04/2021 06:11 AM

? should be permitted to be rented for less than 30 days at a time: None of the above. Motel and Hotel units should be rented for less than 30 days at a time.

Screen Name Redacted

8/04/2021 07:07 AM

As an owner I take all liability for the property that I own and the impacts that has. Perhaps by ensuring people also stay at the STR to ensure integrity and impact of the STR in positive may be an option. i.e. limit the number of nights the STR can be rented a quarter

Screen Name Redacted

8/04/2021 07:31 AM

The problem is with the Tenacy Act. Make it more favorable for homeowners and they probably would rent long term more.

Screen Name Redacted

8/04/2021 08:21 AM

Seasonal rentals (greater than 30 days and less than a year) are an even bigger issue. Lots of negative impacts on our community. It caused us to move.

Screen Name Redacted

8/04/2021 08:40 AM

Regulations need to be in place where significant community issues need to be addressed - safety and security. Regulations that benefit one entity at the expense of another are outside our governance system. Hotel rooms are short term rentals - I didn't see them on the list above. One size does not fit all. Urban and rural are significantly different environments . If a property generates revenue then it should be considered as taxable - given the same criteria as competing entities ie after expenses and standard deductions. If the overall health of the greater community is the goal and tourism is important to funding this outcome, then let's find a way to coexist within killing the proverbial goose.

Screen Name Redacted

My previous experience of renting to short term clients from VRBO

8/04/2021 08:52 AM

and Airbnb went very well, as our renters were all screened and verified. We did our due diligence with good results.

Screen Name Redacted

8/04/2021 09:28 AM

prohibit STR's in Columere Park. Is a single family dwelling community, would like to see that continue.

Screen Name Redacted

8/04/2021 10:36 AM

I think in condo developments, a percentage of the revenue generated from short term rentals should be paid to the strata to cover the costs of any potential common space damage.

Screen Name Redacted

8/04/2021 10:48 AM

no short term rental is acceptable in this area

Screen Name Redacted

8/04/2021 11:45 AM

To regulate what home owners can and cannot do with their property is a complete abuse of government authority and has no place here in Canada. Instead of wasting so much time and effort on the effects of short term housing how about spend your time doing your jobs and figuring out ways to provide low income housing and more government funded housing, where are the plans for that? Why do homeowners need to be the ones to provide housing when it should be up to the government to figure out a plan to so solve this solution. Restricting or eliminating short term rentals is not going to solve this age old issue in a tourist town. Homeowners have the right to do as they please with their their homes, it is not the RDEK's job to determine that. Do you realize the impact that eliminating/restricting short term rentals will have on the tourism industry in this area? Take all of those rentals, eliminate them and then eliminate all of that cashflow coming to the area if there is nowhere for these people to stay, that means less money spent at other local businesses, that means less jobs because businesses cannot afford to hire more employees and more businesses going out of business in an already very difficult area. I get that there are issues with housing in the area, but putting restrictions on limitations on homeowners is not the answer.

Screen Name Redacted

8/04/2021 12:14 PM

Long term rentals can be problematic in a resort town. As a landlord the residential tenancy process is a guaranteed win for the tenant. It drives and has driven many good long term rentals into STR. If Fernie and surrounding area wish to significantly increase LTR then the ski hill should provide housing for some of its staff like all other resorts do.

Screen Name Redacted

8/04/2021 12:53 PM

This is just my opinion, but I feel like if long-term rental tenants were as respectful of the house as short-term guests, home owners would prefer renting it long-term. Long-term rental is more reliable in income and there is no extra cost for cleaning and sanitizing the house as frequently. However, we have had a bad long-term tenant that has cost us a lot more than our short-term tenants. Not only do short-term tenants have been more respectful during their stay, it also helps to know that we are contributing to the community by advertising what is in the area.

Screen Name Redacted

8/04/2021 12:56 PM

Again if you want long term rentals fix the rules for landlords so they can get rid of problem renters in a short period of time eg 30 days

Screen Name Redacted

8/04/2021 03:01 PM

I believe short term rental is greatly needed in the radium to canal flats area. The secret is out and this area is very popular with tourism. We need more variety of accommodations for our tourists coming to the area. I have numerous short term rentals around where I live and have never had any noise or safety concerns at all. These short term rentals are a great way to add to people's income and it also creates lots of job opportunities for locals.

Screen Name Redacted

8/04/2021 03:30 PM

Need more affordable long-term housing options or there will be less and less permanent residents to live and work in this town. It will become imbalanced and you'll have homeless people living in the bush cause they have a job here but no where to live.

Screen Name Redacted

8/04/2021 04:30 PM

The challenge I see is addressing noise and security issues when there is no legitimate venue for immediate enforcement or response support in certain situations (loud parties, rail trespass, fires/fireworks during bans, parking). I think a balance for our community is preventing the short term weekend party rentals and put in place a min. 7 day rental period in summer season.

Screen Name Redacted

8/04/2021 06:11 PM

I strongly believe an RDEK should not regulate short term rentals in any way.

Screen Name Redacted

8/04/2021 07:45 PM

As we are on septic systems in our area. Short term rentals could prove to be a health concern as the systems are not usually designed to accommodate amount of users on the systems. This could lead to failure of these systems and allow pathogens into the

domestic waters systems of neighboring properties.

Screen Name Redacted

8/04/2021 08:09 PM

I believe that everyone should have the option to make the decisions on their own properties as they wish.

Screen Name Redacted

8/04/2021 08:40 PM

Full time housing is a real problem for people that want to live here full time. Could there be subsidies to builders for more economical housing for those trying to enter the real estate market.

Screen Name Redacted

8/04/2021 09:53 PM

If someone owns there own home they can do what they like.

Optional question (534 response(s), 957 skipped)

Question type: Essay Question